

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

Head Office • 30-31 Foundry Street • Brighton • East Sussex • BN1 4AT • Tel 01273 688 882

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All images, maps and plans are for reference purposes only and not to scale.

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

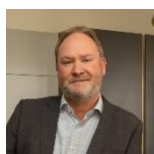
5. Structure of purchase

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



Steven Harvey

01273 645 772

steven@oakleyproperty.com



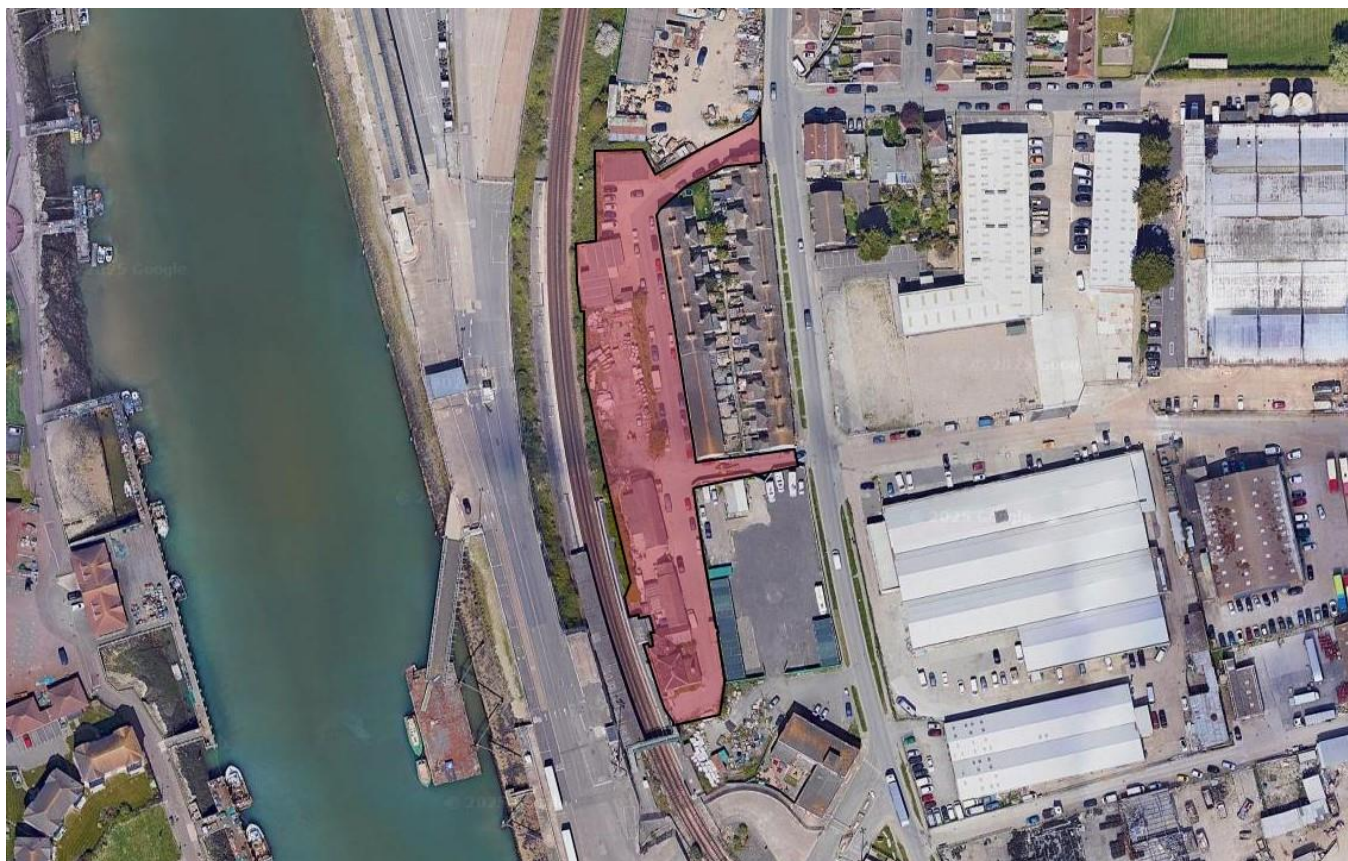
James Epps

01273 627 414

james@oakleyproperty.com



Identification plan



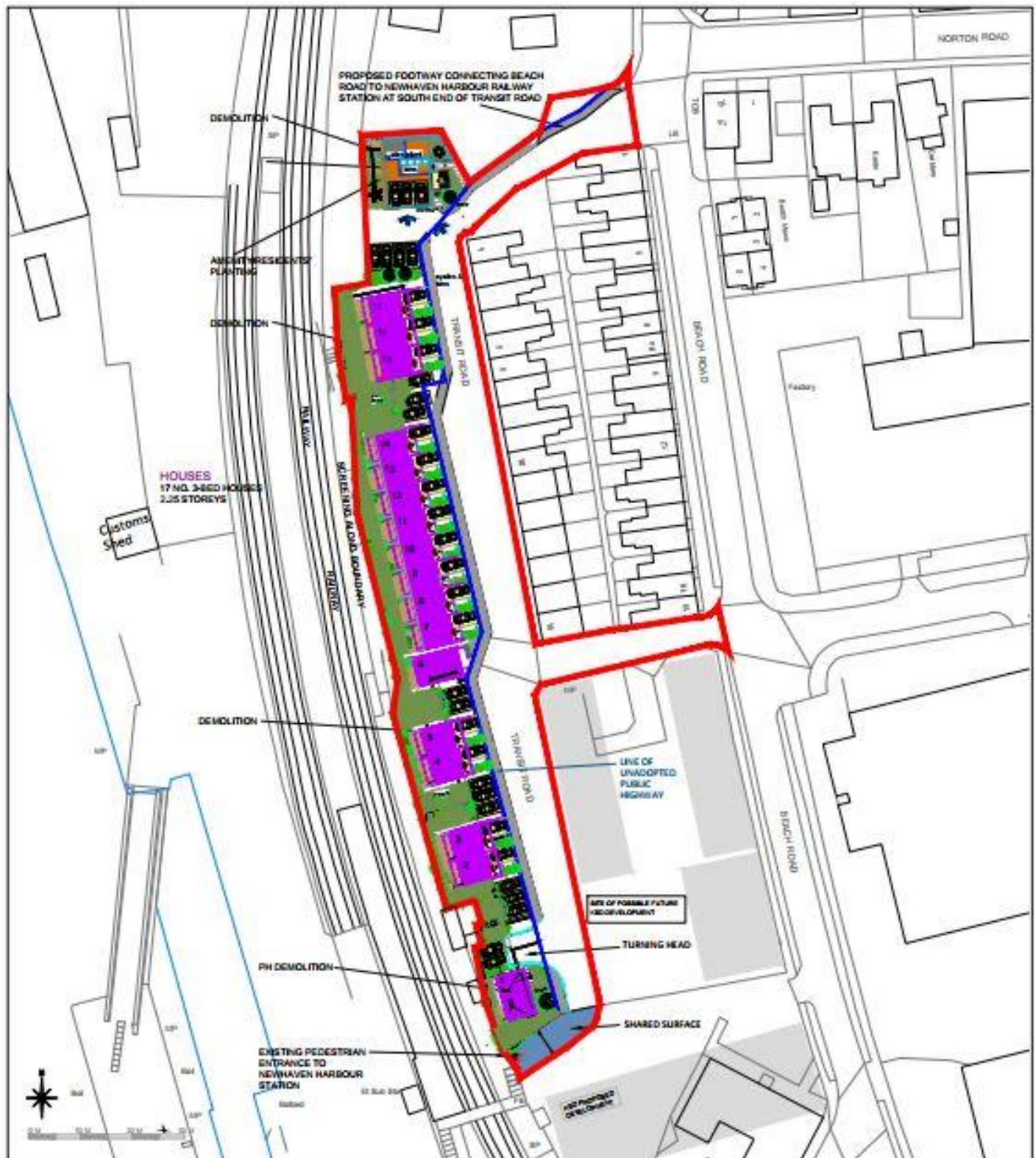
All images, plans, boundaries and measurements shown are for identification only, and are not to scale.

Block plan



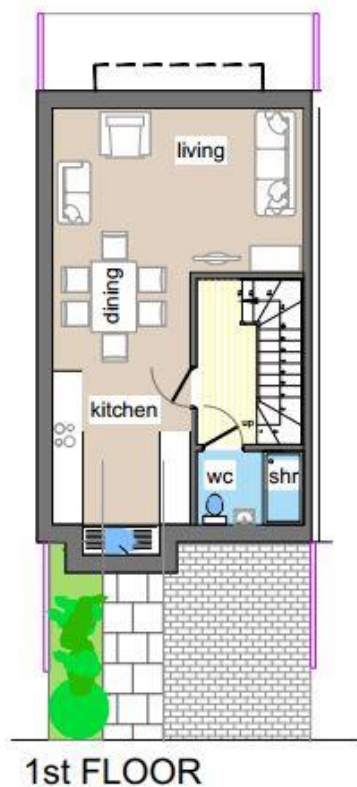
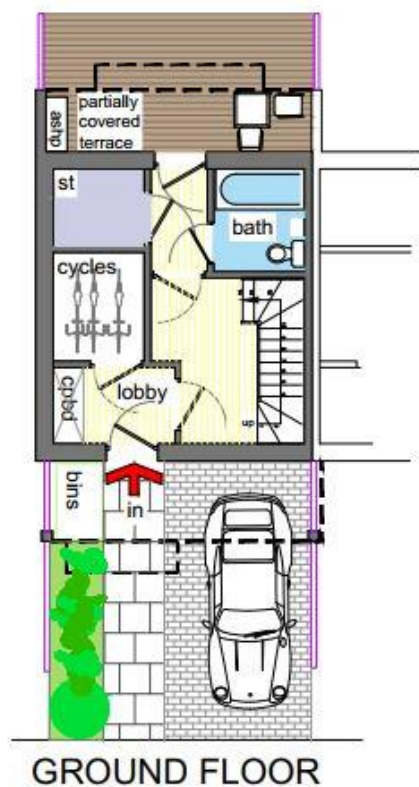
All images, plans, boundaries and measurements shown are for identification only, and are not to scale.

Site layout



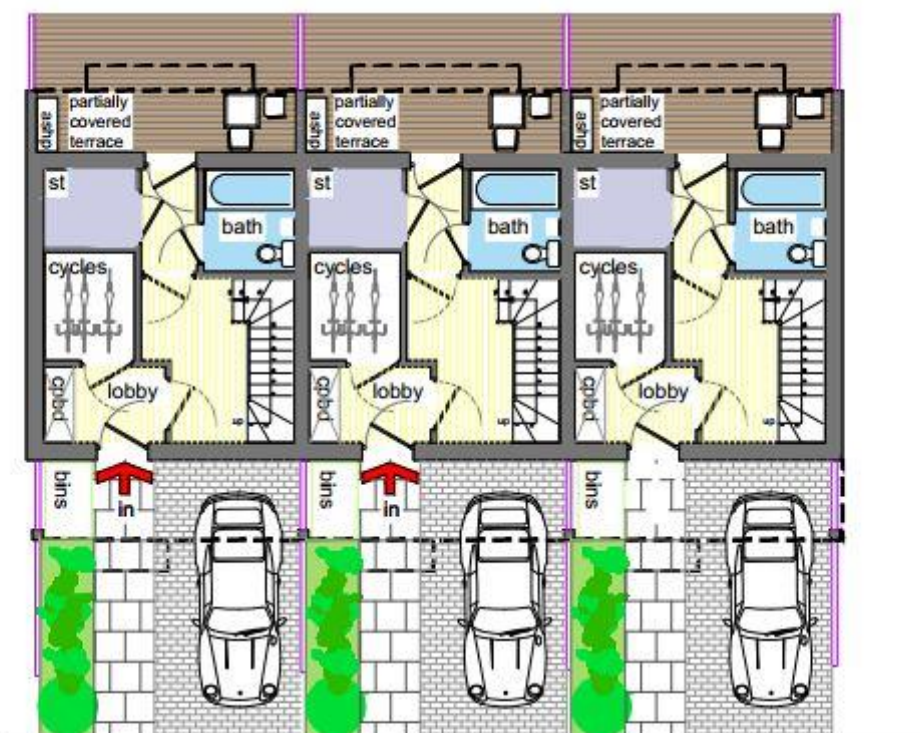
All images, plans, boundaries and measurements shown are for identification only, and are not to scale.

House plans

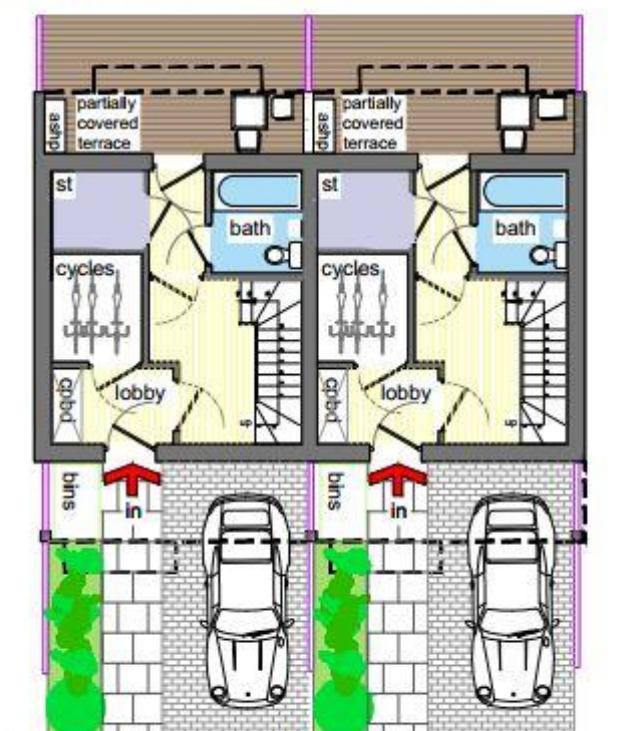


All images, plans, boundaries and measurements shown are for identification only, and are not to scale.

House plans terraced



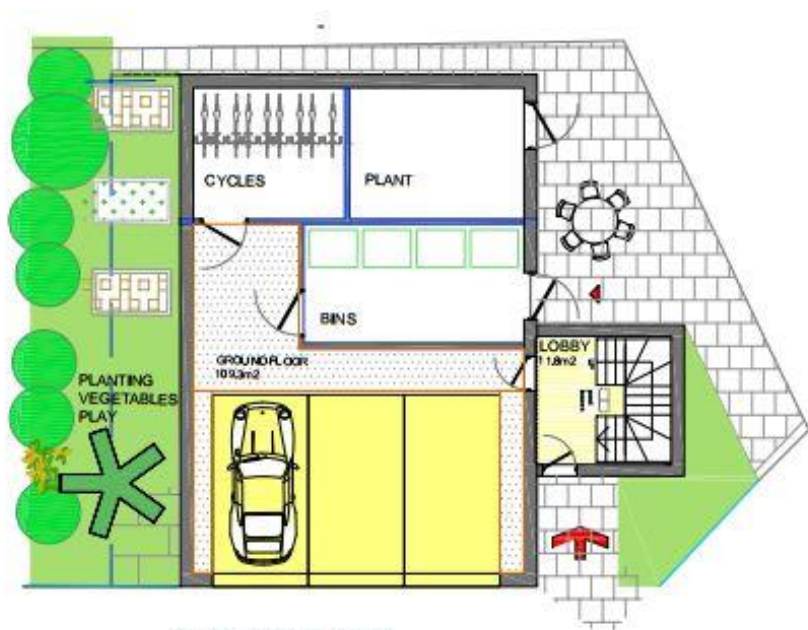
GROUND FLOOR TERRACE OF 3



GROUND FLOOR SEMI-DETACHED

All images, plans, boundaries and measurements shown are for identification only, and are not to scale.

Outline flat plans



GROUND FLOOR



1ST, 2ND AND 3RD FLOORS

All images, plans, boundaries and measurements shown are for identification only, and are not to scale.



Your Sussex Property Expert

Head Office - Commercial Property, Land & Development, Property Management & Professional Services

The Property Works
30-31 Foundry Street
Brighton BN1 4AT
T 01273 688882
E info@oakleyproperty.com

Brighton & Hove - New Homes

The Property Works
30-31 Foundry Street
Brighton BN1 4AT
T 01273 688881
E brighton@oakleyproperty.com

Brighton & Hove - Residential Lettings

The Property Works
30-31 Foundry Street
Brighton BN1 4AT
T 01273 688884
E lettings@oakleyproperty.com

Brighton & Hove - Residential Sales

3-6 North Road
Brighton
BN1 1YA
T 01273 688881
E brighton@oakleyproperty.com

Shoreham Property Hub - Residential Sales & Lettings, New Homes

6 Brunswick Road
Shoreham-by-Sea BN43 5WB
T 01273 661577
E shoreham@oakleyproperty.com

Lewes Property Hub - Residential Sales & Lettings, New Homes

14a High Street
Lewes, BN7 2LN
T 01273 487444
E lewes@oakleyproperty.com

The London Office Residential Sales

40 St James's Place
London
SW1A 1NS
T 0207 8390888
E enquires@tlo.co.uk

oakleyproperty.com



RICS



Oakley Property (Sussex) Limited is regulated by the RICS. Oakley and Oakley Property are trading names of the associated companies: Oakley Property (Sussex) Limited (Company No. 3295239), Oakley Property (Shoreham) Limited (Company No. 10860228) and Oakley Residential (Lewes) Limited (Company No. 09344024), whose registered offices are at 85 Church Road, Hove, East Sussex BN3 2BB. A full list of company directors is available on request and can be found on our website.