

Land off Fryatts Way, Bexhill, East Sussex

A prime residential development site with planning permission for 210 dwellings



Location

Located off a favoured cul-de-sac adjoining Highwoods Golf Course, the site is situated on the North West fringe of Bexhill within a short distance of the Town Centre and close to Cooden Beach. Bexhill provides a good mix of shops with a more extensive range available at Hastings to the east and Eastbourne to the west with Brighton further along the coast.

There are mainline train stations direct to London from Cooden Beach, Polegate and Battle. Train services to Gatwick also run from Cooden Beach and Polegate. The Eurostar can be boarded at Ashford International Station which is approximately 50 minutes by car with the Channel Tunnel being 1 hour by car and Channel Ports 1 hour 15 minutes by car.

There is a very good choice of schools in the area in the state and private sectors. Most of the private sector schools offer pick up from Little Common village which is approximately 2 miles distant.

Leisure facilities in the area include sailing at Bexhill and Pevensey Bay, sailing clubs with large boats at Eastbourne and Brighton Marinas, golf at Highwoods, Cooden, Eastbourne and Hastings and at the East Sussex National Golf Club just south of Uckfield.

Bexhill 2 miles
Eastbourne 10.5 miles
Cooden Beach Station 2 miles
London Victoria approximately 1 hour 45 minutes

Tenure

The land will be sold freehold with vacant possession. Registered title numbers ESX145361 and SX151421.

Technical Pack and Information

Access to the data room is available upon request containing a copy of the planning consent and all associated supporting planning and technical information reports.

Phase Two Site Investigation

A phase two site investigation has been commissioned and this report will be provided prior to the offer date.

Services

All mains services are available for connection.

VAT

The land owners and promoters acknowledge that VAT will be payable in addition to the purchase price and the land owners will present their option to tax to the house builder/purchaser prior to completion.

Method of Sale

The site is being offered freehold with vacant possession on a subject to contract basis. Any conditions should be clearly stated. From the chosen shortlist applicants will be invited for an interview and to submit their best and final offer, the offers will be scrutinised before a preferred developer is selected.

DEADLINE

Offers are invited to be submitted by 3rd May 2023

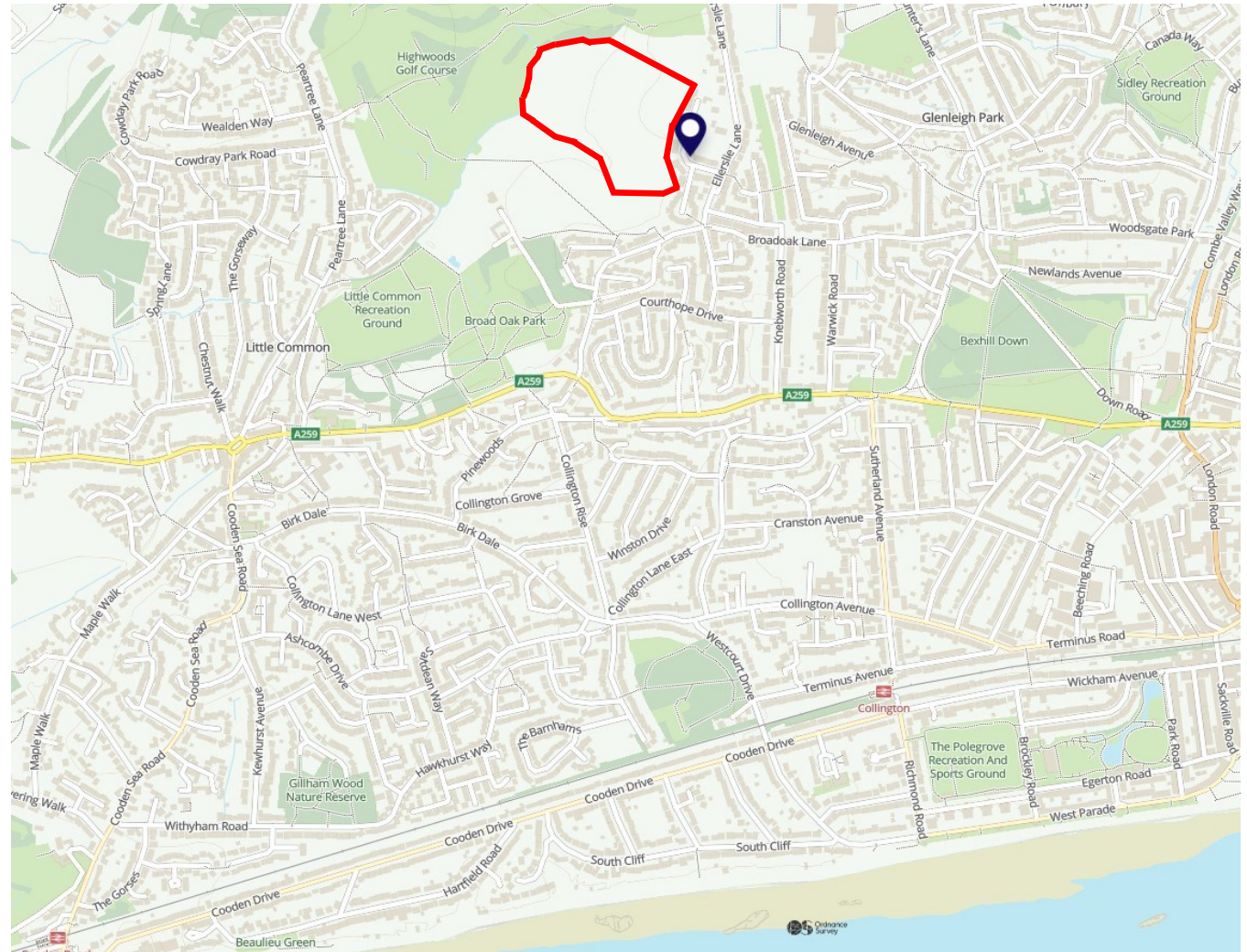


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Viewings

Unaccompanied viewings during office hours or by appointment with Campbells, details above.
All viewings are entirely at applicants own risk.

Agents Note

The sales particulars are a general guide and should not be relied upon for any other purpose.
All measurements are given as a guide and no liability can be accepted for any errors arising from them.