

For Sale

On behalf of Wealden District Council and East Sussex County Council

Residential Development Opportunity

Pine Grove,
Crowborough,
East Sussex,
TN6 1AR

September 2015



- Excellent redevelopment potential, including residential, subject to gaining the necessary consents
- Identified as a Strategic Development Area within the Core Strategy Local Plan
- Site area approximately 1.12 hectares (2.77 acres)
- Freehold for sale by informal tender with unconditional and subject to planning offers invited
- Bid deadline 12 noon Tuesday 27th October 2015

gva.co.uk/9031

Location

Crowborough is located in East Sussex on the A26 between Tunbridge Wells (8 miles) and Uckfield (7 miles).

The site occupies a prime position on the southern approach to Crowborough town centre and is bordered by residential properties along Beacon Road, Mill Lane and part of Pine Grove. A Morrisons supermarket, newly built private care home and community hall occupy the land to the north. A Waitrose supermarket also occupies the land to the east.

Crowborough Railway Station is located approximately 1.8 miles to the south east of the site and town centre, with frequent services to Uckfield (12 minutes) and London Bridge (approximately 1 hour), via Oxted and East Croydon. The A26 is located directly to the west of the site, providing easy access to the south coast and the M25.



Property Description

The south of the site comprises a wooded area, which adjoins a temporary public car park accommodating 79 cars.

A 3 storey converted office building called Beaconwood occupies the north of the site, with a more recent 2 storey extension. The building is currently vacant and was previously used as a Registrars office. A measured survey of the building has not been carried out; however we understand that the property extends to approximately 8,600 sq ft (800 sq m) NIA.

The building has an EPC rating C (score: 69).



Title

The site is held freehold and registered under title numbers SX69427, ESX84401, ESX363244 and ESX243683. Purchasers should make their own enquiries on title matters.

The title documents and further information can be downloaded from the GVA website: www.gva.co.uk/9031

Planning

We are not aware of any significant extant planning consents for the subject site.

The site has been identified as a strategic development area within the core strategy local plan.

Please refer to the Development Brief for further information which can be downloaded from the GVA website: www.gva.co.uk/9031

Due Diligence

Due diligence relating to the site is available to bidders on the GVA website. These reports include a phase 1 contamination assessment, arboricultural survey, phase 1 habitat survey, utilities and topographical survey.

Community Right to Bid

A Community Right to Bid nomination covering the site triggered a 6 month moratorium on the sale of this asset which is due to expire on 8th November 2015. Therefore exchange of contracts cannot occur until this date has passed, unless with a community interest group.

VAT

We understand that VAT on the purchase price will not be payable.

Viewings

Viewings are by appointment only. If you wish to arrange a viewing please use the contact details below.

Terms

Unconditional offers and subject to planning offers are invited for the property.

Informal tenders should be submitted by **12 noon Tuesday 27th October** and emailed to Isabelle.garner@gva.co.uk on the bid proforma available from GVA on request.

For further information please contact:

Isabelle Garner
020 7911 2191
isabelle.garner@gva.co.uk

James Warner
020 7911 2466
james.warner@gva.co.uk

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