



**Oakley**

Your Sussex Property Expert



**oakleyproperty.com**



**Cliffe High Street, Lewes, BN7 2AN**



N.B.  
Do not scale from the drawing. All measurements to be checked and verified on site.  
This drawing is to be read in conjunction with other drawings in the series and all relevant construction drawings and specifications which apply.  
This drawing has been prepared for the specific client and project identified herein and is not intended for use by any other person for any other purpose other than that indicated in the drawing. Intellectual Property rights are retained by the author.



**DELAVALS**  
DESIGN  
LAND TO THE REAR OF 41 CLIFFE HIGH STREET  
POWDERY LANE, LEWES  
INDICATIVE SOUTH SITE ELEVATION  
SCALE 1:500  
JOB REFERENCE: 24516  
DRAWING NUMBER: 1001-1010  
DRAFTED: 02-2019

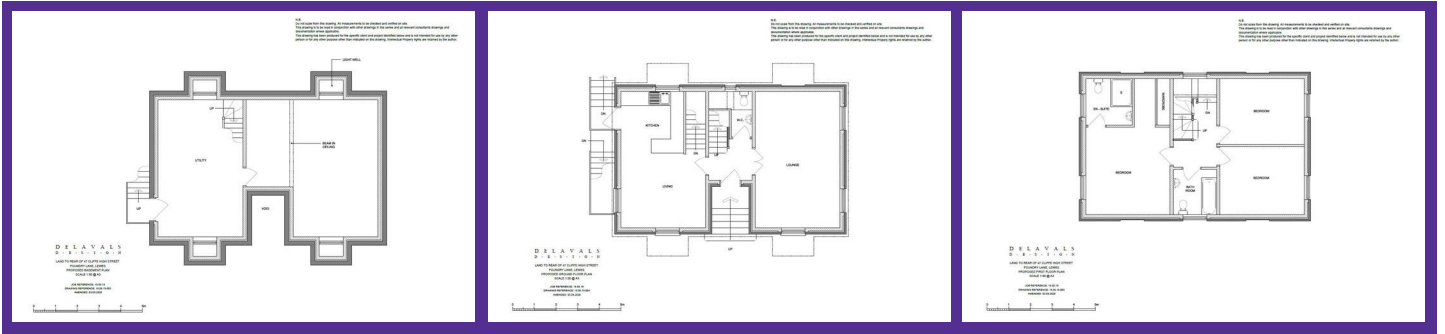


**Guide Price £450,000**



- Central location
- P/P for 4 Bed house
- Parking
- Open living space

- Plot with P/P for
- Over 1,900 sq. ft.
- Garden
- EPC - TBC



## The Property

FOUNDRY LANE HAS BEEN DESIGNED BY DELAVALS DESIGN, A LOCAL PRACTICE THAT HAS BEEN BASED IN AND AROUND LEWES FOR MORE THAN THIRTY YEARS

Delavals are a small family team and winners of two prestigious awards from Friends of Lewes for "enhancing the character of Lewes"

The house has space over four floors with the further benefit of off road parking and a garden.

Traditional in appearance with careful detailing, the house sits beautifully in its chosen location

The house takes full advantage of modern technology with high in thermal insulation, energy conservation and under-floor heating throughout.

Low running costs due to an Air Source Heat Pump providing both heating and hot water, make this property an attractive proposition for a discerning buyer.

### EASY COMMUTE

Foundry Lane is perfectly placed for the commuter with Lewes Station less than a mile away. From Lewes you will be able to get direct trains to London and along the South Coast. By road Lewes can be reached easily via the A27 which links routes to the M23 and other major A roads in the South East.

### DIRECTIONS

As you enter Lewes on the A26 and come under The Cuilfail tunnel turn left at the roundabout on to Malling Street. Turn left again at the next roundabout continuing on Malling Street. Follow this round and turn right on to Cliffe High Street. If on foot Foundry Lane is the second turning on the left.

## The Location

### LEWES

The County Town of Lewes is a unique shopping and leisure destination, offering a wide range of local shops and independent boutiques. Foundry Lane puts you in the perfect starting place for either a stroll into town for a cappuccino and a read of the papers, or an invigorating walk along the banks of the River Ouse. Dining out in Lewes is a pleasure, with a wide range of cafes, restaurants and gastro pubs on hand, many of which support the resident Harvey's Brewery. You can also visit the farmers' market on the first Saturday of every month to pick up some delicious local fare. You can even get a drink at our local independent cinema, The Depot. Lewes is steeped in tradition and hosts a world famous Bonfire Night celebration, which is the largest and most celebrated in the UK. It is also a tourists dream with its Norman castle dominating the skyline, the famous Lewes Priory where the first Parliament was established following the Battle of Lewes and Anne of Cleves House, which was part of Queen Anne's divorce settlement from King Henry VIII. Lewes has an active sporting hub, with a Leisure Centre, Swimming Pool and Running Track. Both Lewes Rugby and Football Clubs are well established, with significant facilities. To cool off in the summer you can take a dip in the Pells Swimming Pool, the oldest documented freshwater outdoor swimming pool in the UK. From Foundry Lane you will enjoy easy access to the South Downs National Park, a historic landscape that covers 1,600km<sup>2</sup> of breath-taking views and hidden gems.

## THE OFFER PROCESS

WE ARE INSTRUCTED BY THE CURRENT OWNER ON THE SALE OF THIS LAND.

Offers should be addressed to David Beaken at Oakley Lewes. Offers can be emailed to [david@oakleyproperty.com](mailto:david@oakleyproperty.com) or delivered to the office 14a High Street, Lewes, BN7 2LN.

Offers should confirm the following: -

1. Your offer for freehold interest.
2. The name of the purchasing entity.
3. The manner in which your purchase will be funded, together with suitable evidence to demonstrate your ability to purchase the property and timescale for both exchange and completion.
4. Whether or not your offer is subject to any other conditions.
5. Oakley will need to follow their compliance procedure with any potential buyer, details available upon request.

## PLANNING PERMISSION

Application No: SDNP/19/03815/FUL.

Proposal: Erection of 1 no. three bedroom dwelling with off road parking. Amendment to application SDNP/18/02356 to change roof pitch to accommodate 1 no. new bedroom and bathroom.

Site Address: Land to The rear of 47 Cliffe High Street Lewes East Sussex BN7 2AN.

For further details of the full planning permission visit <https://bit.ly/3lbffWG> or contact Oakley 01273 487 444.

## PLEASE NOTE

**T: 01273 487444**

THESE PLANS HAVE BEEN PREPARED BY  
DELAVALS DESIGN

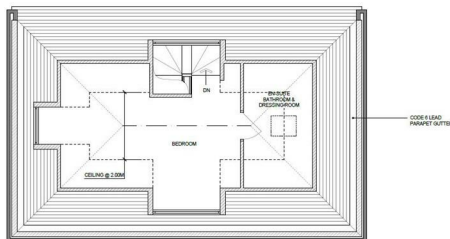
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Agents Notes

- Tenure
- Lease Term
- Years Remaining
- Ground Rent
- Service Charge TBC
- Council Tax Band

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DELAVALS  
DESIGN  
LAND TO REAR OF 47 CLIFFE HIGH STREET  
FOURTHY LANE, LINDSEY  
PROPOSED ROOF SPACE  
SCALE 1:50 @ A3  
JOB REFERENCE: 1025-19  
DRAWING REFERENCE: 1025-19-036  
DATE: 10/10/2019

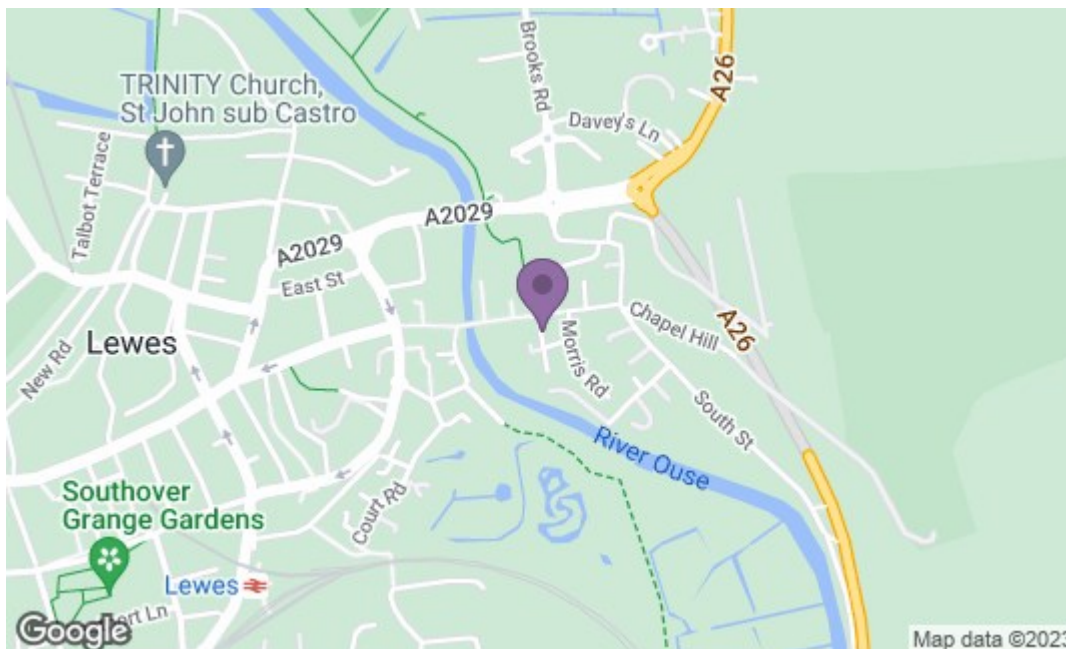


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# Floor Plan

## Location Map



## Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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