



Harrock Field

A272/Station Road, Buxted, East Sussex, TN22 4DP

SAMUEL & SON
CHARTERED SURVEYORS

HARROCK FIELD STATION ROAD BUXTED EAST SUSSEX TN22 4DP

A well-located parcel of potential development land (subject to all necessary consents) presently in agricultural use, situated on the eastern edge of Buxted village centre with road frontage along the A272/Station Road. SHEELA application put forward to Wealden District Council proposing up to 200 residential units.

IN ALL ABOUT 19 ACRES (7.7 HECTARES)

Offers Invited (on a subject to planning basis)

Description

The site extends to about 19 acres in total and is positioned on the east of Buxted village centre on the north side of the A272/Station Road. Buxted village services and facilities including a range of local shops, and main line station offering direct services to London (London Bridge) are about half a mile to the east and the village primary school, located a short way to the west of the site.

The land comprises of a single field parcel, presently in agricultural use enclosed by hedges and trees and bounded by the A272 Road on the southern boundary. Access to the site is currently gained via a field gate in the south east corner of the site leading into a small surfaced parking area.

To the east of the site, is linear residential development that fronts the A272, and extends east to Buxted village centre. The River Uck runs alongside the eastern boundary of the site. To the west are singular detached dwellings and Buxted Primary School. Lakes extend along much of the northern boundary of the site with farmland beyond.

The site is excluded from all conservation areas, AONB or protected landscapes and is classified Flood Zone 1, indicating low risk.

Location

Buxted is one of the district's larger villages, with a range of local shops and services including a primary school, a doctors surgery, churches, local inns, a village store and a railway station offering services to London. Uckfield town centre is approximately 3 miles distant and offers a more comprehensive range of shops and public facilities including a leisure centre, secondary and sixth form education, and main line railway station with lines to London.

The larger centre of Haywards Heath with a faster direct train service to London (Victoria) and London Bridge can be accessed via the A272 and is approximately 13 miles distant. The county town of Lewes and Royal Spa town of Tunbridge Wells are within easy driving distance. The south coast resorts of Brighton and Eastbourne are both about 20 miles away. The A272 provides access to the main A22 and A26 roads nearby to the west, in turn connecting to the M25 and wider motorway network.

Services

There are presently no main services connected to the site.

Easements, Wayleaves, Covenants and Rights of Way

The property is sold with any easements, wayleaves, covenants, rights of way that exist whether mentioned in these particulars or not.

Planning

The site falls within the parish of Buxted under Wealden District Council Planning Authority. It is considered that the site holds good short term prospects for a significant residential scheme. The land owner has submitted a Strategic Housing and Economic Land Availability Assessment (SHEELA) to the LPA dated August 2020 proposing residential development of the site at a net scale of between 150-200 units.

Local Authority

Wealden District Council. www.wealden.gov.uk

Tenure and Possession

Freehold with vacant possession upon completion.

Method of Sale

The site is being offered by way of informal tender. Tenders are to be set out on the attached tender form and must be received by **12 noon on Monday 28th September 2020** at Samuel & Son's Horam Office. The site is being offered on a subject to planning basis; consideration will be given to either a Promotion or an Option Agreement.

Viewing

Strictly by prior appointment with the Vendor's Agent. The Vendor and their Agent take no responsibility for the safety of parties viewing the property.

Fees

The purchaser is expected to enter an undertaking to pay the Vendor's legal and professional fees.

Commercial Terms

The site, as described in the preceding sales particulars is being offered (subject to contract) either by way of a promotion agreement, or an option agreement. A similar level of information will be required for both. Please set out your offer comprehensively including details of the following:

- Full details of individual or company making the offer;
- A sketch scheme;
- Indication of total number of units;
- Length of option/promotion agreement;
- Level of option/promotion fee;
- A contribution towards the owner's legal and surveyors fees;
- An outline of your approach with the local planning authority;
- Development track record - evidence of recent similar development projects that you have undertaken within the area;
- If your proposal is an option, the percentage of open market value you are prepared to offer;
- If your proposal is a promotion agreement, the percentage of the sales' receipts you require;
- Confirmation as to whether or not the costs of securing planning will be deducted from the land sale and, if so a capped figure;
- Proof of funds;
- Solicitor's details;
- Confirmation of the approval process you require.

Please Note

1. Any offers sent by facsimile or email may not be considered and may invalidate any offer received in the sealed envelope due to potential breach of confidentiality.
2. The vendor does not undertake to accept the highest or any other offer.
3. If signing on behalf of a Company or Partnership, please state the capacity in which you sign. If you are an agent, please advise the full name and address of your client.
4. The full name, address and telephone number of your solicitor should be provided and they should be instructed to divulge information to us regarding your financial ability to proceed, which we may wish to confirm as part of our Due Diligence process.
5. Should you require us to confirm receipt of your bid, please ensure that the outside of the envelope is marked accordingly.
6. Offers should be in a sealed envelope clearly marked in the top left corner:

'INFORMAL TENDER: HARROCK FIELD' and sent to

SAMUEL & SON, BANK HOUSE, HIGH STREET, HORAM, EAST SUSSEX, TN21 0EH

to arrive not later than **12 NOON on MONDAY 28th SEPTEMBER 2020**