

# BEXHILL

BEXHILL ENTERPRISE PARK  
GLOVERS LANE • TN39 5ES

PROMINENT DEVELOPMENT  
SITE FOR SALE

- Extensive site with existing character building in business enterprise area
- Prominent views over South Downs National Park
- Excellent road connections to Bexhill-On-Sea and surrounding area



(1.06 hectares)  
**2.61 acres**

ON BEHALF OF



**RAPLEYS**

## LOCATION

The subject site is located approximately 1.25 miles to the north of Bexhill town centre overlooking the A2690 Combe Valley Way (Bexhill to Hastings Link road), close to the roundabout junction with the A2691, which provides access to the site via Glovers Lane.

The site forms part of the recently constructed Bexhill Enterprise Park, which is consented for 15,000 sq m of employment space and contains such occupiers as Park Holidays UK. Further new development is ongoing.

The site has the benefits of drawing in the substantial Bexhill catchment as well as exclusively serving the Business Park.



2.61 acres (1.06 hectares)



## PLANNING

The site benefits from a planning consent granted 18 Oct 2018 for a 180 cover pub restaurant (684 sq m) and 43 bedroom hotel (1231 sq m) together with 104 parking spaces and external areas. Both buildings are of a traditional architectural style with accommodation over two storeys. The planning application reference is RR/2018/1083/P.

Interested parties should make their own enquiries of Rother District Council.

Proposed Elevations



For Illustration Purposes Only



Previously Proposed Development

## DESCRIPTION

The site extends to circa 2.61 acres and is prominently located with visibility to both the A2691 and A2690.

The site comprises a serviced undeveloped plot of land extending to 2.61 acres immediately available for construction works. An unused former barn building is within the curtilage of the site boundary.

## TENURE

Freehold.

## TERMS

Offers are invited for the freehold interest.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## VIEWING

The site is open and can be viewed from the road with no prior arrangement required.



**RAPLEYS**

## CONTACT

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