

# Consented Plot - 23 Residential Units

**No Affordable  
FOR SALE**

**Transit Road, Newhaven BN9 0BB**

CGI image of proposed scheme



## SITE SUMMARY - January 2026

## Land and Development

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## 1. Introduction

This is a brownfield site to the south side of the A259 with outline consent for 23 residential units comprising **17 houses and 6x 1 bed flats**.

## 2. Site location

Newhaven is located at the mouth of the River Ouse in East Sussex and is a small coastal port town with a rich maritime history and a growing reputation as a vibrant place to live and visit. It is surrounded by the South Downs National Park with a population of circa 13,000.

Located some nine miles to the east of Brighton and six miles south of Lewes, the town provides a mix of Victorian homes, post-war developments, and newer builds, attracting families, retirees, and Brighton commuters.

Newhaven is a town in transition – from a once-overlooked port to a culturally rich, naturally beautiful, and increasingly desirable place to live and explore. It offers a quieter alternative to Brighton with plenty of character, history, and community spirit.

## 3. Site description

The site comprises a brownfield plot which incorporates the access roads to the proposed development area. It is immediately adjacent to Newhaven Harbour railway station and ferry terminal in an area rapidly changing and evolving. It is adjacent to the River Ouse and opposite Newhaven Marina.

Extending to approximately 1.45 acres, it is north/south in orientation. It comprises a mix of buildings with various uses including open storage, warehousing, a disused public house and temporary cabins. Most are in poor repair. The site area includes the roadways leading to the site as shown overleaf. It has good transport links, and the shops and amenities of Newhaven town centre are around 300m to the Northwest.

The area has been subject to significant regeneration in recent years with the completion of 145 homes on the "Parker Pen" site to the northeast and the Thakeham Homes/Southern Housing Group collaboration comprising 74 units to the north.

The site does produce some modest short-term income - details upon request.

#### **4. Planning consent**

The site has recently been granted Outline Planning Consent (with no affordable housing) by Lewes District Council under ref: LW/24/0706 for the erection of 17 x 3 bed houses together with a block comprising 6 x self-contained 1 bed flats.

The houses are arranged over three floors with forecourt parking areas and are 1166sqft/108sqm each. Each flat extends to 521sqft/48sqm.

There will be a total of 35 parking spaces.

Floor plans and location plans are shown overleaf.

The outline consent confirms the concept and scale of this development and allows certain details, such as the appearance and landscaping, to be decided and submitted later through a reserved matters application.

The CIL liability has not yet been quantified, and a purchaser will have to make their own assumptions in this respect.

A S106 has been agreed with contributions totalling £63,777. Details upon request.

Our client owns another consented site in Railway Road for 33 flats - further details upon request.

A dataroom with additional information is available upon request - contact [steven@oakleyproperty.com](mailto:steven@oakleyproperty.com)

## 5. Structure of purchase

This is a sale of freehold interest with vacant possession, with usual timeframes expected.

## 6. Guide price/tenure

The guide price is £1,700,000.

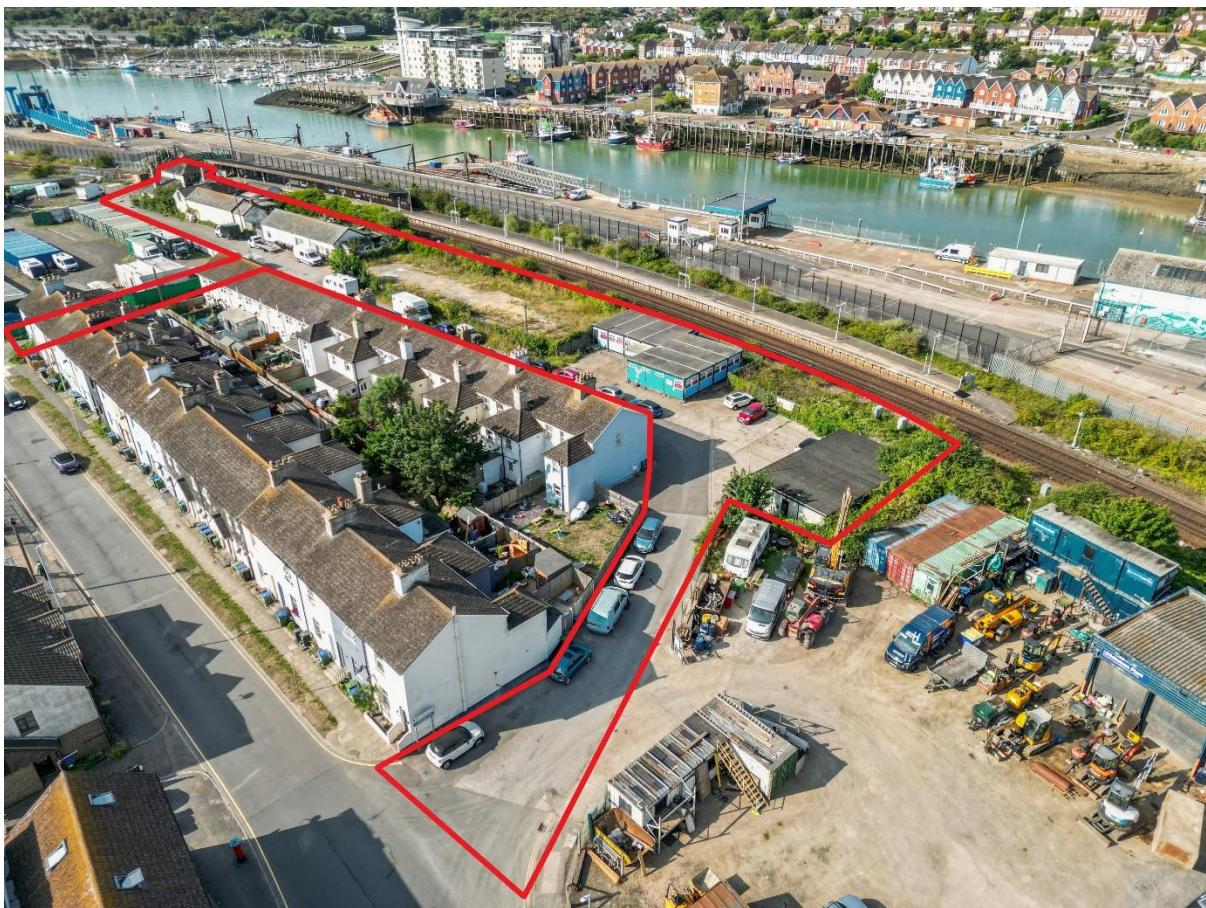
## 7. Further information from Sole Agents



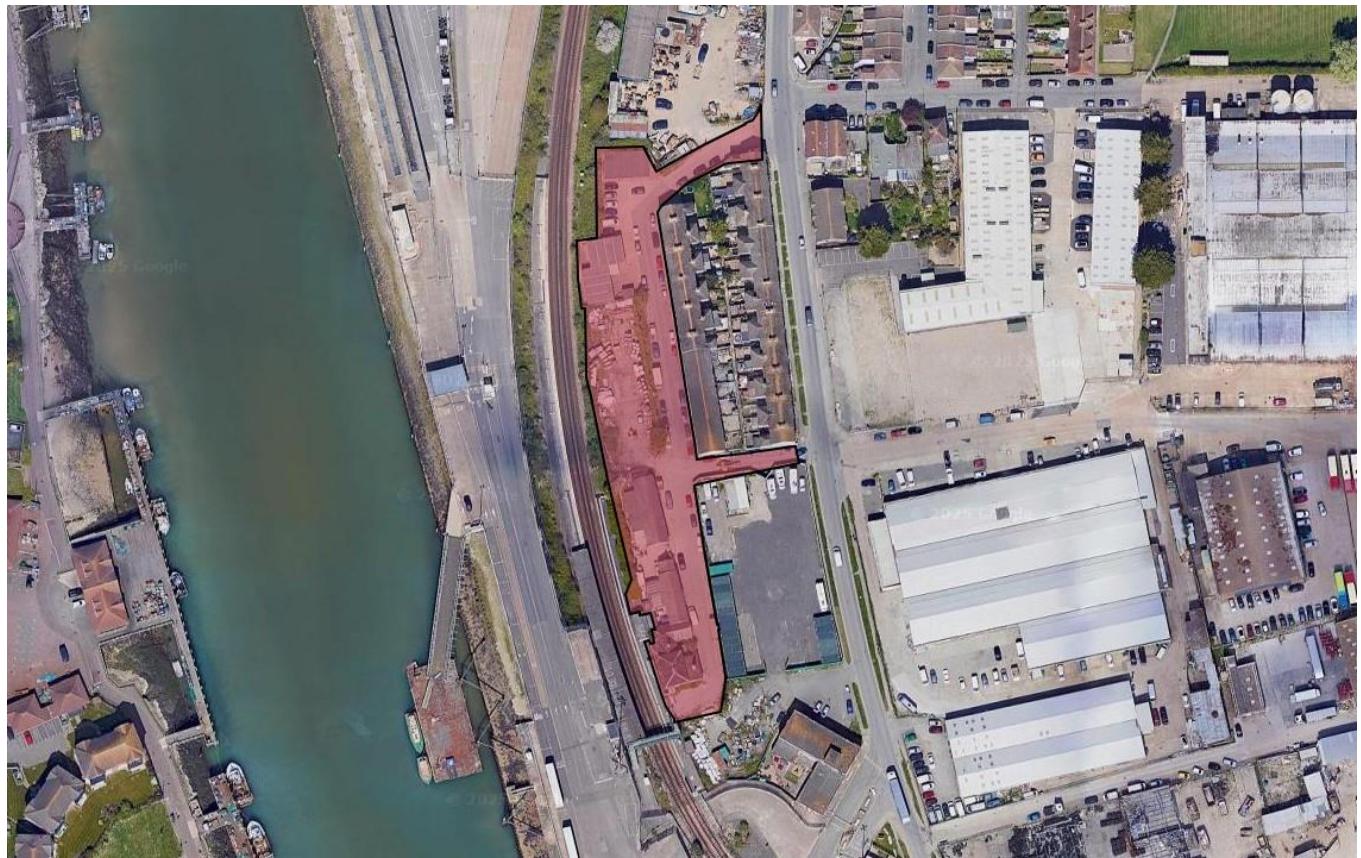
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## Identification plan



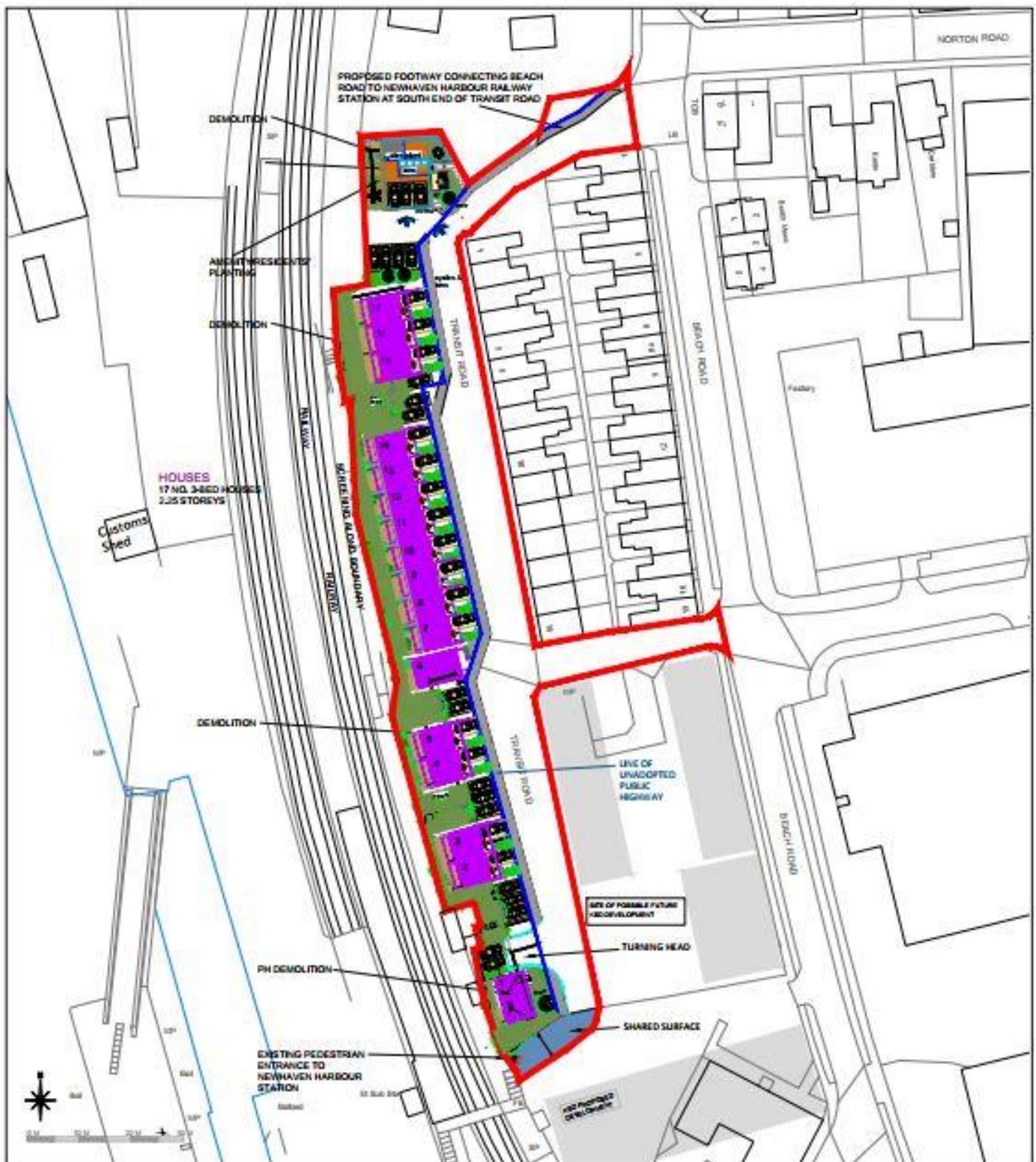
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## Block plan



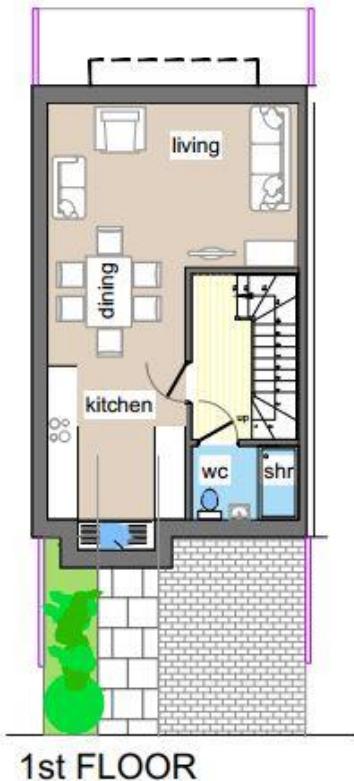
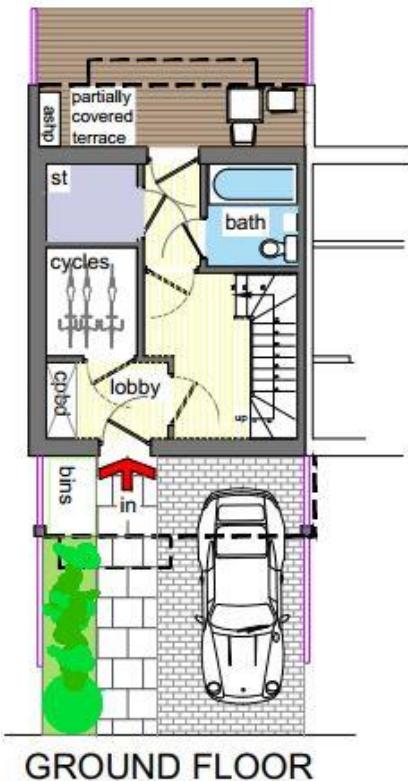
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## Site layout



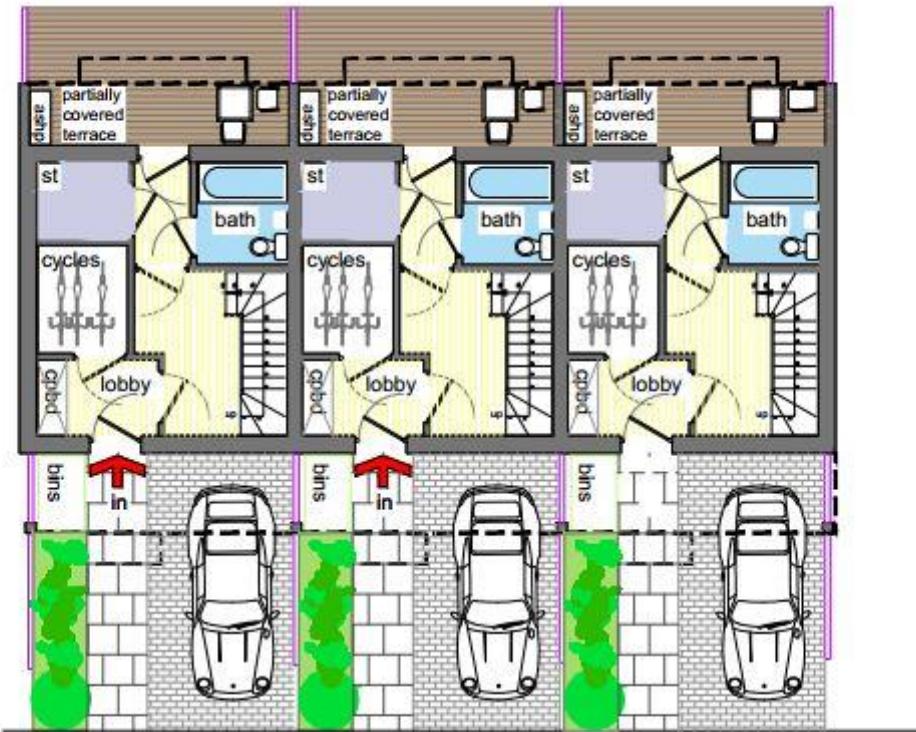
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## House plans

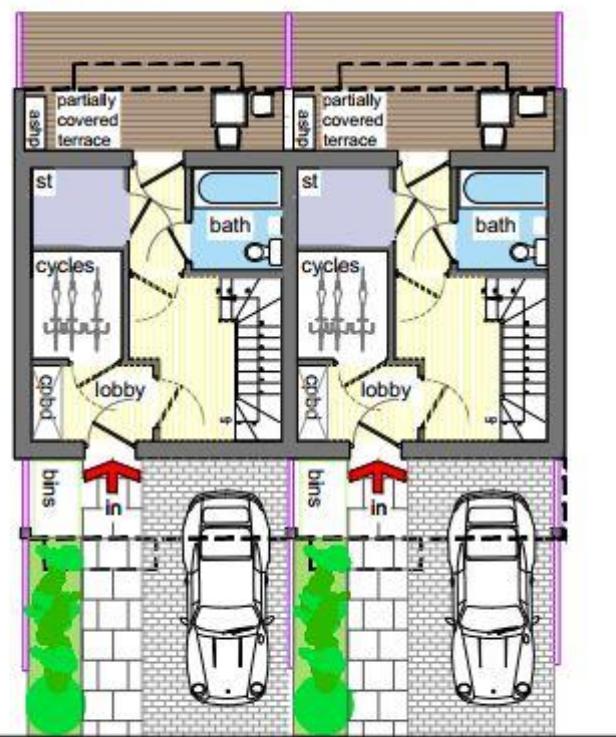


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## House plans terraced



GROUND FLOOR TERRACE OF 3



GROUND FLOOR SEMI-DETACHED

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## Outline flat plans



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