Introduction

North Street Quarter is an exciting new sustainable development opportunity for a developer to deliver 416 new residential units and associated mixed-use space within the historic market town of Lewes. The site, being brought to the market by North Street Quarter Ltd working with Lewes District Council, has planning permission in place which will transform the existing Phoenix Industrial Estate and area around North Street into a vibrant location to live and work with a range of amenities on offer.

The development includes plans for a new Health Hub and Car Park (which Lewes District Council are purchasing via a forward funding agreement), 4,185 sq m of flexible work space, public realm and a new riverside promenade. The development will help reconnect the area with the heart of Lewes whilst ensuring the new neighbourhood retains the charming character of the desirable market town.
Description

The consented hybrid planning application area for North Street Quarter extends to approximately 17.3 acres (7 ha).

Historically the site has been used for light industrial purposes. The southern end of the site around Phoenix Place predominantly consisted of 2/3 storey warehousing and associated hardstanding. A number of these buildings have now been demolished.

Around North Street to the northern end of the site the buildings are more varied and include Lewes Community Fire Station (being relocated), garages, warehouses and car parking.

To facilitate the redevelopment of the site, Phase 1 is being made available with full vacant possession. NSQ and Lewes District Council will complete the land assembly exercise required for Phases 2 & 3. A tenancy schedule detailing the remaining occupiers can be found on the datasite.

Further information on the background to North Street Quarter, including visuals and a flythrough of the development can be found at - https://northstreetqtr.co.uk/

Location

North Street Quarter is located in Lewes, East Sussex, nestled within the Ouse Valley of the South Downs National Park. The site is ideally situated to the north-east of Lewes High street which is approximately 5 minutes by foot. Lewes Railway Station is also within close proximity, approximately 10 minutes walk to the south of the site.

Transport links are excellent by both road and rail. Lewes Railway Station offers direct links to London in just over an hour. Gatwick Airport in 35 minutes and regular links to Brighton, Eastbourne and Hastings on the south coast.

Lewes itself has a number of attractions including Lewes Castle, Harvey’s Brewery, Grange Gardens and an array of independent shops, cafes, restaurants and historic pubs. To the north west of the site is Pells Pool, the oldest freshwater outdoor public swimming pool in the UK built in 1860. Three supermarkets are within very close proximity to the site including Waitrose to the south and a Tesco’s and Aldi immediately beyond the river Ouse to the east. To the north of the site there is direct access to the Sussex Ouse Valley Way, a footpath running alongside the River Ouse and leading into the idyllic South Downs countryside.
Further information

On request a full suite of information including planning, technical and legal documentation can be provided. Please use the contact details below.

Included within this information are draft HoT’s detailing the proposed purchase by Lewes District Council of the Health Hub and Car Park via a forward funding arrangement with the developer of the scheme to the agreed specifications.

Lewes Community Land Trust has identified its interest in securing 12 to 15 affordable units from the NSQ scheme. Further details will be provided in the datasite.

Homes England, via Lewes District Council, will be providing funding for up-front infrastructure.

Terms

North Street Quarter Ltd are seeking unconditional offers via an informal tender process for the freehold interest in the site.

A deadline for submission of offers will be set in due course. Bidders will be required to fit in a bid profile which will include specific questions on matters such as capability and track record which will form part of the evaluation process of bids.
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