



Exciting development opportunity for 38 residential units comprising of 34 houses and 4 apartments

Land at Old Orchard House,
Horebeech Lane,
Horam, East Sussex TN21 9DZ

Site Description

Location

Horam is a vibrant village in the Wealden District of East Sussex, situated three miles south of Heathfield and is in the parish of settlements including Vines Cross and Burlow. It lies in the Low Weald and is close to the southern boundary of the High Weald Area of Outstanding Natural Beauty (AONB). The village has good road links with the A267 linking Tunbridge Wells and Eastbourne. It is also served by various routes of the Eastbourne Bus company.

The site lies to the east of the village of Horam on Horebeech Lane, adjacent to the famous Cuckoo Trail and is well served by existing vehicular pedestrian and cycle links. Located approximately 12 minutes' walk from Horam High Street which provides local amenities including café, pub, post office, pharmacy, convenience store, garage, hairdressers, dentist, vet, and a range of independent shops



Planning

Planning

Outline planning permission was granted for the erection of up to 38 dwellings, access, landscaping and other associated infrastructure at land at Old Orchard House, Horam, East Sussex TN21 9DZ.
APP/C1435/W/22/3297371

Reserved Matters Approval WD/2023/1585/MRM

A significant number of the Conditions have been approved:
WD/2023/1687/CD, WD/2024/1145/CD, WD/2025/2218/CD,
WD/2025/1563/CD

Affordable Housing/Commuted Sum

Wealden District Council have confirmed a Commuted Sum payment of £1,569,247 in lieu of the affordable housing would be acceptable enabling all units on site to be offered as ‘open market’/private housing.

CIL

Vendor Est £528 K

Unilateral Undertaking

Copy of the document is available on request

Plot	Beds & Occupancy	Unit Type	No. of Storeys	Floor Area		NDSS (y/m)	Category	Private Amenity		Car Parking Open Bays
				GIA (sq.m)	GIA (sq.ft)			Type	Area (sq.m)	
1	4B/7P	Detached	2	132.0	1420.84	Y	Market (HT 132)	Garden	341	2
2	3B/5P	Detached	2	96.0	1022.57	Y	Market (HT 95)	Garden	142	2
3	4B/7P	Detached	2	132.0	1420.84	Y	Market (HT 132)	Garden	196	2
4	3B/4P	Detached	2	84.0	904.168	Y	Market (HT 84)	Garden	162	2
5	3B/5P	Detached	2	96.0	1022.57	Y	Market (HT 95)	Garden	137	2
6	3B/4P	Detached	2	84.0	904.168	Y	Market (HT 84)	Garden	160	2
7	4B/7P	Detached	2	132.0	1420.84	Y	Self-build (HT 132)	Garden	126	2
8	3B/5P	Detached	2	96.0	1022.57	Y	Self-build (HT 95*)	Garden	115	2
9	2B/4P	Semi-Detached	2	80.0	861.113	Y	Affordable (HT 79)	Garden	73	2
10	2B/4P	Semi-Detached	2	80.0	861.113	Y	Affordable (HT 79)	Garden	70	2
11	2B/4P	Semi-Detached	2	80.0	861.113	Y	Affordable (HT 79)	Garden	106	2
12	2B/4P	Semi-Detached	2	80.0	861.113	Y	Affordable (HT 79)	Garden	187	2
13	3B/5P	Detached	2	96.0	1022.57	Y	Market (HT 95)	Garden	170	2
14	2B/4P	Semi-Detached	2	80.0	861.113	Y	Affordable (HT 79)	Garden	82	2
15	2B/4P	Semi-Detached	2	80.0	861.113	Y	Affordable (HT 79)	Garden	97	2
16	3B/5P	Detached	2	96.0	1033.34	Y	Market (HT 96)	Garden	170	2
17	3B/5P	Semi-Detached	2	93.0	1001.04	Y	Market (HT 93)	Garden	180	2
18	3B/5P	Semi-Detached	2	93.0	1001.04	Y	Market (HT 93)	Garden	160	2
19	4B/7P	Detached	2	132.0	1420.84	Y	Market (HT 132)	Garden	200	2
20	3B/5P	Detached	2	96.0	1033.34	Y	Market (HT 96)	Garden	180	2
21	3B/5P	Detached	2	96.0	1022.57	Y	Market (HT 95)	Garden	150	2
22	4B/7P	Detached	2	132.0	1420.84	Y	Market (HT 132)	Garden	260	2
23	4B/7P	Detached	2	132.0	1420.84	Y	Market (HT 132)	Garden	210	2
24	3B/5P	Detached	2	96.0	1022.57	Y	Market (HT 95)	Garden	230	2
25	4B/7P	Detached	2	134.0	1442.36	Y	Market (HT 131*)	Garden	180	2
26	1B/2P	Apartment	1	50.0	538.196	Y	Affordable (HT 50)	Communal	475	2
27	1B/2P	Apartment	1	50.0	538.196	Y	Affordable (HT 50)	Communal	*	2
28	1B/2P	Apartment	1	59.0	635.071	Y	Affordable (HT 50)	Communal	*	2
29	1B/2P	Apartment	1	59.0	635.071	Y	Affordable (HT 50)	Communal	*	2
30	4B/7P	Detached	2	134.0	1442.36	Y	Market (HT 131)	Garden	260	2
31	3B/5P	Semi-Detached	2	93.0	1001.04	Y	Market (HT 93)	Garden	160	2
32	3B/5P	Semi-Detached	2	93.0	1001.04	Y	Affordable (HT 93)	Garden	180	2
33	3B/5P	Detached	2	96.0	1033.34	Y	Market (HT 96)	Garden	160	2
34	3B/4P	Detached	2	84.0	904.168	Y	Market (HT 84)	Garden	160	2
35	3B/5P	Semi-Detached	2	93.0	1001.04	Y	Affordable (HT 93)	Garden	112	2
36	3B/5P	Semi-Detached	2	93.0	1001.04	Y	Affordable (HT 93)	Garden	172	2
37	4B/7P	Detached	2	134.0	1442.36	Y	Market (HT 131*)	Garden	187	2
38	4B/7P	Detached	2	134.0	1442.36	Y	Market (HT 131)	Garden	189	2

* Handed

TOTAL

3694.0 39761.9

35% Affordable

4135

76

Visitor Parking

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Sales and Viewing Information

Vendor's Notes

- The site is for sale freehold with vacant possession.
- VAT not applicable
- Exchange of contracts within 21 days of receipt of contract documentation. 10% deposit payable on exchange of contracts and held as agents for the vendor.
- A ransom strip to east and west boundaries is excluded from this sale.
- Unfettered access by foot and/or vehicle to and beyond the ransom will be a primary condition of the sale.
- Rights to connect all services, communication conduits are to be made available at no cost to the Vendor.
- An overage of £35,000 per unit will be levied if the total number of dwellings exceed the number of dwellings determined in APP/C1435/W/22/3297371.
- In the event before or after exchange the purchaser does not legally complete, all rights be they copyright, letters of reliance, plans and reports relating to the discharge of conditions will be transferred to the vendor for the consideration of £1.00 (one pound)

Method of Sale

- The site is offered by Sale of Informal Tender(subject to contract).
- Offers are invited on an unconditional basis.
- All offers must be submitted in writing to RPC's Tonbridge Office.

p.bowden@rpcland.co.uk

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- 10% deposit payable on exchange of contracts and held as agents for the vendor.

Services

- All intending purchasers are advised to make their own enquires with the relevant statutory bodies to ensure availability and adequacy of any services.

Viewing

- Strictly by appointment with RPC land & New Homes, 01732 363633 or with Countrywide 07514 728240

Commuted Sum Calculation

Name of site:	Land at Old Orchard House, Horam
Planning Reference:	WD/2023/1585/MRM
Total Commuted Sum:	£1,569,247

Sales Values (Price per sqm)		
Market Value Area	Including (indicative)	2023/24
Low	Hailsham, Hellingly, Polegate, Stone Cross, Herstmonceux	£4,176
Medium	Crowborough, Heathfield, Uckfield	£4,738
High	Forest Row, Frant, Within SDNP	£4,818

Area	Open Market Value	Residual Land Value	Site Costs	Commuted Sum	Number of units	Total per size of unit
One bed flat @...	50 sqm					
Low	£208,776	£79,335	£11,900	£91,235	4.00	£364,941
Medium	£236,881	£90,015	£13,502	£103,517		£0
High	£240,896	£91,540	£13,731	£105,271		£0
Two bed house @...	79 sqm					
Low	£329,867	£125,349	£18,802	£144,152	6.00	£864,910
Medium	£374,272	£142,223	£21,333	£163,557		£0
High	£380,615	£144,634	£21,695	£166,329		£0
Three bed house @...	93 sqm					
Low	£388,324	£147,563	£22,134	£169,698	2.00	£339,395
Medium	£440,598	£167,427	£25,114	£192,542		£0
High	£448,066	£170,265	£25,540	£195,805		£0
Four bed house @...	106 sqm					
Low	£442,606	£168,190	£25,229	£193,419		£0
Medium	£502,187	£190,831	£28,625	£219,456		£0
High	£510,699	£194,066	£29,110	£223,176		£0
Total Commuted Sum:						£1,569,247



Agent Details

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