



The Old Racecourse, Lewes
East Sussex, BN7 1UR

ASTON
VAUGHAN

INTRODUCING

The Old Racecourse, Lewes

A rare opportunity to acquire this estate forming part of the Lewes Old Racecourse in a stunning elevated position with views of the South Downs. For sale as a whole or individual lots with further land also available.

Lot 1

6,000 sq ft former Totaliser Building
2 bed house
3 bed house
3bed house
Gallery/exhibition space
Cafe
Huge potential to develop further

Lot 2

4/5 double bedroom house approx 1,800 sq ft
Gardens
Parking

Lot 3

3 Bedroom Studio approx 1,300 sq ft
Garden
Parking
12 Stables

Description

The Estate is set within the tranquil elevated grounds of the former Lewes Racecourse, an iconic location with roots dating back to the 1700s. The final race was held in 1964 but the area remains steeped in history and character. Today this elevated setting offers sweeping countryside views within a wonderfully peaceful environment while remaining in easy reach of all the conveniences of town life.

The location is ideal for outdoor enthusiasts with direct access to a network of scenic footpaths, bridleways and cycle routes leading onto the heart of the South Downs National Park. Whether you are a avid walker, cyclist or nature lover the surrounding landscape offers endless opportunities to explore.





Lot 1 (Coloured Yellow)

The Totaliser Building and Cottages

The Totaliser Building spans approximately 6,000 sq ft, once used for taking bets, is an open plan brick built, steel and timber structure. Current plans and permissions include an exhibition space alongside a cafe with ample indoor and outdoor seating.

Adjoining the building are three cottages with parking which are currently let.

On the southerly wing:

Manhattan Cottage 1 which is a two bedroom house, currently let

Manhattan Cottage 2 which is a three bedroom house, currently let

On the northerly wing:

Grooms Cottage which is a larger three bedroom property, also currently let. There is believed to be potential to develop further.

Lot 2 (Coloured Red)

The Oaks

The Oaks is a beautifully presented and nicely proportioned family residence situated in the highly sought after semi rural setting just outside of Lewes, blending architectural heritage with contemporary functionality creating an ideal environment for family life, entertaining and a peaceful retreat. The property offers both flexible and spacious accommodation throughout with the ground floor offering a large dual aspect living room with adjoining reception room which could be used as a study or childrens playroom. A third reception room on the ground floor provides even more flexibility which could be used as a studio room, media room or dining room. There is a good sized kitchen and breakfast room which is thoughtfully designed with a range of contemporary fitted units, sleek granite work tops and ample space for dining and socialising with a walk in pantry and separate fitted utility room.



Lot 3 (Coloured Blue)

Studio, Stables and Land

The Studio offers an exceptional and architectural striking alternative living space with an elevated entrance opening into a stunning open plan layout characterised by vaulted ceilings, bespoke lighting features and high set windows. The kitchen and dining area, finished in rich timber tones occupies one side of the space and offers both style and practicality. This flows into a central living zone with room for comfortable seating or desk at the far end. Each of the three double bedrooms enjoys dramatic ceiling lighting and is accessed by sliding doors from a central hallway providing a stylish and spacious feel throughout. The spa like bathroom offers separate zones for dressing, bathing and wc, it can also be accessed either from the hallway or directly from one of the bedrooms. Externally from the front there is a driveway providing private parking. To the side is a private garden laid to grass. Attached to the studio is a barn housing ten purpose built stables, tack room and store with a large area of hard standing behind ideal for horse boxes or trailers.

Please note: There is currently a planning restriction which prevents the Studio being used as a main residence.

Lot 2



Lot 3



Lot 1



Lot 1





Additional Land

Additionally there is a further 37 acres of racecourse land available by separate negotiation.

Ameneties

Local:

Lewes is a picturesque and historic market town surrounded by the South Downs National Park. It is known for its rich heritage, culture, and a thriving food and art scene.

Towns:

Lewes (2 miles), Brighton (9 miles), Haywards Heath (12 miles), Eastbourne (18 miles)

Transport:

Nearest stations are Lewes and Cocksbridge (3 miles) with links to London in 1.15 hours. A27 with links to Brighton and Eastbourne.

Schools: A good choice of primary and secondary schools; Lewes Old Grammar School www.logs.uk.com, Eastbourne College www.eastbourne-college.co.uk, Cumnor House www.cumnor.co.uk, Bedes www.bedes.org, Burgess Hill Girls www.burgesshillgirls.com

Leisure:

Lewes Farmers Market, Lewes Depot Cinema, Glyndebourne Opera House www.glyndebourne.com, The South Downs National Park, Lewes Castle, Lewes Swimming pool, Lewes Golf Club www.lewesgolfclub.co.uk, East Sussex National Golf Club www.eastsussexnational.co.uk

Directions:

From Lewes High Street head in a westerly direction turning into Western Road, then bear right at the fork signposted Haywards heath and East Grinstead. Follow this for a short distance until reaching the T junction, turn right signposted towards Chailey. Follow this road for a short distance passing the Victoria Hospital on your left, then at the top of the hill take a left into a private road. Follow this driveway out onto the

South Downs sweeping round to your left then it will rise with The Old Racecourse in front of you. Bare right and the estate will be found on your left hand side.



Price Guide

Lot 1 (The Totaliser Building) - £2,250,000

Lot 2 (The Oaks) - £850,000

Lot 3 (The Studio, Stables & Land)-£1,100,000