



Prime Residential Development Site with Outline Planning Permission for 55 dwellings

- 2.74 hectares
6.77 acres
- Outline Planning Permission for 55 dwellings
- Offers to be received by way of Private Treaty

**Land west of North Street, Lower Horsebridge, Hailsham,
East Sussex BN27 4DR**

Freehold for Sale by Private Treaty


Henry Adams
development land

LOCATION

The site is located in the village of Lower Horsebridge which is half a mile to the south-west of Hellingly in the county of East Sussex. The village has two public houses and shopping facilities can be found in the market town of Hailsham which is one mile to the south-east.

Hailsham is within close proximity of the A22 enabling convenient travel connections to London, Eastbourne and Hastings. Within Hailsham there are comprehensive facilities including a number of schools, shops, a sports centre, restaurants and public houses. The nearest railway station can be found at Polegate 4.7 miles to the south.

[Click here for What3Words///](#)

[Click here for Google Street View](#)

[Click for Drone Video](#)



DESCRIPTION

The site is approximately 2.74 hectares/6.77 acres in size.

The primary site access is from the B2104, North Street, and there is a footpath along the road directly into the settlement of Lower Horsebridge. There is a small development of 14 houses in Field Close, which the new development adjoins, with additional residential development adjoining the southern boundary. Open farmland is to the west and north. Public footpath Hellingly 41 runs north/south along the site's western boundary, which would provide an additional link into Lower Horsebridge and High Weald Area of Outstanding Natural Beauty further north.

PLANNING

The site benefits from outline planning permission which was approved by Wealden District Council on 31st March 2023. The application reference is WD/2021/2056/MAO. The permission is for 55 units with the only matter seeking approval being access.

Within the Data Room are a number of plans and reports relating to the application and access to this can be arranged at your request.



53 mins

London Gatwick



1 hr 22 mins

London Victoria

32 mins

Brighton

LOCAL AUTHORITY

Wealden District Council
Council Offices
Vicarage Lane
Hailsham
East Sussex
BN27 2AX

SERVICES & ACCESS

Buyers are expected to perform their own due diligence with regard to service capacity and location.

DATA ROOM

Further information relating to the site is available for download from our online data room. Please click [here](#) to request a link via email.

VAT

It is the intention of the landowners to charge VAT on the purchase price.

METHOD OF SALE

We are seeking conditional or unconditional offers for a fixed sum, unrelated to any other offer and Subject to Contract only for the freehold interest by way of Private Treaty.

The prospective purchasers are expected to confirm and provide the following within their offer:

- Please provide confirmation whether the offer amount is to be paid on completion or subject to staged payments
- Offers should be made on the Financial Proposal Form, a copy of which is located within the Data Room, together with a covering letter explaining your offer
- Please provide confirmation that the offer is made with the benefit of the information available within the online Data Room
- Please provide confirmation of the amount of deposit payable upon exchange of contracts and timescales for exchange and completion
- Please provide confirmation of how the purchase is to be funded and what, if any, arrangements need to be made to secure funding

- Please provide confirmation that the offer has Main Board approval. If not, the timescale and process to obtain such approval
- Please provide any assumptions for abnormal costs
- Please confirm if the offer is made based upon a figure from a Registered Provider and if so, please state who and the amount
- The Purchaser will be required to provide an indemnity for the landowners in respect of Section 106 contributions
- Please provide confirmation of any assumptions in regard to Section 106 contributions and/or Community Infrastructure Levy
- Please confirm that you have reviewed the plan named 'Ransom Strip Plan' contained in the Data Room and this has been allowed for in your proposal
- Please provide a breakdown of allowances made with relation to the diversions of the overhead cables

The vendors retain the right not to accept the highest or indeed any offer

OVERAGE

Offers should contain overage proposals on the following basis:

- Gross Sales Revenue
- Planning Gain

VIEWING

The site is visible from the road, so please visit at your convenience but take due care and attention.

ANTI-MONEY LAUNDERING

In accordance with applicable Anti-Money Laundering Regulations, Henry Adams LLP will require certain information from the successful bidder. When submitting an offer for the land you agree to provide such information as reasonably required.

LOCAL AREA





All offers and requests for further information should be directed to:



Chris Locke
T: 01243 533633
E: chris.locke@henryadams.co.uk



Martin Curry
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