



DEVELOPMENT SITE TO THE REAR BUFFALO BILL'S, THE FORGE, HEATHFIELD ROAD, HALLAND, EAST SUSSEX, BN8 6PW

- **DEVELOPMENT OPPORTUNITY FOR SALE**
- **PLANNING POTENTIAL FOR A RESIDENTIAL DEVELOPMENT, SUBJECT TO PLANNING**
- **EXISTING CONSENT FOR A HOTEL EXTENSION WITH ADJOINING LAND**
- **APPROX 0.50 ACRE**

Colyer Commercial
CONSULTANT SURVEYORS

Development Consideration

- Existing planning consent for two hotel buildings with one block comprising 8 bedrooms and another 27 bedrooms.
- Potential for a residential flat scheme or retirement living on the site subject to obtaining planning consent.

Location

The site is located in Halland on the A22 adjacent to a roundabout where the A22, Eastbourne Road, is crossed by the B2196. The site is serviced by several bus routes providing access to the towns of Lewes and Hailsham to the south and Uckfield to the north. Onward connections from these locations are then possible to the coast or into London.



Site area edged in red. Access road shaded in grey.



Description

The site is approximately 0.5 acre and is located to the north of the Forge Hotel and Buffalo Bills Restaurant. The rear land is currently used redundant space under utilised by the current hotel operators.

The vendor will be retaining the existing access roads but would provide a right of way to the site.

Town Planning - Application Number:WD/2009/0881/MAJ

Planning was granted for a hotel extension and it is considered that this approval has been implemented by the start of works on the Bin/Cycle/Laundry and workshop store with the installation of strip foundations. A certificate of existing Lawful Use Issued on 29th June 2018 is available and proves that the Council are satisfied the works have commenced.

Hotel extension by erecting two separate blocks as follows: 8 unit block of 1-bed room over two floors, layout and appearance as existing hotel . 27 Unit block over two floors comprising 17 No 1-bed suites and 10 No 1-bed rooms, ground floor main reception, ground and first floor seating area, within roof space- 3 No conference rooms, staff room, office, meeting room, male and female WC's, Lift to all floors.

The hotel consent relates to the wider combined site (including the adjoining land but it does establish that consent has been granted to develop the site. Further information upon request.

Residential Development Potential- Low rise apartments or several detached houses.

We understand from our clients that the area being offered is approximately 0.5 acres, subject to formal measurement.

Development of this area would follow the pattern of development round this busy roundabout. Vehicular access exists to the hotel from both the B2192 and the A22. Ancient woodland adjoins the site to the north and wraps around a large section of the eastern part of the site which precludes development beyond the existing hotel site.

If residential development is sought then this could be in the form of low rise apartments or a scheme of detached houses. In 2018 planning permission was refused for a three storey building with provision of 21 no flats and associated landscaping and parking. See application WD/2018/0320/MAJ

We consider that there maybe potential for a different scheme, subject to planning.

Interested parties should make their own enquiries to the Planning Authority for a proposed development of the site.

Guide Price

Guide price on application. Offers are invited for the freehold interest on an unconditional or conditional basis.

Tenure

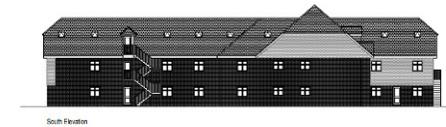
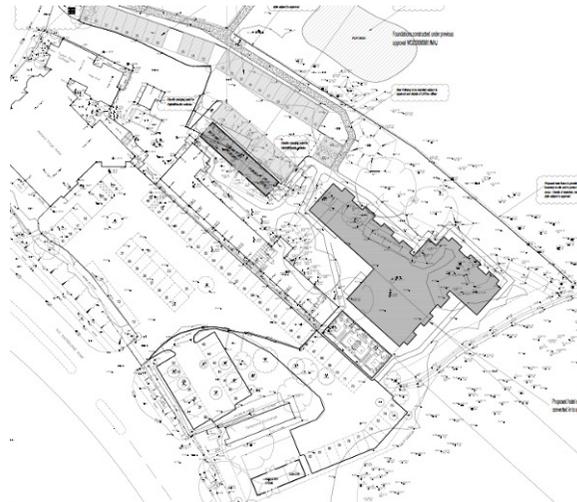
Freehold.

VAT

VAT will NOT be charged on this sale.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT ONLY WITH THE VENDORS AGENTS

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