

# FREEHOLD DEVELOPMENT SITE WITH P/P FOR HOUSES & COMMERCIAL SPACE

3.1 acres



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**FREEHOLD FOR SALE**

## McBeans Nursery Site, Resting Oak Hill, Cooksbridge, East Sussex BN8 4PR

- Outline consent for 9 houses & 15,000 sqft commercial units (Class E(g))
- Mix of 3 & 4 bed homes
- Rural location off A275
- No affordable housing
- Rare opportunity to purchase consented scheme

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## LOCATION & SITE DESCRIPTION

The site is located in a rural location to the west of the A275 which runs north from Lewes, the historic market town of East Sussex. It benefits from existing vehicular access directly from the A275. It has traded for several decades as an Orchid Nursery. Cooksbridge station is approximately 1 mile to the south, together with the Rainbow Pub & Carvery.

The site currently comprises a partially derelict and redundant Orchid Nursery which has origins on the site from 1899. There are several large glass houses which are generally in poor condition. In addition, the site contains a detached 3 bed dwelling house together with a small two storey 1960s building comprising ground floor office/laboratories with a self-contained flat above. Both residential units are subject to AST agreements. Details upon request.

The site extends to approximately **3.1acres / 12,545sqm / 135,000sqft** and is bounded by open fields, sporadic housing and other buildings.

The site has been home to McBeans Orchid Nursery for many years but is largely unused.

The site is under the jurisdiction of Lewes District Council.

## PLANNING

The site is deemed an employment site and has been granted outline planning consent under application LW/22/0688 for the demolition of existing glasshouses and other buildings and erection of a mixed-use redevelopment comprising 9 dwellings and up to 1,420sqm of commercial use within class E(g).

The proposed development is arranged in two distinct sections, utilizing the existing driveway from the A275, which leads to 9 large houses arranged in a courtyard, all with garages, with three detached.

There are 5 x 3 bed houses with 4 x 4 bed houses. A site layout and CGI images are shown overleaf.

3x3 bed units are 102sqm

2x3 bed units are 104sqm

2x4 bed units are 160sqm

2x4 bed units are 170 sqm

Total consented: 1,174sqm / 12,637sqft

The commercial units are arranged in four blocks beyond the residential courtyard as the land drops in elevation.

Sizes proposed range from 135sqm, 150sqm & 280sqm.

Total consented: 1,420sqm / 15,285sqft

Outline consent was granted on 11th February 2024.

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## CIL PAYMENT

The CIL liability is currently unknown. Purchasers will have to make their own assumptions based on the outline consent. The planning officer's report confirms that a S106 is unlikely to be required.

## TENURE

This is a sale of the freehold interest with vacant possession subject to the consented scheme. Usual timeframes expected.

The expected GDV of the outline consented scheme is in the region of £9.75m

## VAT

To be confirmed.

## PRICE

The guide price is £2.25m. Offers are invited at this level.

## FLOORPLANS/DATAROOM

A selection of the approved floor plans are shown overleaf and further documents are available in the dataroom by contacting the agents.

## CONTACT

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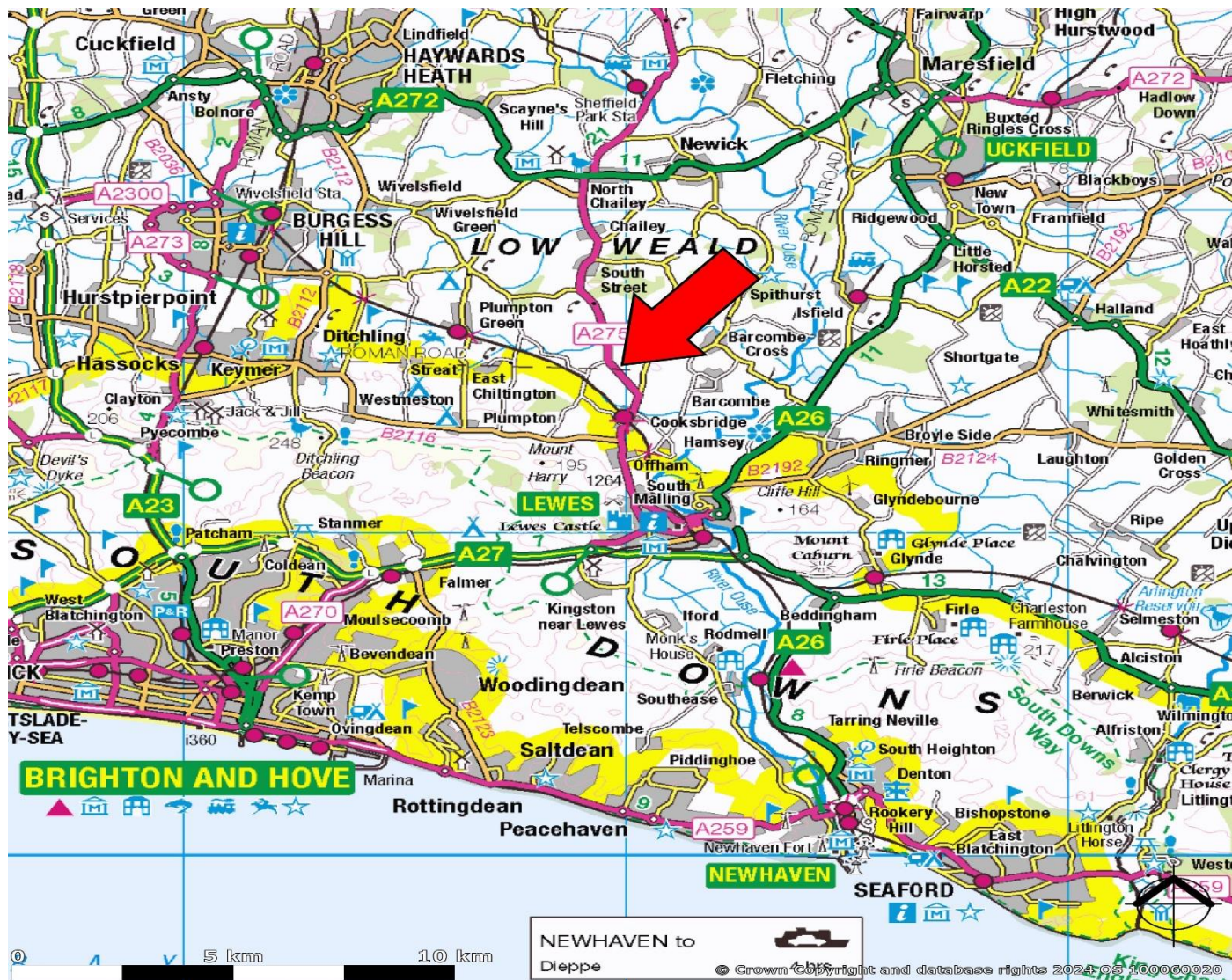
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## Proposed site plan



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Site Elevation of Residential Units along Access Road



Site Elevation of Residential Units thro' Courtyard

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View of Commercial Units at entrance to Business Park

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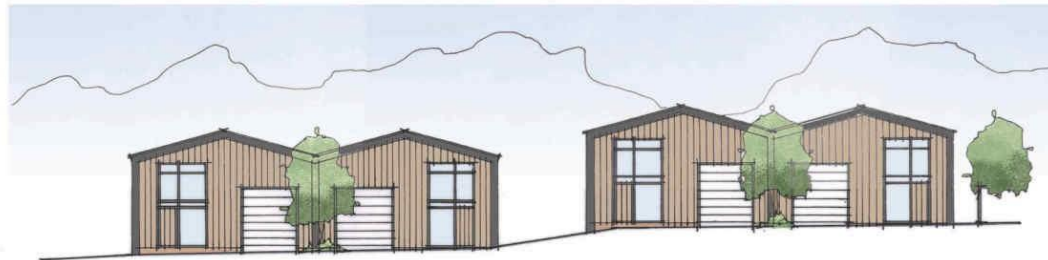


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Site Elevation of Starter Units with centre of Site



Site Elevation of Starter Units along Northwest Boundary

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