



Development Site - 1 South Coast Road, Peacehaven East Sussex, BN10 8SX

A vacant and secured development site extending to just over 1 acre located on the arterial Coast Road in Peacehaven.

The site was cleared a number of years ago and has the benefit of previous and current residential approvals, including a consent for 26 Houses and 32 C3/C2 homes. Given the size and setting the site would also suit a variety of alternative uses including retail, storage and care.

Offers invited - Guide Price £2,500,000

The Property

Currently vacant and secured the site extends to just over 1 acres and was formerly a sprawling motel and petrol filling station. Clean-up work has been completed to remove the former petrol tanks and the structures on the site. Due to these excavation works, and the general topography of the site, the land slopes away from the entrance, which results in uninterrupted views of the English Channel.

Proposal

The current planning permission is for a mix of 32 x C3 residential homes and C2/C3 flexible supported living units (LW/23/0276). Our client had intended to offer these supported living units to a local occupier but they have now been homed elsewhere in the district; therefore, this site has become surplus to requirement.

Previous approved planning permissions include 26 Houses (LW/15/0462) and a mix of houses and apartments (LW/06/0142).

CGI of approved plans LW/23/0276 - 32 houses and apartments



Offers are invited for the site based on purchasing the shell company which owns the land or the land freehold with vacant possession.

Location

Located on the Eastern edge of Peacehaven the site gives easy access to nearby Newhaven, Lewes and Brighton. The A259 Coast Road connects many of the coastal towns along the Sussex coast.

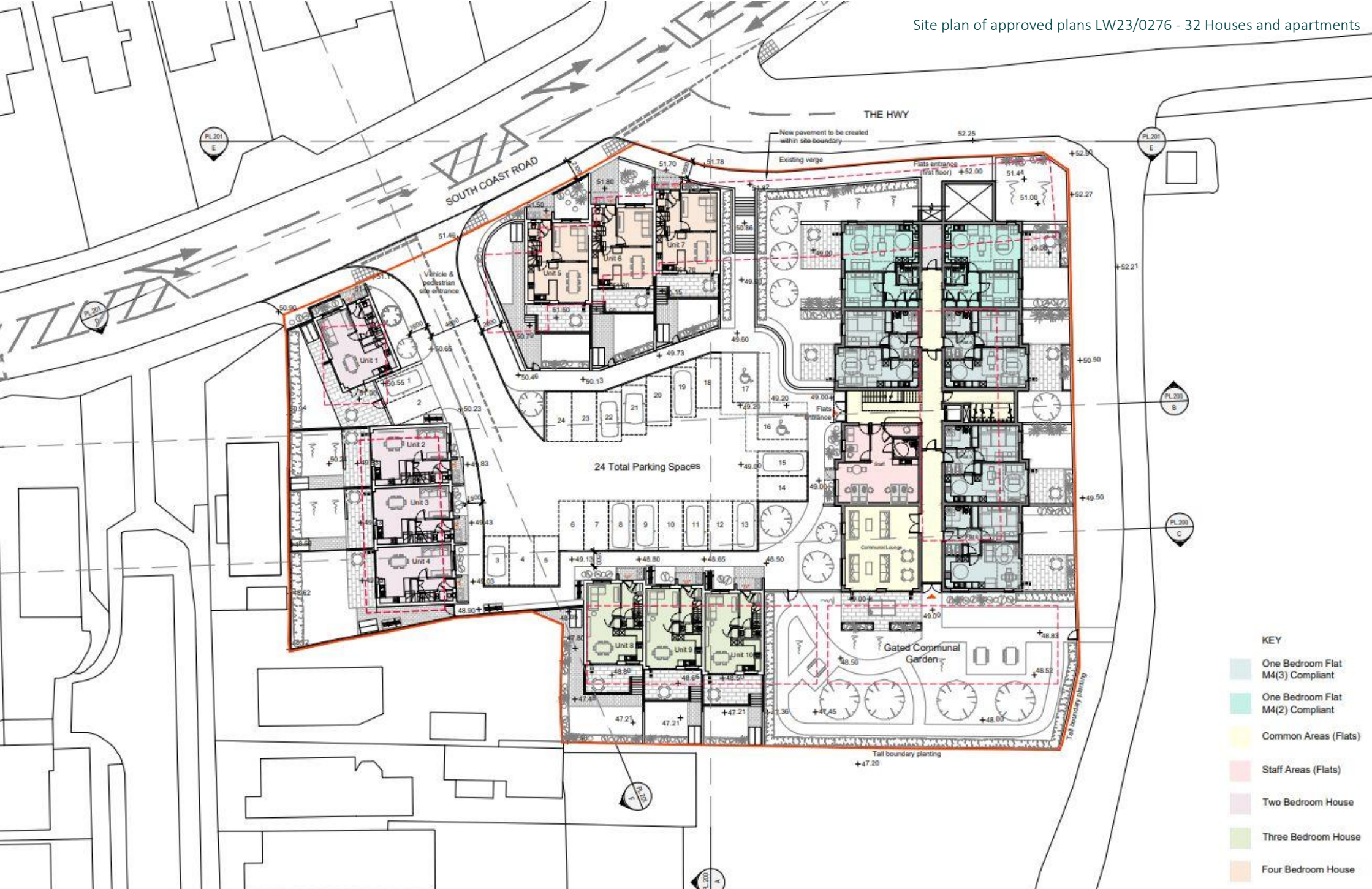
Peacehaven is a popular coastal town with dynamic sea views from many vantage points with access to the South Downs National Park and surrounding countryside.

Contact

Contact Matthew at The Land & New Homes Organisation for access and further details matthew@landandnewhomes.org - 07810 445543

NOTES: 1 All measurements shown in these particulars are approximate. 2 Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check Information. Do so, particularly if you are contemplating travelling some distance to view the property. 3 The mention of any appliance and/or services in these particulars does not imply that they are in full working order.

For the vendors property whose agents we are, give notice that: 1 The particulars are produced in good faith, are set out as a general guide only and do not constitute a part of a contract. 2 No person in the employment of or agent of or consultant has any authority to make or give any representation or warranty whatever in relation to this property.







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CGI of approved plans LW15/0462 - 26 Houses



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