



TRINITY GABLES

— LEWES —



CGI image of completed development

PRIME LEWES DEVELOPMENT SITE
PLANNING CONSENT GRANTED FOR
LANDMARK MIXED-USE SCHEME
COMPRISING OF 35 RESIDENTIAL UNITS
& RETAIL SPACES.

FREEHOLD FOR SALE
TRINITY GABLES,
EASTGATE STREET,
LEWES, EAST SUSSEX, BN7 2LP
(FORMERLY LEWES BUS STATION)

SOLE AGENTS





THE LOCATION

LEWES IS THE COUNTY TOWN OF EAST SUSSEX AND A POPULAR ADMINISTRATIVE AND BUSINESS CENTRE BEING SITUATED 8 MILES NORTHEAST OF BRIGHTON AT THE JUNCTION OF THE A27 SOUTH COAST ROAD AND THE A26.

The port of Newhaven is 8 miles southeast and the Crawley/Gatwick diamond is approximately 19 miles northwest via the A23, which connects to the A27 approximately 7 miles east of Lewes. Lewes also benefits from excellent public transport links with comprehensive bus services. Lewes mainline railway station offers frequent services to London Victoria (64 minutes), Brighton (14 minutes) and Gatwick (34 minutes).

The site occupies a central location at the intersection of Eastgate Street and East Street, serving as a key transition between Lewes' historic and modern areas. It connects retail and residential zones while also linking to the proposed Phoenix Quarter to the north and the planned Eastgate Wharf development on the former Waitrose Expansion site. Positioned on a prominent corner, the site is highly visible upon entering the town via Phoenix Causeway.

The surrounding area features a mix of terraced housing, Eastgate Baptist Church, a Waitrose supermarket, and various retail units that provide connections to the High Street and Cliffe areas.







THE DEVELOPMENT

THIS EXPANSIVE, LEVEL SITE IS APPROXIMATELY 0.5 ACRES / 0.2 HECTARES AND HAS A ROUGHLY RECTANGULAR SHAPE.

It was previously home to a bus depot, constructed in the 1950s, which has remained vacant since 2022. The existing buildings are now redundant and unoccupied*.

The consented scheme comprises two interconnecting buildings (at upper floor levels) with frontages to East Street and Eastgate Street. A ground floor vehicular access leads to parking and circulation areas for 17 cars together with secure bicycle storage, plant rooms & bin stores. All flats and town houses have external amenity spaces with a communal roof terrace.

This attractive and sympathetically designed scheme will reinvigorate this derelict site and breathe new life into the town centre, being situated in a gateway location.





SITE LOCATION

LEWES CASTLE

LEWES HIGH STREET

WAITROSE &
EASTGATE WHARF
DEVELOPMENT





PLANNING CONSENT

PLANNING CONSENT - SDNP/23/02973/FUL

The site has been granted consent under application SDNP/23/02973/FUL for Demolition of existing buildings and construction of mixed-use development comprising 3 houses (Class C3), 32 self-contained flats (Class C3) and 198m² of ground floor commercial space (Class E), with associated access alterations, landscaping and parking.

The scheme will provide a mix of 35 residential flats and town houses across ground and 4 upper floors all with external amenity spaces and a communal roof terrace.

THE SCHEDULE INCLUDES

6 x 1 BEDROOM FLATS

22 x 2 BEDROOM FLATS

4 x 3 BED FLATS

3 x 3 BEDROOM TOWN HOUSES

2 x GROUND FLOOR COMMERCIAL UNITS

The overall internal area extends to 2,915sqm NIA which excludes the Class E space of 198sqm.

SECTION 106 AGREEMENT, CIL LIABILITY AND AFFORDABLE HOUSING PROVISION

The CIL liability is to be confirmed - further details upon request.

In addition, a S106 has been completed which includes items relating to transport mitigation measures (EV charging points, car clubs & travel plan), resident information packs, landscape, drainage & estate management plans.

The S106 agreement confirms that 2x 1 bed apartments are to be secured as First Homes.

The total financial contribution is £291,000, towards the provision of 2 bus stops in Phoenix Causeway.



SITE PLAN





**PROPOSED
SITE PLANS
& ELEVATIONS**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



This architectural floor plan depicts a building complex with several distinct sections and outdoor areas. The plan is oriented with East Street to the left and Eastgate Street to the right. Key features include:

- Top Left Section:** A building with a gabled roof and multiple windows, labeled with a level of +16.4 AOD.
- Top Center Section:** A large rectangular area labeled +17.8 AOD, containing a room labeled "Assembly 244.07'".
- Top Right Section:** A complex of rooms including a "Living Area 289.07' 284UP", a "Kitchen 4.01' 36.71' 284UP", a "Bathroom 11.3' 12.31'", and a "Bedroom 12.7' 12.7'".
- Center Section:** A central area labeled +17.8 AOD, featuring a "Communal Terrace 138.8' 138.8'".
- Bottom Section:** A long, narrow building with a flat roof and a series of windows, labeled with a level of +17.8 AOD.
- Outdoor Spaces:** Several green-shaded areas represent outdoor spaces, including a large terrace at the top right and a smaller area at the bottom right.
- Streets and Surroundings:** The plan shows "East Street" on the left and "Eastgate Street P2029" on the right. A "TURN RIGHT" sign is visible on Eastgate Street.

East Street

Eastgate Street A2029

Eastgate Street A2029

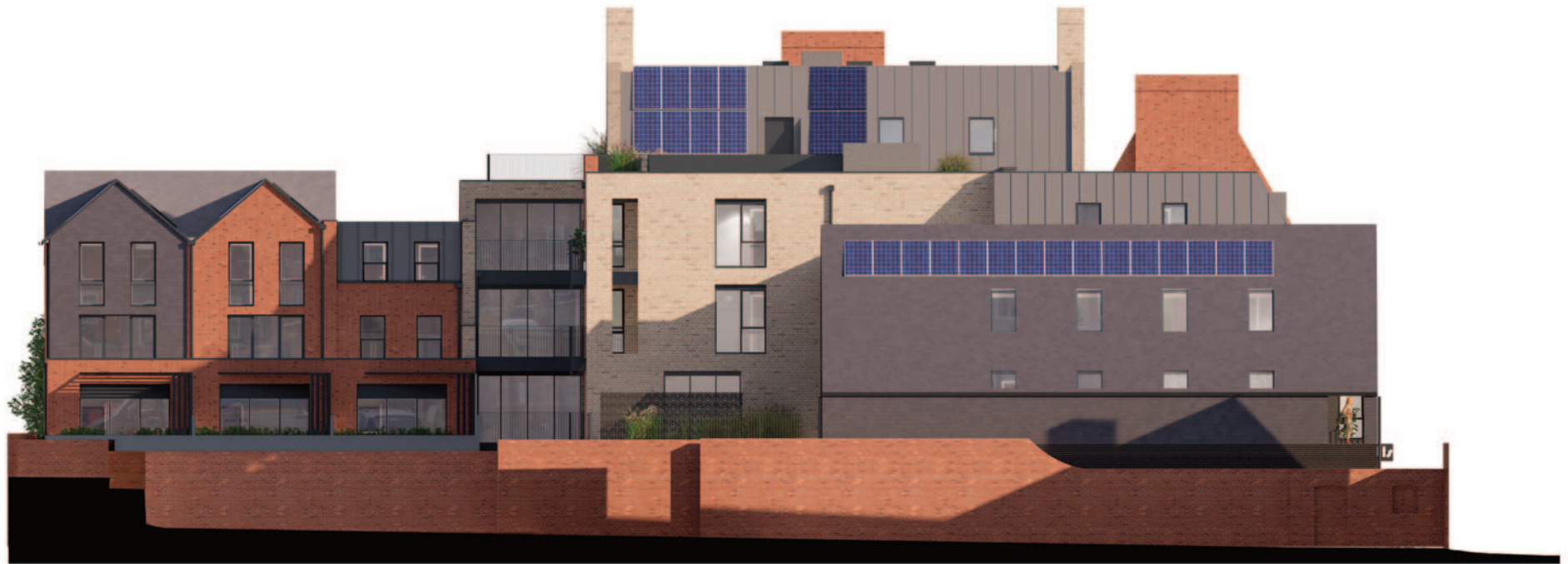
BUS STOP

RIGHT

RIGHT

FRONT ELEVATION





EAST ELEVATION





SITE LOCATION





GENERAL INFORMATION



Your Sussex Property Expert

INFORMATION PACK

Information Pack is available upon request.
Within the Information Pack we have included:

- Legal Title
- Completed S106 agreement
- Completed scheme visuals and CGI flythroughs
- Approved floor plans, & elevations
- Ground Survey
- Flood risk assessment and drainage strategy
- Accommodation & GDV schedule
- Additional related documents

To access the information pack please email
Steven Harvey at Oakley:

steven@oakleyproperty.com

SCHEME GDV

Our Lewes new homes office and commercial
property team have provided advice on the
expected GDV of the development.

TENURE

Freehold with vacant possession (*subject to 2
licences - details upon request.)

GUIDE PRICE

Upon Application

BASIS OF SALE

Expressions of Interest are sought for the
freehold interest of the site.

Interested parties will be expected to provide
proof of funds and relevant ID in accordance with
the Anti Money Laundering Regulations 2017.

Expressions of Interest should be sent to:
Mr C Oakley & Mr S Harvey,
Oakley Land & Development
30-31 Foundry Street, Brighton BN1 4AT.

VAT

The site will attract VAT at the standard rate.

LEGAL COSTS

Each party will be responsible for their own
legal costs.

SOLE AGENTS

Oakley Property
30-31 Foundry Street
Brighton BN1 4AT.

For further information contact

STEVEN HARVEY

Tel: 01273 645772

Email: steven@oakleyproperty.com

CHRIS OAKLEY

Email: chris@oakleyproperty.com

Tel: 01273 645776

ON INSTRUCTIONS OF



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