

PHILLIPS & STUBBS



coastal +
COUNTRY



The property is situated just off Landgate in the Conservation Area of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented. Festivals include the Rye Bay Scallop Week, Maritime Festival, Rye International Jazz Festival and the Rye Arts Festival. From the town there are local train services to Eastbourne and to Ashford International with a high speed service to London St. Pancras in 37 minutes. Sporting facilities in the area include golf at Rye, tennis at Rye Lawn Tennis Club with reputedly among the very best grass courts in the country, sailing on the south coast and many fine countryside and coastal walks.

A former brewery building of brick and tile construction with accommodation spread over five levels, as shown on the floor plan. The building has been used for many years as a community facility and most recently as the Brewery Yard Club; a private members' club offering meeting rooms and space to hold community events.

Planning permission has been renewed for the conversion of the building into three self contained 2-bedroom apartments with associated bin stores and a communal cycle store. Planning reference RR/2020/1694/P

EPC rating C

Services: Mains gas (serving one apartment), electricity and drainage.

Directions: From our offices, proceed along Cinque Ports Street and Tower Street and bear left into Landgate. Before the junction with the A268, turn left into a large courtyard/parking area, and the entrance to the property will be seen on your left.

Guide price: £460,000 Freehold

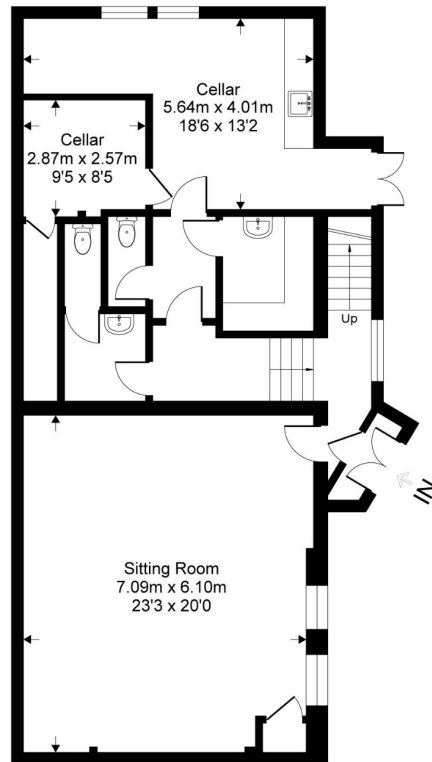
The Brewery Yard Club, Landgate, Rye, East Sussex TN31 7LH



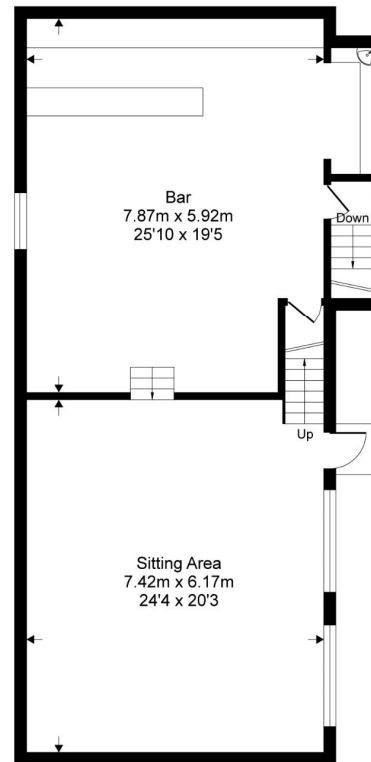
A substantial freehold development opportunity in the Conservation Area of the Ancient Town and Cinque Port of Rye, comprising a former brewery building with two parking spaces and planning consent for conversion into three 2-bedroom apartments.

The Brewery Yard Club

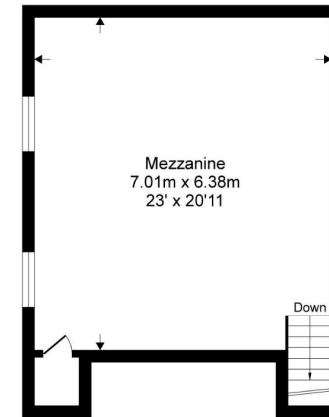
Approximate Gross Internal Area = 252 sq m / 2711 sq ft



Ground Floor



First Floor



Second Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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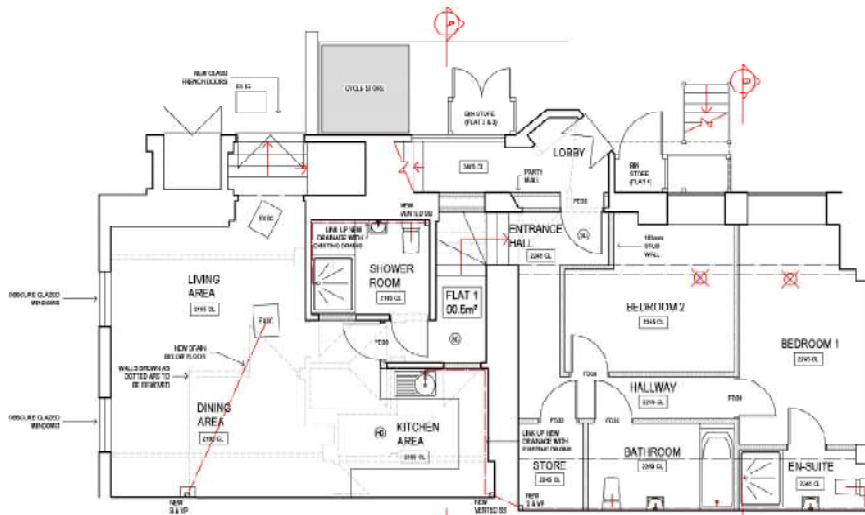
EXISTING LAYOUT

GENERAL NOTES

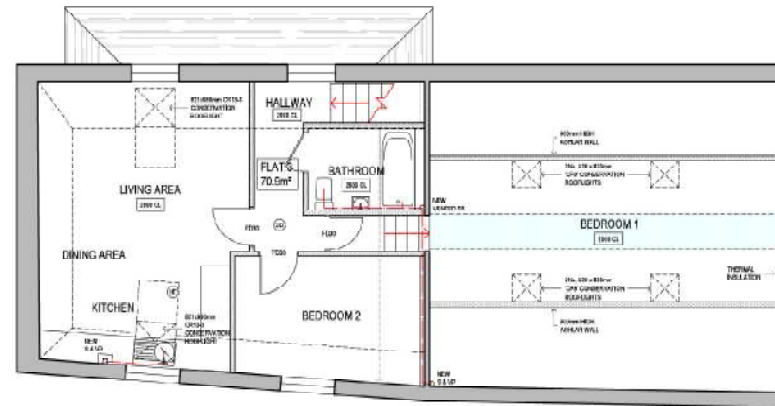
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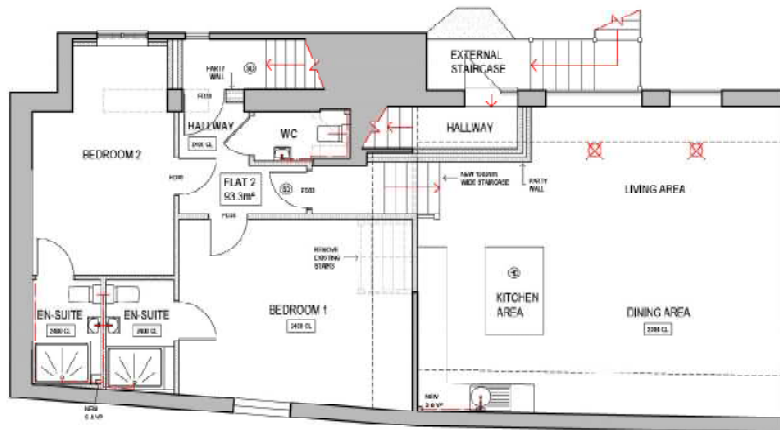
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GROUND FLOOR PLAN (FLAT 1)
1:50
0 1 2 3 4 5 6m



SECOND FLOOR PLAN (FLAT 3)



FIRST FLOOR PLAN (FLAT 2)

SPACE STANDARDS

| FLAT 1 | AREA (SQ M) | NUMBER AREA (SQ M) |
|---------------------------|-------------|--------------------|
| BEDROOM 1 | 11.00 | 11.00 |
| BEDROOM 2 | 11.00 | 11.00 |
| LIVING / DINING & KITCHEN | 21.00 | 21.00 |
| BATHROOM | 5.00 | 5.00 |
| SHOWER ROOM | 5.00 | 5.00 |
| EN-SUITE | 5.00 | 5.00 |
| HALLWAY | 5.00 | 5.00 |

| FLAT 2 | AREA (SQ M) | NUMBER AREA (SQ M) |
|---------------------------|-------------|--------------------|
| BEDROOM 1 | 11.00 | 11.00 |
| BEDROOM 2 | 11.00 | 11.00 |
| LIVING / DINING & KITCHEN | 21.00 | 21.00 |
| BATHROOM | 5.00 | 5.00 |
| SHOWER ROOM | 5.00 | 5.00 |
| EN-SUITE | 5.00 | 5.00 |
| HALLWAY | 5.00 | 5.00 |

| FLAT 3 | AREA (SQ M) | NUMBER AREA (SQ M) |
|---------------------------|-------------|--------------------|
| BEDROOM 1 | 11.00 | 11.00 |
| BEDROOM 2 | 11.00 | 11.00 |
| LIVING / DINING & KITCHEN | 21.00 | 21.00 |
| BATHROOM | 5.00 | 5.00 |
| SHOWER ROOM | 5.00 | 5.00 |
| EN-SUITE | 5.00 | 5.00 |
| HALLWAY | 5.00 | 5.00 |

KEY

- GLAZED WINDOW
- FRONT DOOR
- EN-SUITE FIRE DOOR
- TOILET/SHOWER

PROVIDE SPRINKLERS TO FLATS 1 & 2 INDICATED ON PLAN INSTEAD OF PROVIDING FIRE GLASS TO WINDOWS WHICH WOULD NEED TO BE FIXED SHUT

PumpHouse DESIGNS
Architectural Consultants
Pump House Yard
The Green
Sedburgh
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info@pumphousedesigns.co.uk
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THE BREWERY YARD CLUB
LANDGATE
RYE
for Ms J A Mace

PROPOSED PLANS - FLOOR PLANS

DRAWN BY - O TAYLOR
DATE - AUGUST 2020
SCALE - 1:50 @ A1

DRAWING No. 6536 / 21 / 1 / B

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

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