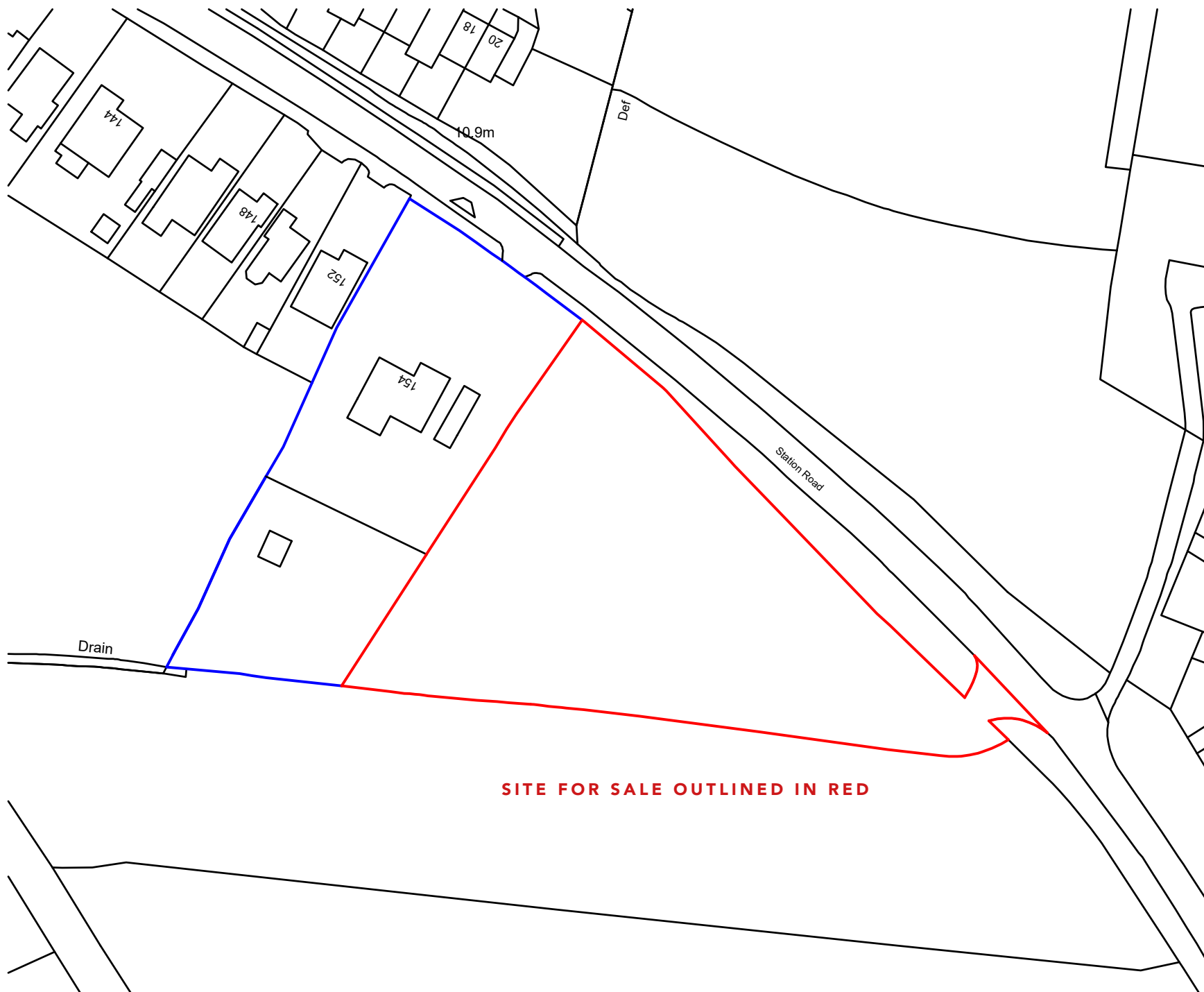
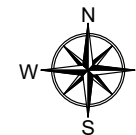




**RESIDENTIAL DEVELOPMENT OPPORTUNITY**  
LAND AT 154 STATION ROAD, HAILSHAM, EAST SUSSEX



**Lambert  
& Foster**



**SITE FOR SALE OUTLINED IN RED**

## LAND AT 154 STATION ROAD, HAILSHAM, EAST SUSSEX, BN27 2SB

Outline Planning Permission for up to 9 detached residential properties (no affordable) in a semi-rural location on the edge of the growing town of Hailsham.

**GUIDE PRICE £700,000**



### LOCATION

The site is located on the south eastern edge of the thriving town of Hailsham in a semi-rural location on Station Road. Hailsham is a well-appointed market town with a good range of supermarkets, shops and leisure facilities, together with primary and secondary schools.

### AMENITIES

Extensive local shopping, leisure and educational amenities are situated within Hailsham town centre, which lies approximately 0.5 miles from the site. The town centre has a range of supermarkets, as well as many independent shops, cafés and pubs. Hailsham is well served by a number of primary and secondary schools and has a large leisure centre. The local agricultural sector has had close connections with Hailsham for many centuries, as a result of its location on the edge of Sussex Weald, with weekly livestock markets continuing to this day.



## DESCRIPTION

The site for sale extends to 0.38 hectares (0.93 acres) and is offered for sale by the family who have owned it for many decades. The site benefits from direct access from the public road and outline consent for 'up to 9' residential units.

The indicative 9 unit scheme, provided to assist the local authority in determining the application, comprises four semi-detached three bedroom houses and, five detached four bedroom houses.

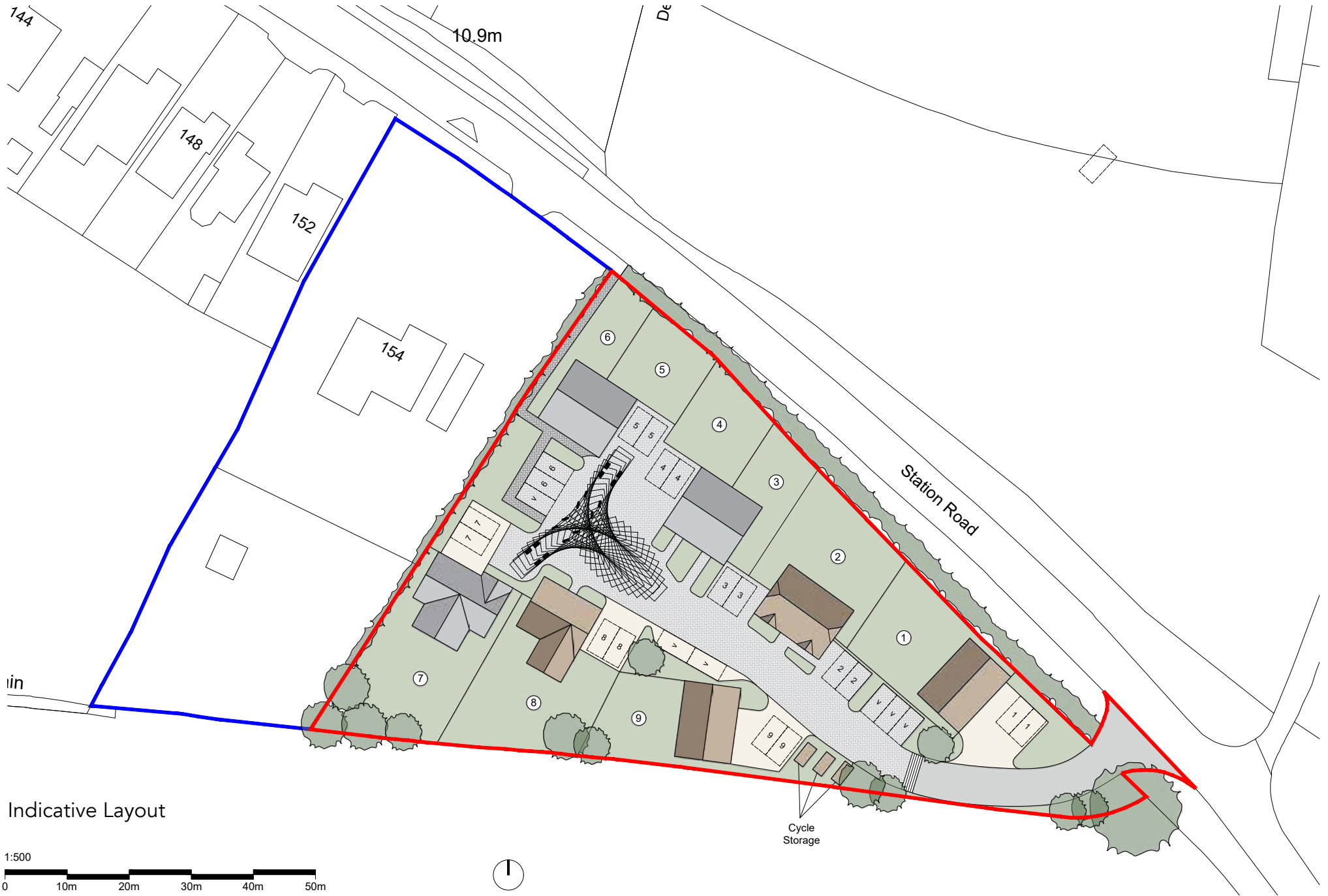
The site offers a flexible opportunity for developers to pursue detailed planning consent for an open market scheme of their own choosing and design.

## PLANNING

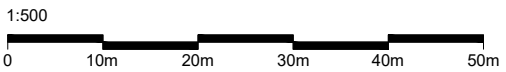
The site benefits from a resolution to grant an outline planning permission for up to 9 dwellings, from Wealden District Council (reference WD/2023/0699/O). The Resolution to Grant was provided by Wealden District Council on 7th July 2023. The consent will be granted subject to conditions and Section 106 agreement concerning Highway Conditions only (please refer to the Data Pack for more information).

This outline application had all matters reserved except for access. Whilst an indicative scheme and layout (as shown in these sales particulars) was provided to assist Wealden District Council in determining the outline application, it will be for a purchaser to determine the precise composition of any future development when making a detailed planning application.





Indicative Layout



## SERVICES

Prospective purchasers are advised to make their own enquiries as to the location and suitability of nearby service connections, but it is understood that mains electricity, water and drainage are available, adjacent to the site.

## METHOD OF SALE

Unconditional offers are invited for the freehold interest of the site as a whole.

## TENURE

The freehold of the site is being sold with vacant possession on completion.

## DATA PACK

Full. A planning pack can be sent on request, or planning information could be downloaded directly from the Wealden District Council planning website.



## PLANNING CONSENT WAS OBTAINED FOR THE VENDOR BY BLOOMFIELDS CHARTERED TOWN PLANNERS

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## 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.

## 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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