



Land on the South Side, Wallsend Road, Pevensey, East Sussex. BN24 5NX. **p.o.a. freehold**

Strategic land amounting to 2.3 acres and considered to offer development potential for twenty to twenty five dwellings. Recently re-submitted to Wealden District Council's extended call for sites. This sustainable and well located site is within level walk of local amenities and mainline rail connections. Conditional offers are invited subject to planning permission for residential development.

Description

The land at Wallsend Road, Pevensey extends to 2.3 acres and has been actively promoted for residential development, previously submitted to Wealden District Council through the 2018 and 2023 (SHELAA) strategic housing land availability assessment. Whilst in both cases the site was unsuccessful due to flood risk concerns, the site has more recently been resubmitted to Wealden District Council on the basis that the flood risk categorisation is outdated on account. Pevensey levels has a maintained coastal defense and housing on this site is fully supported by Pevensey Parish Council.

This gentle slopping site, that is never known to have flooded, offers sufficient space for BNG requirements and is well located for pedestrians, close to the mainline station and within just a short walk of the centre of Pevensey with its wide range of amenities.

Adjoining other residential properties, the site is considered to be a viable infill site for Pevensey and could provide much needed homes to support Wealden District Councils emerging plans and current housing supply shortfall.

We are advised that all mains services are available in the locality and conditional offers are invited subject to obtaining a residential planning consent by way of an option (terms to be agreed).

Directions

From the A259 heading west from Bexhill, at the Pevensey roundabout proceed to Pevensey on the A259 where the site entrance will be found on the right shortly after Church Lane. What3Words:///toolbar.gives.scribbled

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Viewing is strictly by appointment. To arrange a time please telephone:
01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.