

**RAPLEYS**

# FOR SALE Prime Development Opportunity

rapleys.com  
0370 777 6292

Land Adjacent to 777 The Ridge,  
Hastings, TN37 7PT

CONTACT **Charles Alexander**  
07831 487420 | charles.alexander@rapleys.com  
**Angus Irvine**  
07767 463884 | angus.irvine@rapleys.com



For sale Freehold

Outline planning permission for 50 residential units

Illustrative master plan shows 38 three and four bed houses and 12 two bed apartments

30% affordable housing provision

Approximately 1.88 hectares (4.64 acres)

Seeking unconditional offers

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### Location

To the west of the site is Harrow Lane and to the north is the B2093, The Ridge, which is the main road running to the north of the town, is approximately 0.4 mile from the site which connects onto the A21.

The site is located approximately 3 miles to the north of Hastings town centre, which has a comprehensive range of shopping, sporting and recreational facilities, a mainline railway station, seafront and promenade.

Hastings is located approximately 66 miles south of London and 17 miles east of Eastbourne and is strategically located within close proximity to major transport links.

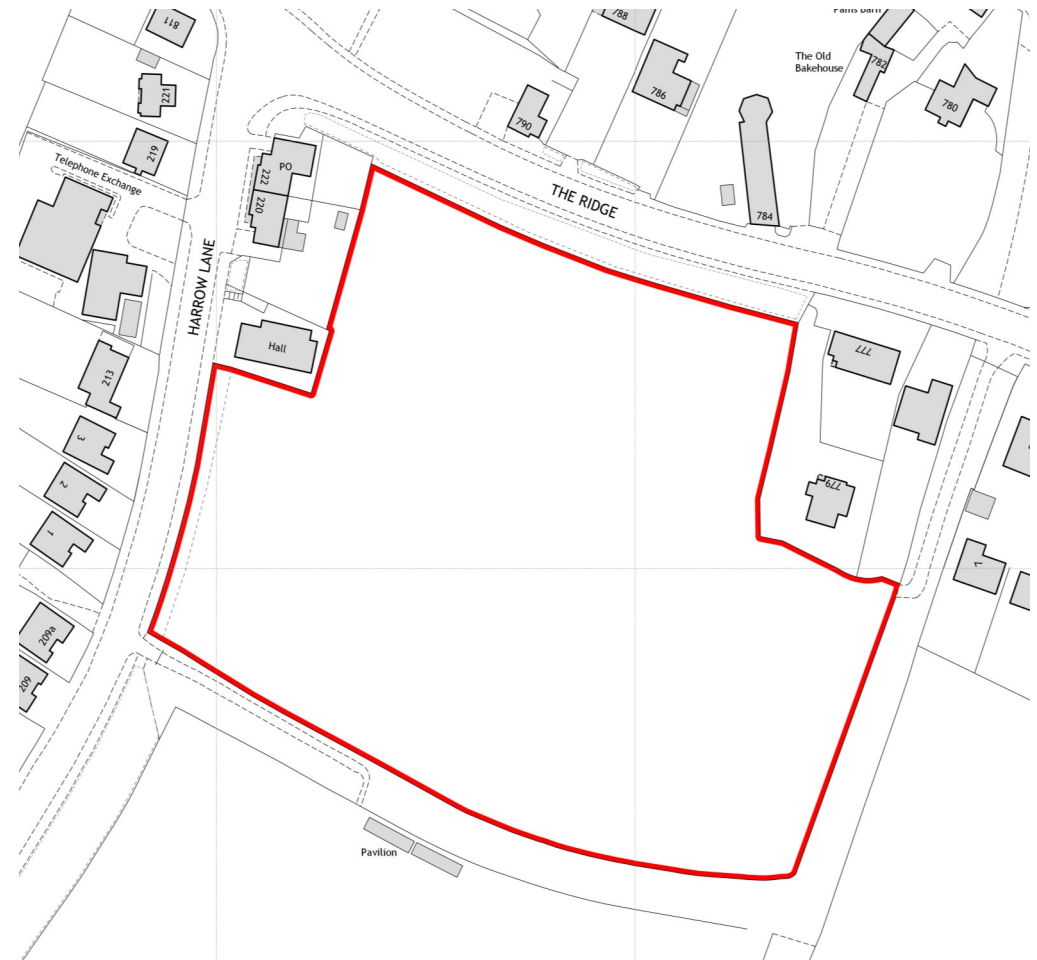
**Rail:** Trains run from London stations, with the fastest journey time being 1 hour 29 minutes. There are regular services connecting Brighton and Ashford with Hastings.

**Road:** The A21 connects Hastings with London and the M25. The A259 links to Brighton, Ashford, the Channel Tunnel, ferry ports and the M20.

**Air:** Gatwick is on a direct rail line to Hastings and approximately 60 miles by road.

### Description

The site is approximately 1.88 hectares (4.64 acres) and is currently an agriculture field. The site is broadly rectangular in shape and is bordered by The Ridge (B2093) to the north, and Harrow Lane to the west. The site is predominantly surrounded by residential. A short walk from the site is the Conquest Hospital, which is one of the largest employers in the region. An outline planning application was approved on 10 October 2019 under reference HS/OA/17/00645.



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### Planning

The site is an allocated housing site and benefits from outline planning permission with all matters reserved for residential development of up to 50 residential dwellings. An illustrative masterplan submitted with the application shows the site being able to accommodate 38 three and four bedroom houses and 12 two bedroom flats with associated open space and landscape buffering.

The illustrative layout of 2 two storey blocks of flats and a mix of two/two-half storey terraces and semi-detached houses. Access to the site is indicated to be from Harrow Lane, with a new entrance road entering the site through 2 x 2 storey apartment buildings. The development is able to accommodate a total of 98 car parking spaces.

Detailed design would include access arrangements, design of dwellings, landscaping, car parking layout, amenity areas and other associated works, which would form a future reserved matters application.

### Section 106

The planning permission is subject to a S106 agreement which sets out the required affordable housing and other contributions:

- 30% affordable housing—11 affordable rent and 4 shared ownership
- £120,500 towards highway improvements
- £13,150 for improvements to library services
- £1,200 for the Rights of Way

### Environmental Surveys

An initial Phase I desktop survey was submitted and did not identify any potential sources of contamination.

### Tenure

Freehold.

### Terms

The property will be sold by way of Informal Tender and offers are invited **on the 17 December 2019** for the freehold site on an unconditional basis. All submissions should include the following information:

- Details of any conditions attached to the offer
- Confirmation of funding
- Confirmation of board approval if applicable
- Proposed timescales for exchange and completion
- Details of any overage proposals offered
- Track record of the developer

Offers should be submitted via email to [Charles Alexander](mailto:charles.alexander@rapleys.com). The vendor does not bind themselves to accept the highest or any offer received.

### Viewing

Viewings are strictly by appointment only. Please contact the sole selling agent for more information.

### Further Information

Further technical information is available from the selling agent upon request.



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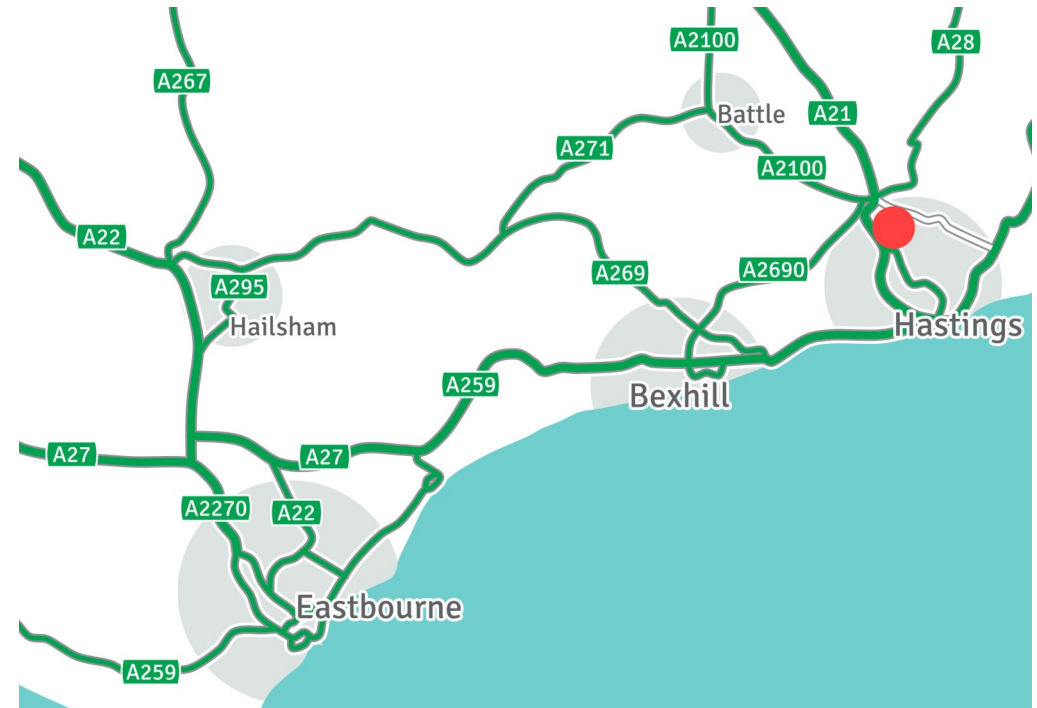
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