



125

— YEARS OF —

**Lambert  
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**PLOTS 87 & 88 THE HIGHWAY**  
NEWHAVEN, EAST SUSSEX BN9 9UD



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## PLOTS 87 & 88 THE HIGHWAY, NEWHAVEN, EAST SUSSEX, BN9 9UD

An amenity plot located on the outskirts of the coastal town of Newhaven with far reaching views over the English Channel. Extending in all to some 0.11 acres (0.05 hectares)

For Sale by Informal Tender – Closing Date for Offers – Noon Wednesday 28<sup>th</sup> May 2025

GUIDE PRICE £20,000 FREEHOLD

**DESCRIPTION:** The land at Newhaven, Plots 87 & 88 comprises a broadly rectangular block of amenity land extending in all to some 0.11 acres (0.04 hectares). The land is accessed via The Highway and has far reaching views of the Channel. A short distance from the land are the coastal towns of Newhaven and Peacehaven which benefit from an extensive range of amenities.

**METHOD OF SALE:** The property is offered for sale by Informal Tender. Unconditional offers must be submitted by noon on Wednesday 28<sup>th</sup> May 2025, using the attached form. For any queries, please contact the selling agent.

**DIRECTIONS:** From the Brighton Road (A259) heading west out of Peacehaven take the left hand turn onto Upper Valley Road and continue for 0.1 mile before bearing right onto The Highway. Continue along this dirt track for 0.3 miles before reaching the land on the left hand side.

**LOCAL AUTHORITY:** Lewes District Council (01273 471600). 6 High Street, Lewes, East Sussex BN7 2AD.

**VIEWING:** At any reasonable time during daylight hours. Contact Will Jex for more information. Paddock Wood Office 01892 832325 (Option 3)

**WHAT3WORDS:** The land can be located at [///blockage.windmills.jets](https://www.what3words.com/blockage.windmills.jets)

**TENURE:** Freehold with vacant possession.

**SERVICES & UTILITIES:** The property is not connected to any services. The Purchaser should rely on their own enquiries as to the availability of local services.

**FEES:** In addition to the agreed sale price the purchasers will contribute £1,000 + VAT to the sellers legal fees.

**FLOOD & EROSION RISK: Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None (Visit [flood-map-for-planning.service.gov.uk](https://www.flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

**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.

**MONEY LAUNDERING REGULATION:** 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. 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.



OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



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