

RESIDENTIAL or COMMERCIAL DEVELOPMENT/OCCUPATION OPPORTUNITY

SITE AREA 0.06 acres – 2,585sq.ft yard



Oakley

Your Sussex Property Expert



Land at Timberyard Lane Lewes BN7 2AU

- P/P granted for 2 houses
- SDNP/24/01995/FUL
- Suits alternative uses (STP)
- Vacant possession
- Ideal for storage /leisure uses

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LOCATION

Lewes is the county town of East Sussex, nestled within the South Downs National Park, with a direct fast train service to London. The town offers an excellent range of shops including two prime supermarkets, Waitrose and Tesco, along with a variety of independent medieval and Georgian high street shops. Additionally, Lewes offers a wide range of popular cafés, old inns, and restaurants as well as a farmers' market held the first and third Saturdays of every month. Timbryard lane leads down to the river Ouse from South Street.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN7 2AU

DESCRIPTION

This rectangular and level site fronts Timbryard Lane whist backing onto Morris Road and is accessed via wooden gates through the external flint walls. Its approximate dimensions are 20m x 12m

The site lends itself to various leisure or commercial uses (STP) or redevelopment. See below for information on consented scheme. Timbryard lane has been subject to several redevelopment schemes including Chandlers Wharf and the new homes either side of the site.

PLANNING

The site has been subject to several applications. The most recent was consented on 17/09/2025 under application **SDNP/24/01995/FUL**. This consent provides for a town house at each side of the site each with garden and integral Garage. See floor plans overleaf.

Each town house extends to **115 Sqm & 135 Sqm** respectively.

Alternative schemes may be possible for 1 larger house on one side (STP)

Buyers should note that the site has utility services running beneath which may require re-routing. Further information upon request.

TENURE

Freehold

GUIDE PRICE

Offers are invited in the region of £200,000.

VAT

VAT is not applicable on the sale price.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake AML checks on all prospective purchasers, to include ID & proof of address checks. We will also require proof of funds sufficient to trace source of funds. Where a purchaser is a company, we require company structure and checks for majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Commercial.



Steven Harvey

01273 645772

steven@oakleyproperty.com



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com

Main switchboard: 01273 688882

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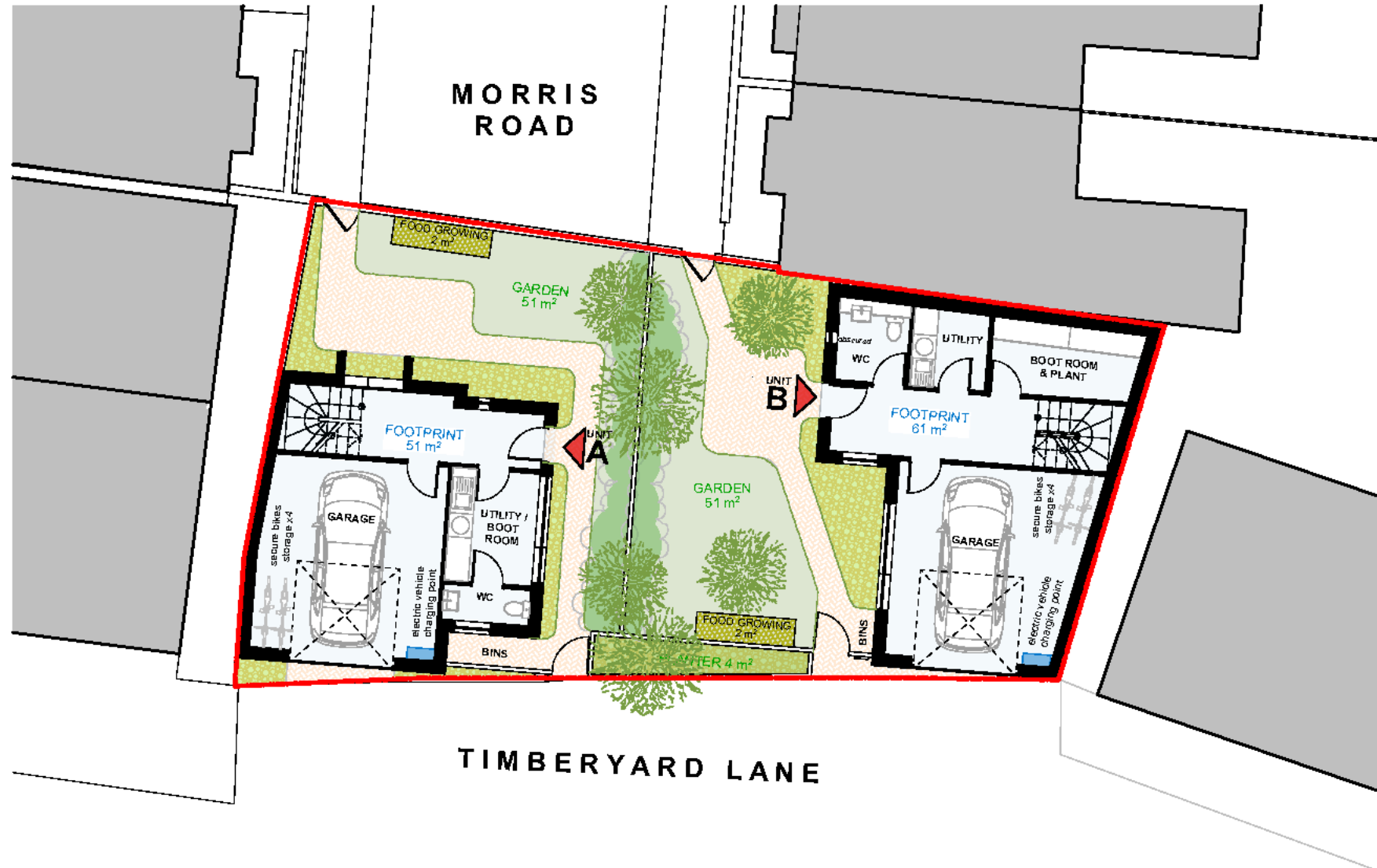


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Proposed Ground Floor Plan

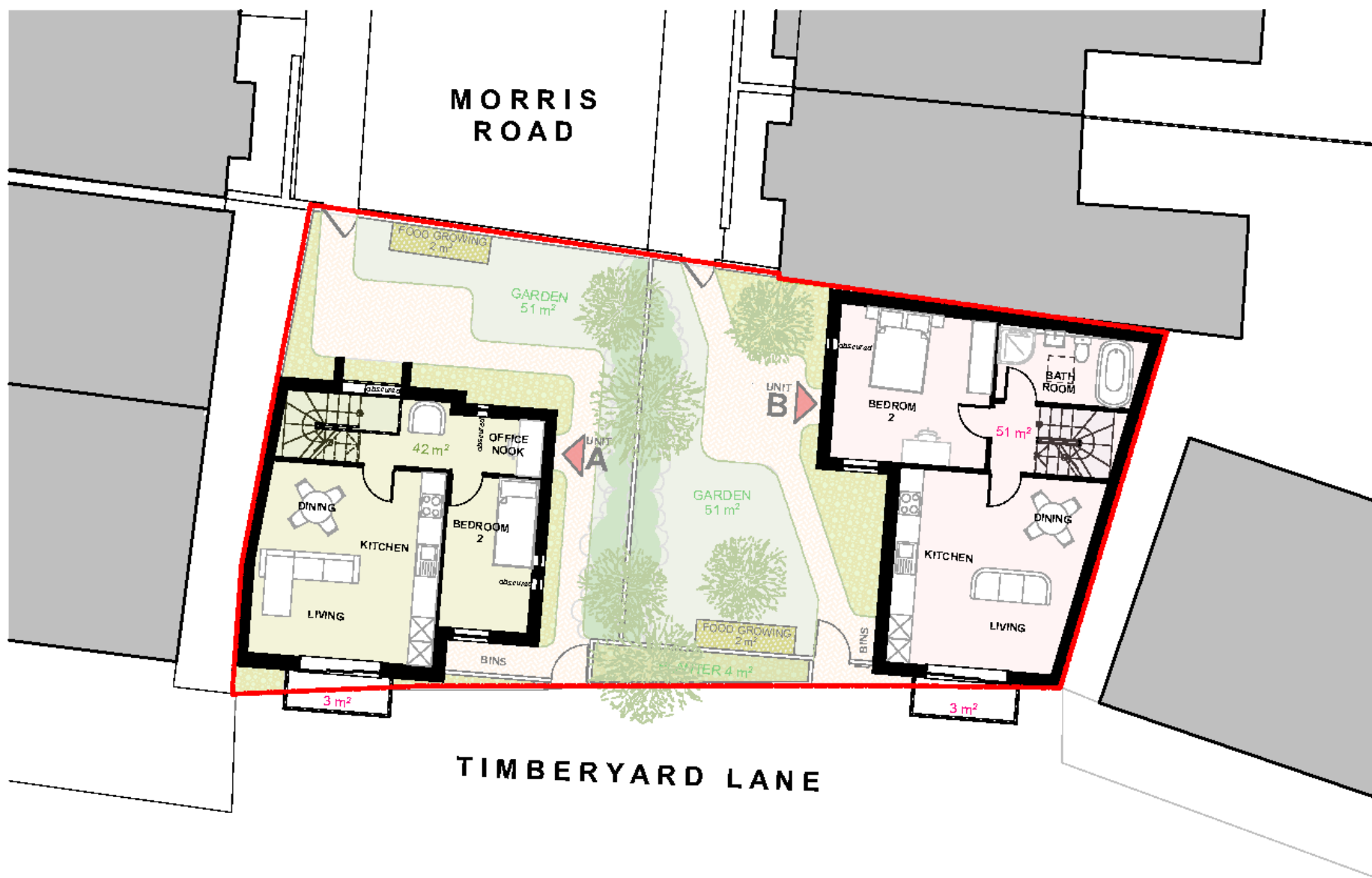


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Proposed First Floor Plan

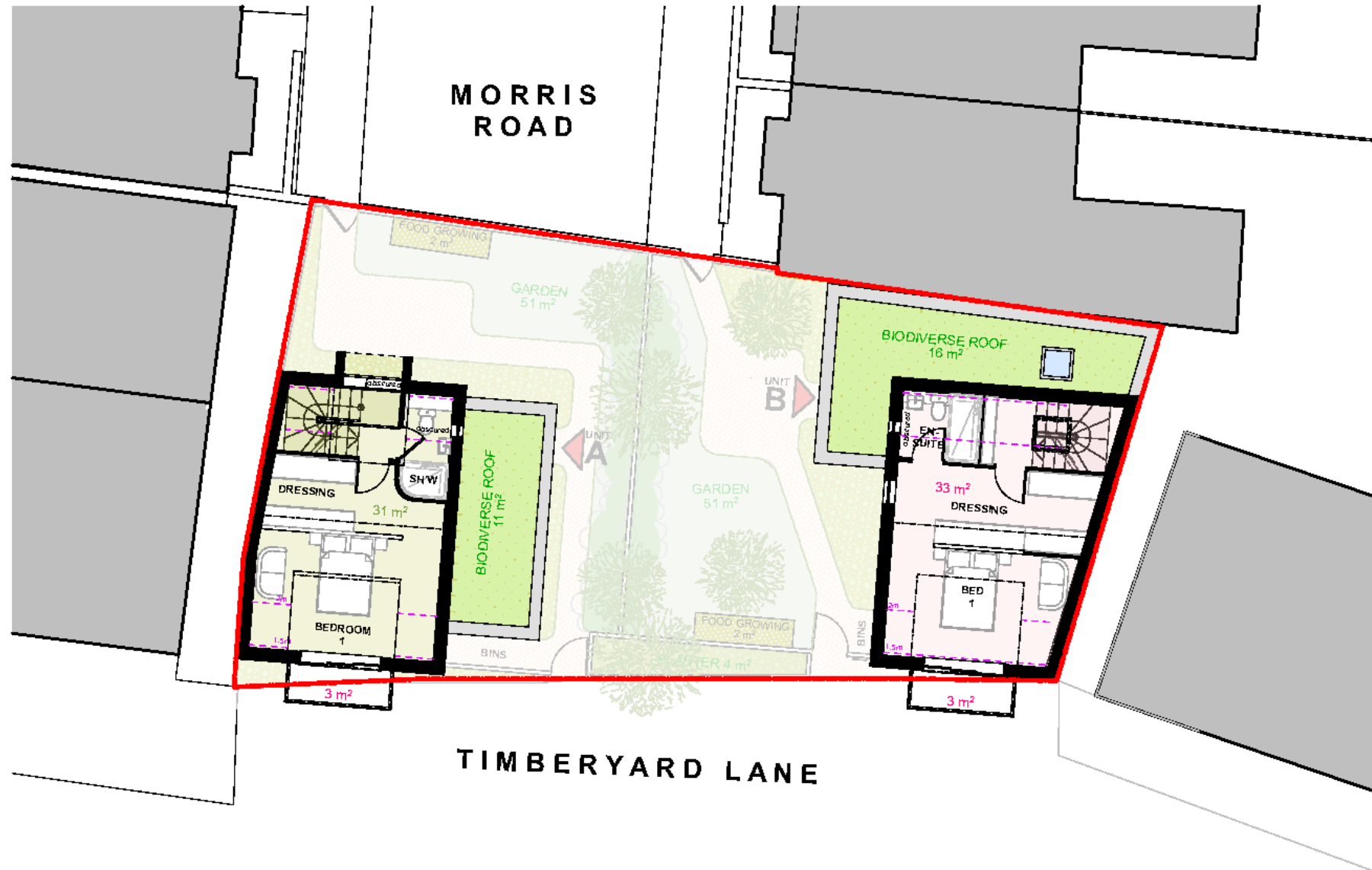


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Proposed Second Floor Plan

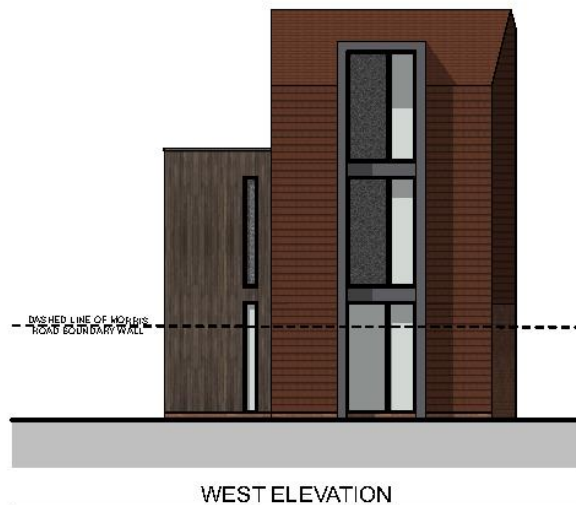


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Proposed Unit A Elevations



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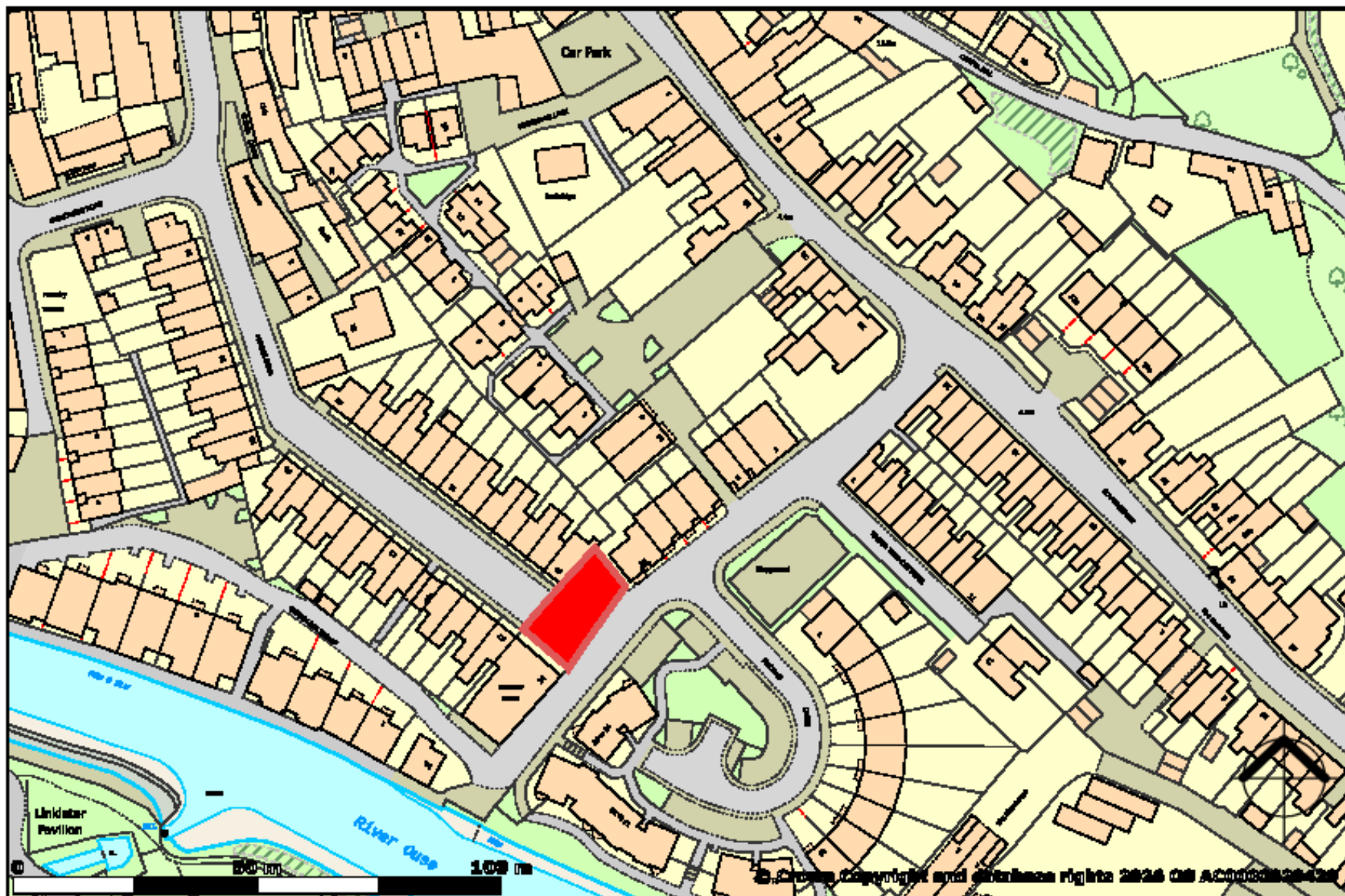
Proposed Unit B Elevations



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created on **edozo**

Plotted Scale - 1:1,250

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