



**THE SUNDIAL RESTAURANT,**  
GARDNER STREET, HERSTMONCEUX, HAILSHAM, BN27 4LA



**Lambert  
& Foster**



TUNBRIDGE WELLS 21 MILES | GATWICK AIRPORT 38 MILES | BATTLE STATION 9 MILES

## **THE SUNDIAL RESTAURANT, GARDNER STREET, HERSTMONCEUX, HAILSHAM, BN27 4LA**

A rare and unique development opportunity comprising of a 6049 sq. ft. Grade II Listed restaurant and family home set in approximately 0.75 acres (TBV) of garden with Full Planning Permission and Listed Building Consent for its conversion into two semi-detached homes with garaging in a favourable position in the popular village of Herstmonceux.



## DESCRIPTION

Lambert & Foster are delighted to bring to market this substantial Grade II Listed house, currently operating as an established restaurant and family residence, with Full Planning Permission and Listed Building Consent to convert into two residential properties, in an ideal location in the sought-after village of Herstmonceux, East Sussex.

The Sundial Restaurant, which is set in approximately 0.75 acres (TBV) of garden with wonderful views across the surrounding countryside to the rear, has a total of 4,241 sq. ft. of internal living space set over two floors and a further 1,808 sq. ft. of basement space on the lower ground floor.

Full Planning Permission and Listed Building Consent have been approved (WD/2023/1729/F and WD/2023/1730/LB) to convert the entire building into one semi-detached five-bedroom family home and one semi-detached four-bedroom family home. There is ample allocated parking for several vehicles as well as a double garage being assigned to each property.

The proposed semi-detached houses have been carefully designed to incorporate bright and spacious living accommodation, storage and garaging over three floors.

The ground floor of the property has been in operation for several years as popular fine dining restaurant with the first floor being used as a four-bedroom family residence.

The property benefits from an exceptionally large garden with commanding views across the countryside and is approached via a private driveway.

The property is currently serviced by mains electric; mains water and mains drainage. There is an LPG gas for cooking facilities while two 2,500 litre oil tanks provide for the heating facilities.

To the west of the property a second development plot is in what is currently the restaurant car park. Planning permission is currently being sought for two further residential units comprising of two, two-bedroom semi-detached homes. This separate development is available to purchase via separate negotiation.









**PLANNING AND ARCHITECTURAL DRAWINGS BY  
BLOOMFIELDS CHARTERED TOWN PLANNERS**



**PLANNING:** Planning Permission for the subdivision of the restaurant was granted under application reference WD/2023/1729/F by Wealden District Council on 9th January 2024. That Permission is subject to a commencement date not later than 18 months from the date on which the permission was granted. The Planning Permission contains further planning conditions, including pre-commencement conditions relating to hard and soft landscaping, together with conditions relating to obscured glazing and parking prior to first occupation. Further information and copies of documentation can be obtained from the selling agent.

It should also be noted by prospective purchasers that a Listed Building Consent was also approved under application reference WD/2023/1730/LB granted by Wealden District Council on 9th January 2024. The Listed Building Consent covers the same works under the Planning Application WD/2023/1729/F. The Listed Building Consent contains conditions relating to details and interference between the dividing partition wall and the existing fabric of the existing building.



## PROPOSED ELEVATIONS



Proposed West Elevation



Proposed South Elevation



Proposed North Elevation

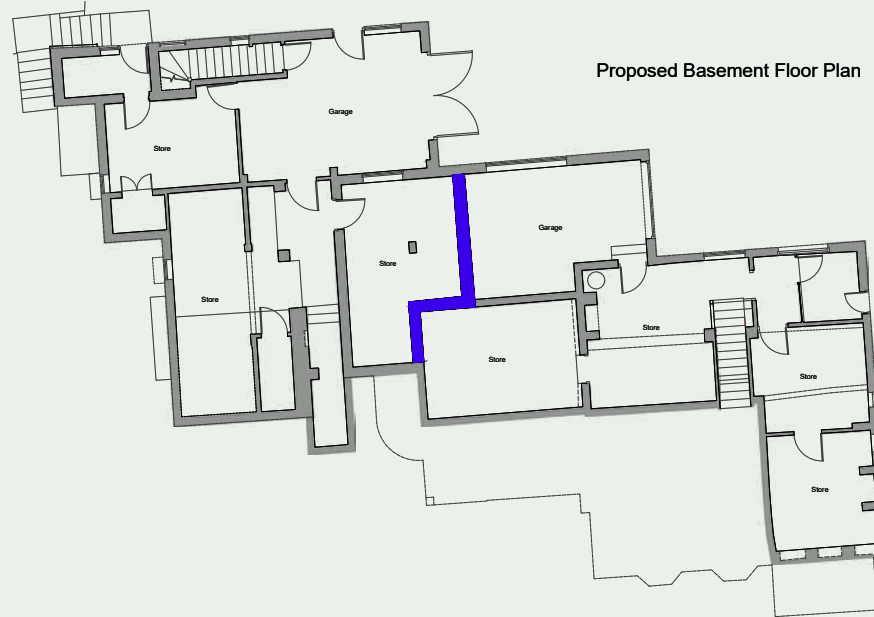


Proposed East Elevation

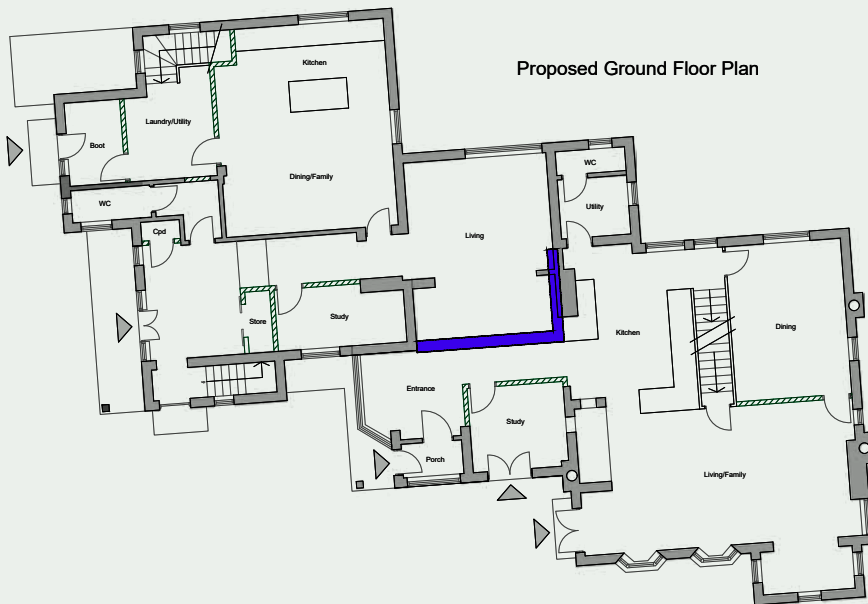
## PROPOSED FLOOR PLANS



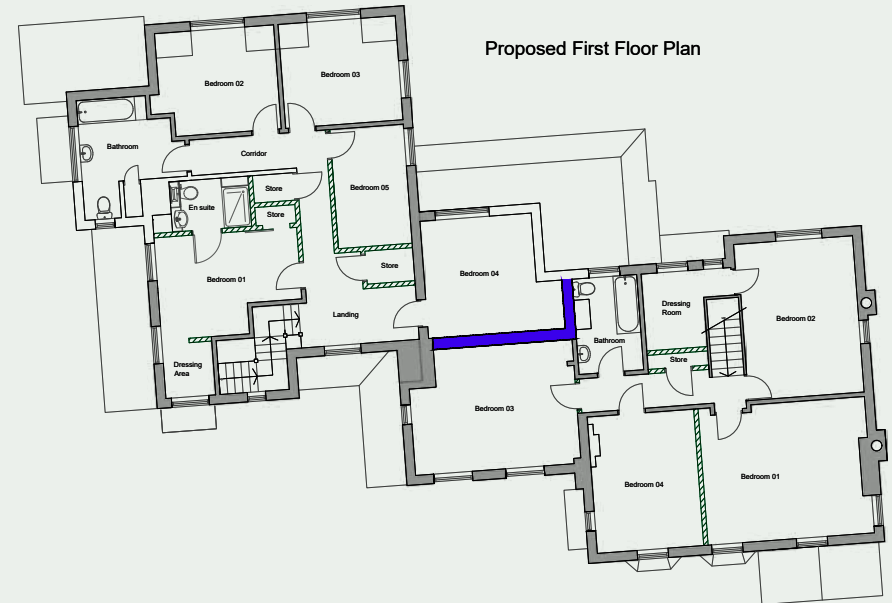
### Proposed Basement Floor Plan



### Proposed Ground Floor Plan



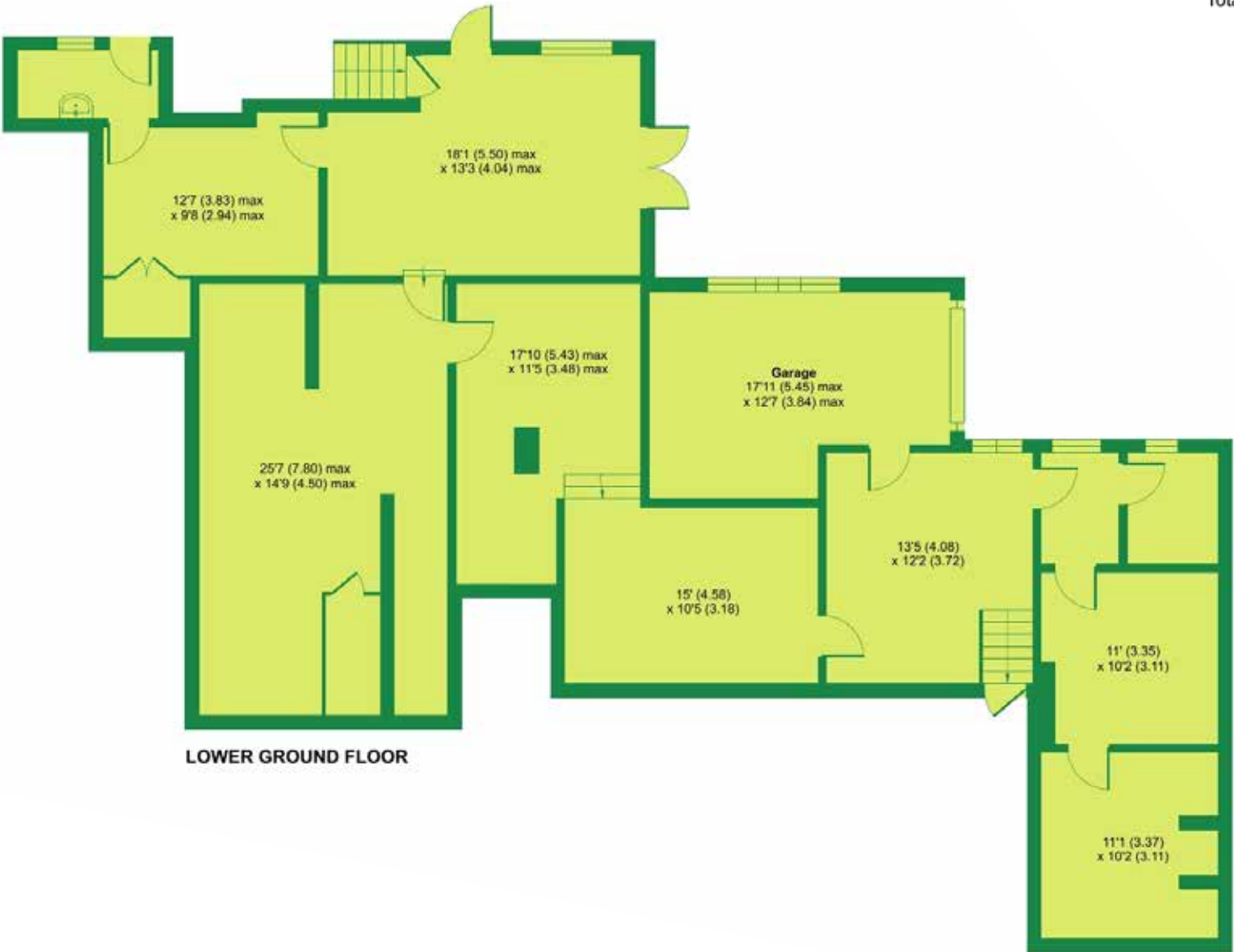
### Proposed First Floor Plan



FLOOR PLANS

The Sundial Restaurant, Gardner Street, Herstmonceux, Hailsham, BN27 4LA

Approximate Area = 1613 sq ft / 149.8 sq m  
Garage = 195 sq ft / 18.1 sq m  
Total = 1808 sq ft / 167.9 sq m  
For identification only - Not to scale

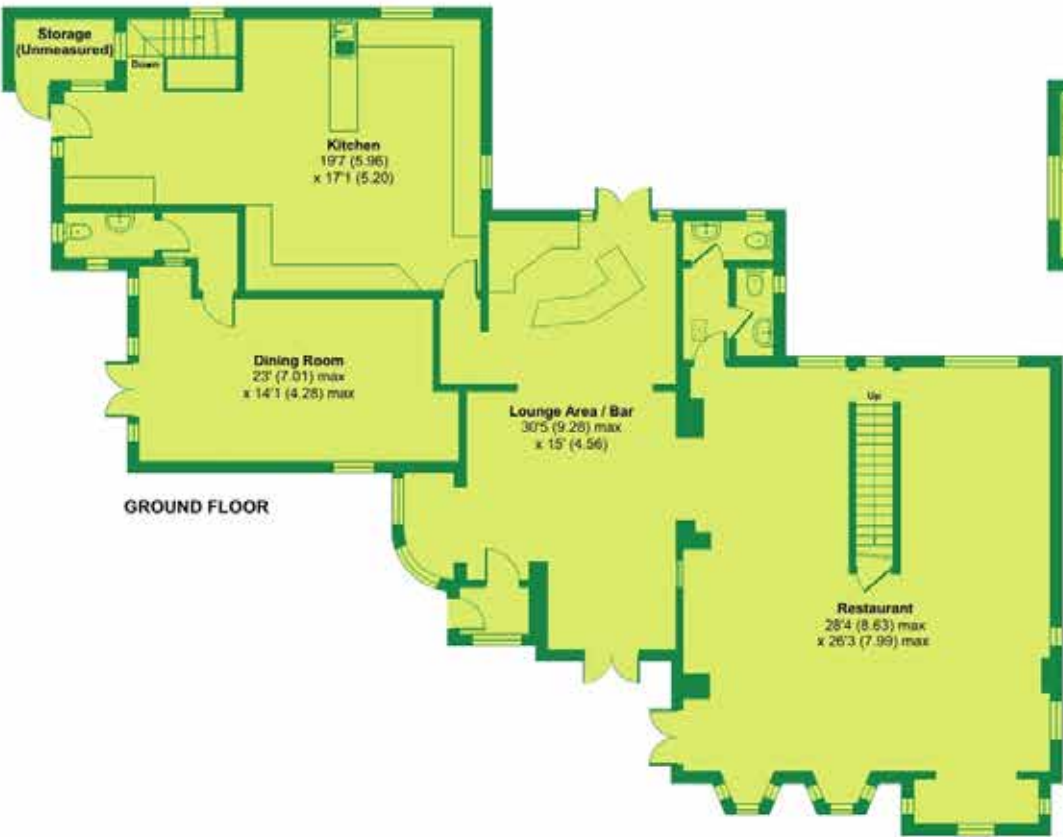


FLOOR PLANS

The Sundial Restaurant, Gardner Street, Herstmonceux, Hailsham, BN27 4LA



Approximate Area = 4175 sq ft / 387.8 sq m (excludes storage)  
Limited Use Area(s) = 66 sq ft / 6.1 sq m  
Total = 4241 sq ft / 393.9 sq m  
For identification only - Not to scale



Denotes restricted head height

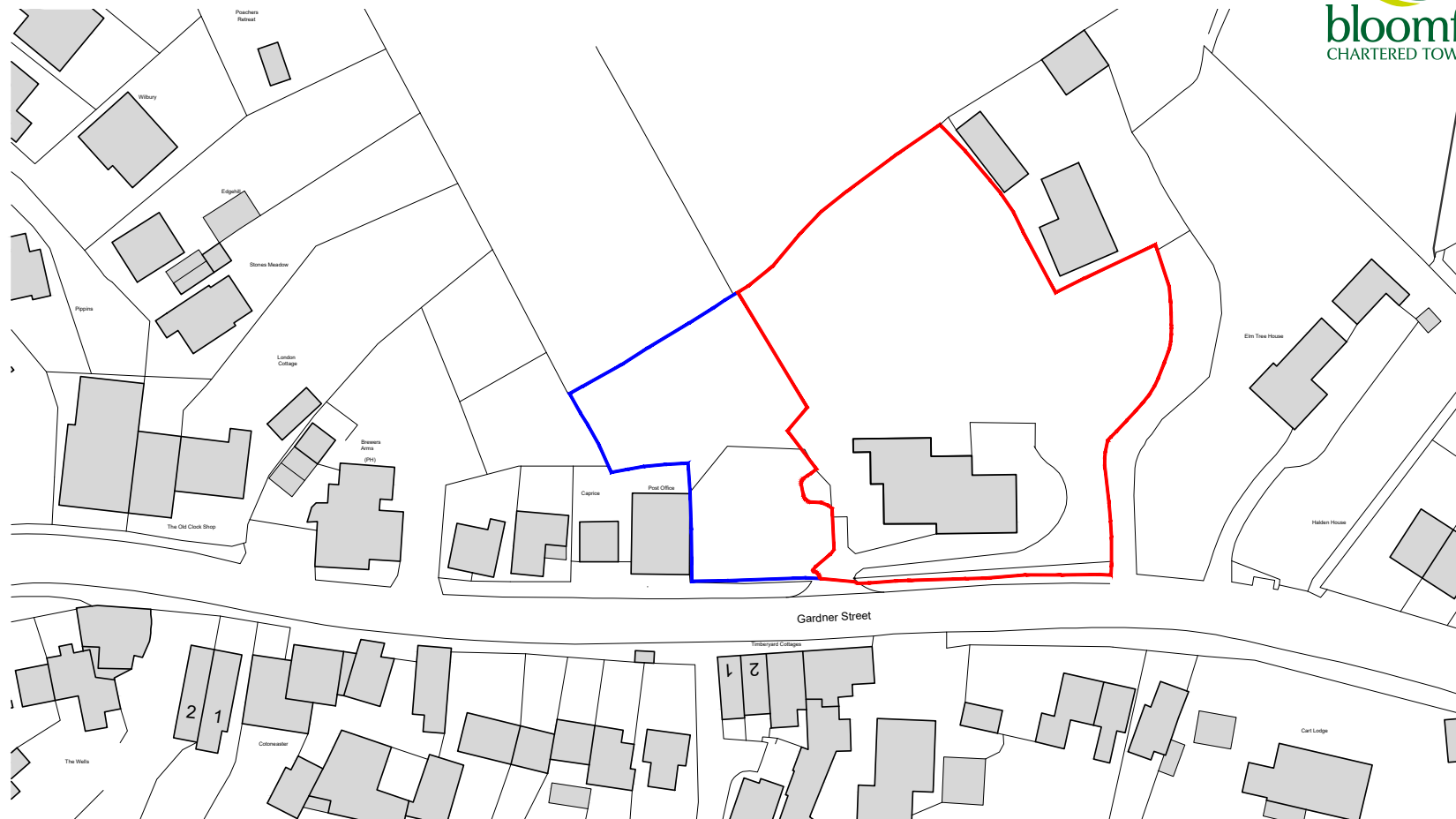


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lambert and Foster Ltd. REF: 1197676

## SITE PLAN



## SITE PLAN



1:1250



**VIEWING:** By appointment only. Sussex Office: 01435 873999.

**WHAT3WORDS:** REPLAYED.KIND.JUICES

**TENURE:** Freehold

**SERVICES & UTILITIES:** Electricity supply: Mains. Water supply: Mains.

Sewerage: Mains. Heating: Oil. Cooking: LPG Gas

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

**LOCAL AUTHORITY:** [www.wealden.gov.uk](http://www.wealden.gov.uk)

**COUNCIL TAX:** Band C

**FLOOD & EROSION RISK:** Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information.

**PHYSICAL CHARACTERISTICS:** Brick elevation with tile roof.

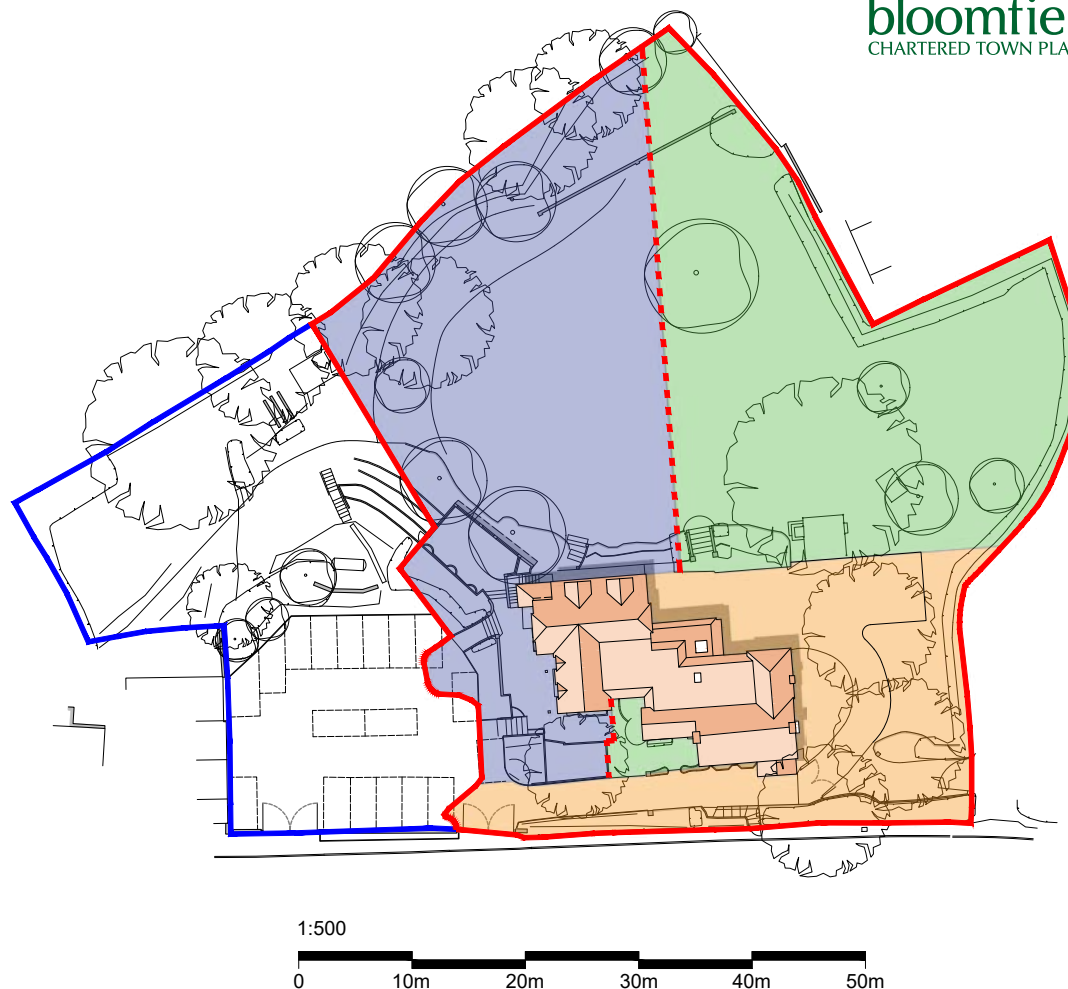
**MATERIAL INFORMATION:** Japanese Knotweed has been identified on the site. A full management plan is being prepared – for more information speak to our Sussex office.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

## PROPOSED OWNERSHIP DIVISION



**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.



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