

RUSH
WITT &
WILSON



**The Old Brewery Wish Ward, Rye, East Sussex TN31 7DH
Guide Price £525,000**

Rush Witt & Wilson are pleased to offer the opportunity to acquire a substantial period building in the heart of Rye.

The property comprises the major part of a Grade II Listed warehouse, thought to date from the early 1800s and arranged over three floors.

Planning permission has been granted for the refurbishment and conversion into a single residential dwelling with ground floor garaging.

The building may be suitable for other commercial / residential purposes, subject to necessary consents being obtained.

Planning details and plans are available on request. For further information and to arrange a viewing please contact our Rye Office 01797 224000.

Locality

Situated in the Ancient Cinque Port town of Rye on the South Coast, convenient for the town centre with the railway station also within walking distance.

The town offers a wide range of daily amenities to include a bustling high street where there is an array of specialist and general retail stores, supermarket, primary / secondary schooling and sports centre with indoor swimming pool.

Rye also boasts the famous cobbled Citadel, working quayside and weekly markets. Beautiful undulating countryside borders the town, containing many places of general and historic interest.

At nearby Rye Harbour there are mooring and launching facilities available and there is also access via the nature reserve to miles of open shingle beach, this forms part of the stunning coastline of the Rye Bay which is also home to the famous Camber Sands.

The Old Brewery

Attached Grade II Listed building with brick elevations beneath a tiled roof.

EXISTING LAYOUT

Ground Floor

Vehicular access to the front. Inter connecting rooms. Stairs rise to the first floor.

First Floor

Open plan with windows to the front. Stairs rise to the second floor.

Second Floor

Open plan mezzanine style with windows to the front and rear. Gallery.

Planning

Planning was granted on 1st June 2023 - Reference No: RR/2022/2557/P

Listed Building Consent was also granted RR/2022/2558/ L

PROPOSED LAYOUT AS CONSENTED

Ground Floor

Lift and stairs to all floors.

Garaging

A door to the front would lead to a turntable and parking for two cars.

Utility Room

Gym

First Floor

Bedroom with ensuite and balcony

Bedroom with ensuite

Bedroom

Family Bathroom

Study / Library

Second Floor

Open plan living space and kitchen.

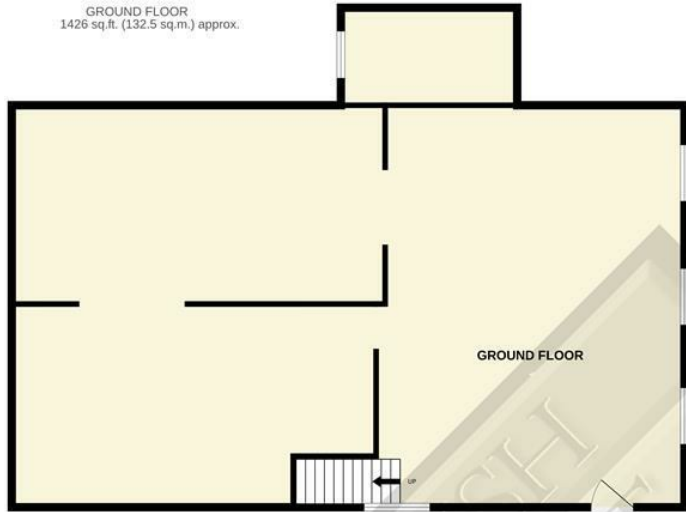
Internal winter garden.

Agents Notes

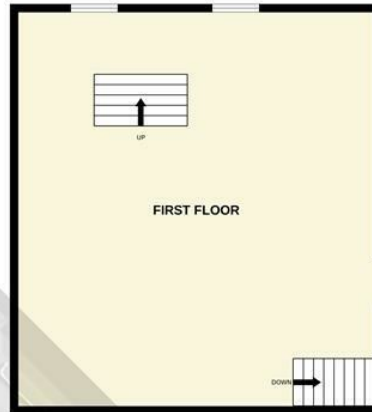
None of the services or appliances mentioned in these sale particulars have been tested.

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.

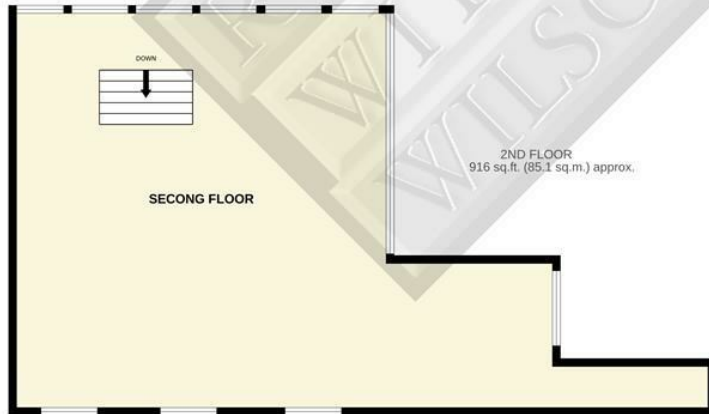
GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.



1ST FLOOR
726 sq.ft. (67.5 sq.m.) approx.



2ND FLOOR
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA : 3068 sq.ft. (285.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for an omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. The services, systems and appliances shown have not been tested and no warranties as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(57-68) D			
(45-54) E			
(31-44) F			
(1-30) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(57-68) D			
(45-54) E			
(31-44) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



