

On Instructions of East Sussex County Council

An Excellent Development Opportunity (Subject to All Necessary Consents)  
Extending to Approx. 0.488 Acres Situated on the Outskirts of Hailsham Town  
Centre and Set in a Predominantly Residential Area



SANDBANKS  
CACKLEBURY CLOSE  
HAILSHAM  
BN27 3LF

**FOR SALE**

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

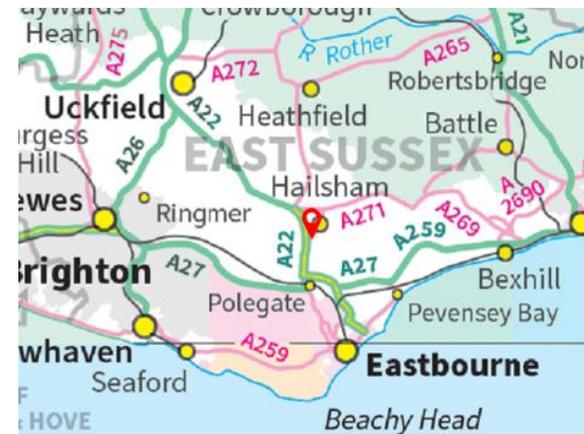
## Site Description

This brownfield site has been unoccupied for a few years having previously been used by the District Council to provide a respite service for people with learning difficulties and associated office facilities.

We understand the site extends to approx. 0.195H/A (0.4875 acres ). It is rectangular in shape and currently occupied by a substantial two storey 1970's building with later single-storey extension to the rear. Running along the northwest boundary a driveway leads to a small car parking area with a garden laid mainly to lawn.

## Location

The site is situated just one mile from the town centre with the main shopping area being developed along the High Street and George Street. There are various local and national shops, restaurants, several supermarkets, pubs and places of worship. The area is well served by several primary schools, a secondary school, excellent leisure and sporting facilities including football, cricket, swimming pool, gym, fishing, horse riding and excellent country walks, especially along the South Downs. There are excellent road connections via the A22/A27 which provide access to the popular coastal resort of Eastbourne (7 Miles), Lewes, the County Town of East Sussex 11 miles, Heathfield 9 miles and access to the M25 onwards to London. Polegate railway station is just over 3 miles distant, with rail services operating to Eastbourne, Hastings, Brighton, Lewes, London, Tunbridge Wells, and Gatwick Airport.



## Planning

The current use of the site comes under Class use C2/B1

[Wealden District Council](#)

[Planning and Building Control - Wealden District Council - Wealden District Council](#)

## Services

We understand all main services are available to the site but interested parties must make their own enquiries as to availability and capacity.

## Tenure

Freehold with Vacant Possession on Completion

## EPC

This property's energy rating is C.

## VAT

The Sellers have elected not to charge VAT on the Sale.

## Price

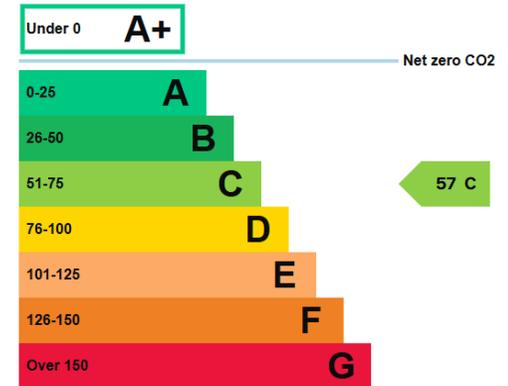
Offers invited for the Freehold Subject to Contract Only

## Bid Date

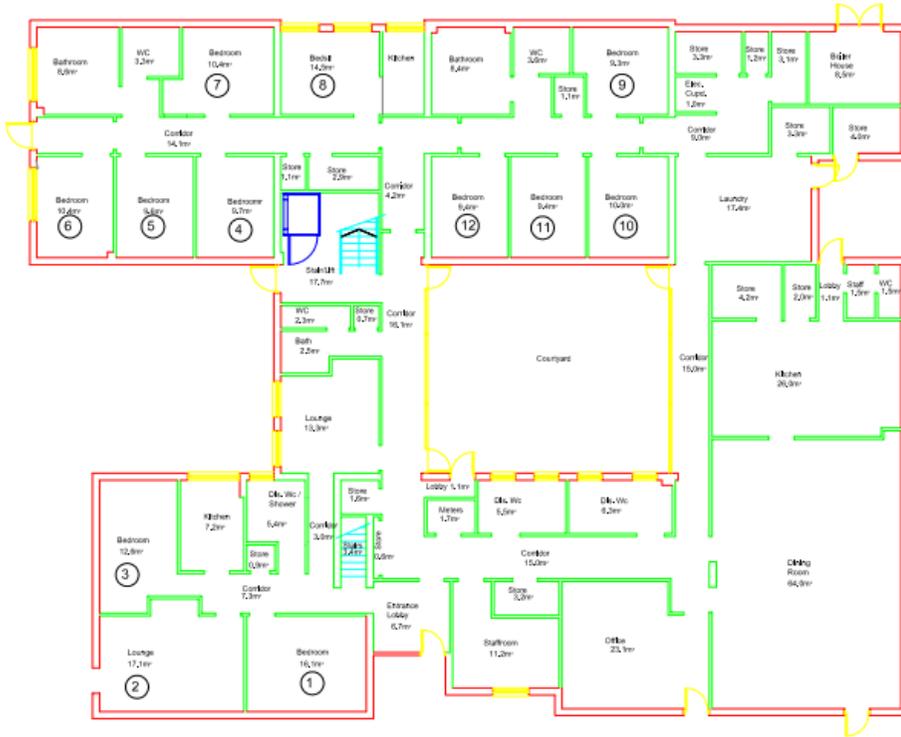
Bids not later than noon on Tuesday 24th June 2025.

## Viewing

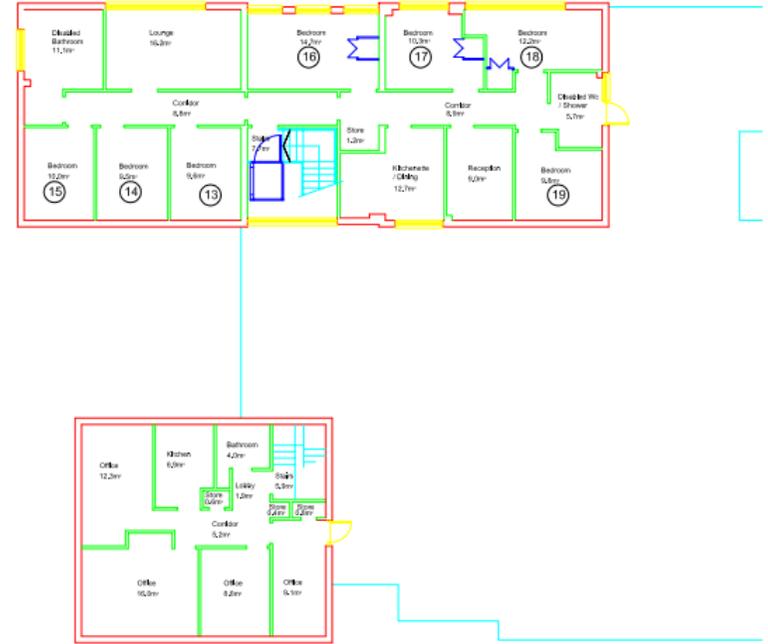
There will be three viewing days Wednesday 21st May, Tuesday 3rd June, Wednesday 18th June. Viewing buildings internally will be by strict appointment only and between the hours of 11am to 2pm. For an appointment please telephone our office 01732 363633 or alternatively Peter Randall direct at 07932 015233. If any of the above timings are inconvenient alternative arrangements may be made.



# Floor Plans



GROUND FLOOR



FIRST FLOOR

# Agent Details

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**Peter Randall**

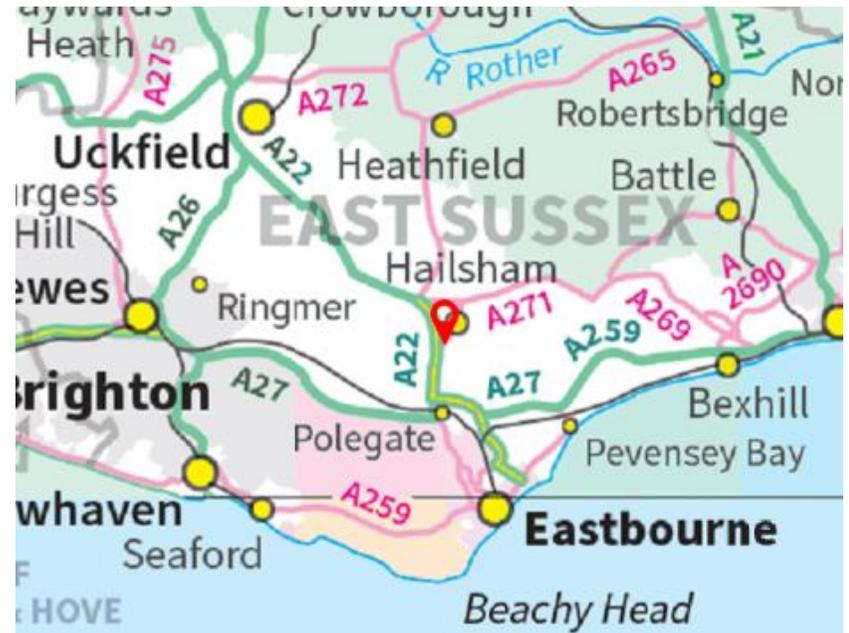
07932 015233

[p.randall@rpcland.co.uk](mailto:p.randall@rpcland.co.uk)

**William Bowden**

01732 363633

[w.bowden@rpcnewhomes.co.uk](mailto:w.bowden@rpcnewhomes.co.uk)



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