



Land adj Old Loom Mill, Hailsham, East Sussex
Guide Price £500,000 Freehold



8.5 acres of prime potential development land located adjoining current settlements offered for either outright purchase or Subject to Planning proposals. We note from the permission on the adjoining land (Ref: WD/2020/1494/MRM) which has now been completed and is occupied, that the LPA found the site to be in a relatively sustainable location with good public transport links to Hailsham. It is made clear as part of that decision that despite the technical conflict with the LPA's spatial planning policies, because of the absence of the Five Year Housing Land Supply, a tilted balance would be applied. In that case, it was found that notwithstanding the modest landscape harm and loss of commercial units the provision of 24 additional residential units would outweigh any perceived harm. That decision remains a material consideration and Wealden still cannot demonstrate a sufficient housing land supply (currently at around 3 years). The Council has sought to address their position by adopting a new Local Plan but this was found to be unsound by the Planning Inspectorate. As a result, their housing land supply is not sufficient and there is no realistic prospect of this improving in the near future.

In light of this information it is believed that there is merit in taking this site forward.

The land can be viewed at any time as it is open to the public highway. All offers and proposals to be submitted to mark.steward@clarkegammon.co.uk 01428 664800. Clarke Gammon in conjunction with Bell Cornwell Planning Consultants



SITUATION

Hailsham offers a variety of shops, two supermarkets (including Waitrose), public houses, restaurants and schools. About 8 miles away and on the coast is Eastbourne which provides more comprehensive shopping, sporting, recreational and leisure facilities. The County Town of Lewes is about 16 miles, Brighton 30 miles and Tunbridge Wells 34 miles. The A22 lies just to the west of the town and provides access to the centre of the county, whilst the A27 to the south and the A271 to the north give good access to most of the coastal towns. The nearest rail station is at Polegate, offering services to London from about 1 hour 20 minutes. Within a few miles there are several golf courses and lovely areas of open countryside including the South Downs National Park and Beachy Head where walking, riding and cycling can be enjoyed. The world famous Glyndebourne Opera House is about 10 miles to the west.

LONDON WATERLOO | 47 MINUTES BY TRAIN

HASLEMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles



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DIRECTIONS

From the Hailsham bypass (A22) take the A295 towards Hailsham for about 0.7 miles then turn right into Ersham Road (B2104) continue on for approximately 1.4 miles and the site will be found on the right hand side shortly before Sayerland Lane.

what3 words: tolerates.expose.drifter

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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