

An aerial photograph showing a large, modern residential development site. The site is a multi-story brick building with a dark roof and several dormer windows. It is surrounded by lush green trees and a road. In the background, there is a town with various buildings, including a church with a tall spire. The sky is blue with some clouds.

GPS

commercial

Ref: 31206

Freehold Price: £1,250,000
Fully Consented Development Site for 34 Apartments

Fully Consented Development Site with Planning Permission for 34 Apartments

Freehold Price: £1,250,000

Viewing by appointment: Please contact 01323 727271 or email info@gps-direct.com

Summary

A fully consented development opportunity situated in the centre of Hailsham, East Sussex with detailed planning permission secured for the creation of 34 one and two bedroom apartments ([WD/2023/2020/MRM](#)). The approved scheme provides for two new purpose-built blocks, and the sensitive conversion of a former Victorian Drill Hall. All the necessary demolition works have been completed under separate consent ([WD/2023/0858/F](#)), ensuring that the site is ready for immediate development. The proposed development has a projected Gross Development Value of £8m, offering an attractive investment proposition.

Location

Hailsham is a thriving and well-connected market town at the heart of the Wealden district, with excellent accessibility to Lewes, Tunbridge Wells and Eastbourne. The town is recognised for its vision of a “10-minute town,” with an excellent range of shopping, leisure, hospitality and commercial facilities all within easy walking distance of the site.

The site itself occupies a prominent position close to the town centre on one of the principal approaches into the town from the A22, benefiting from strong visibility and convenient access. To the west, the site adjoins the Cuckoo Trail, a popular and well-used walking and cycling route, while to the east it is bounded by a mix of office and retail uses, including the established Neptune interiors showroom.

Tenure

Freehold



Location Plan



Accommodation
 16N° one bedroom two person flats
 18N° two bedroom three person flats
Total 34N° Flats
 17N° parking spaces

Block A

Block B

Block C

Cycle and Bin Stores

Communal Amenity

Entrance

Bin store

Entrances

Access to existing flats

Neptune House

Key

Client
 Sturton Place Limited

Project description
 Site redevelopment

Drawing title
 Proposed Site Layout

Scale
 1:100 @ A1

Job No
 3071

Drawing No
 06

Revision
 1

Project address
 Sturton Place
 Hailsham
 BN27 2AU

Client
 CKA Architectural Limited
 36 Church Street, Hailsham, BN27 1HS
 www.ckaa.co.uk 01323 729516

Revision
 1:1000222 Final
 2:1000222 New
 3:1000222 Update
 4:1000222 Update



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