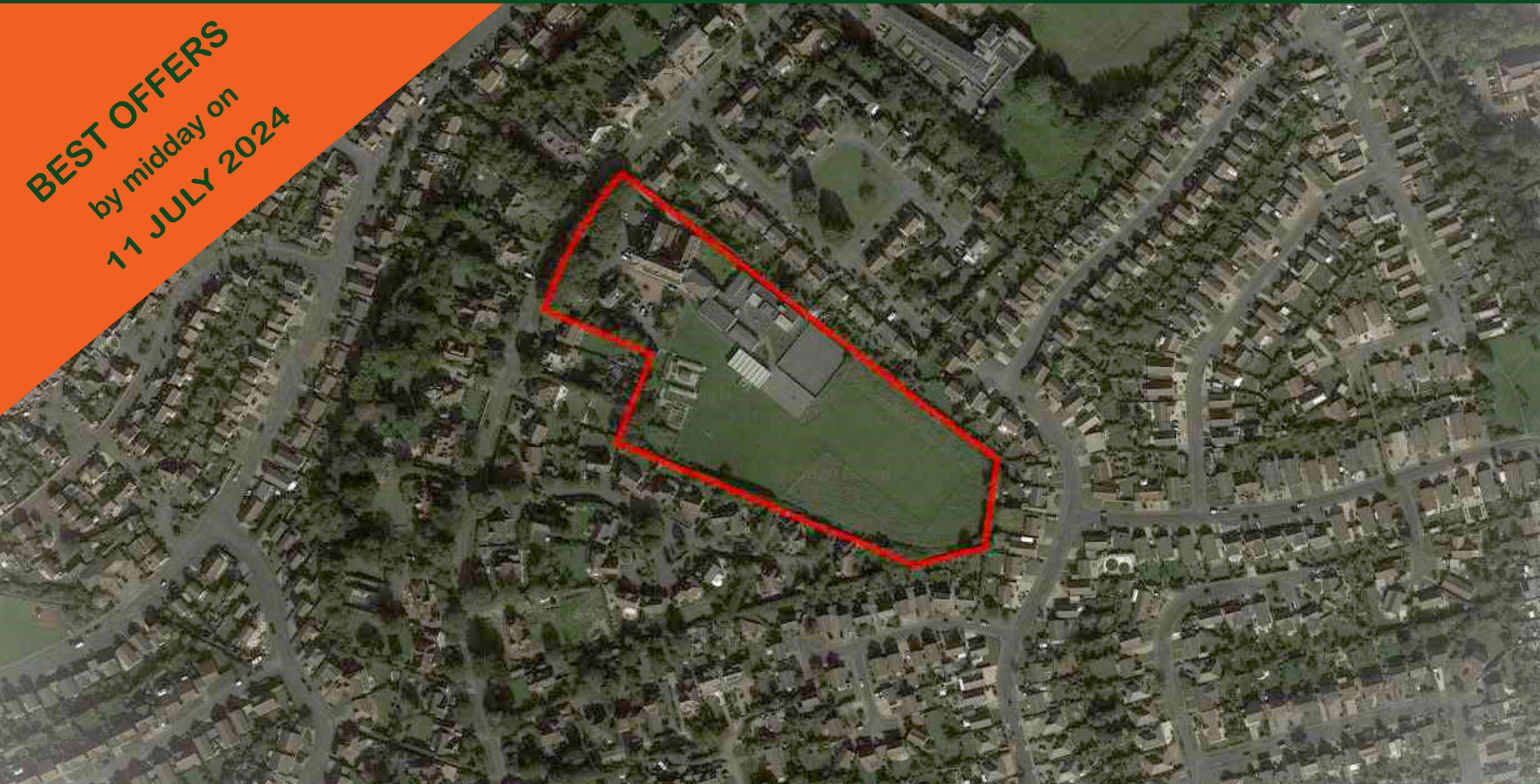


**BEST OFFERS**  
by midday on  
**11 JULY 2024**



**FOR SALE**

**Former St John's School**  
Firle Road, Seaford, East Sussex BN25 2HU





## Key Features

- Former specialist further education school
- Substantial grounds and various outbuildings
- Redevelopment potential (subject to planning)
- Within 300 metres of the South Downs National Park
- Located within a popular residential area of Seaford
- **Best Offers to be submitted by midday on 11 July 2024 - please see attached letter for further information.**





## Accommodation

We have measured the approximate Gross Internal Area of the buildings follows:  
NB. Measurements for Seaford House are estimated.

### Main building

Floor	Description	Sq M	Sq ft
Ground	Reception, classrooms, canteen & kitchen	710.22	7,645
First	Living accommodation & classroom	513.80	5,531
Second	Living accommodation & classroom	378.56	4,075
<b>Total</b>		<b>1,602.54</b>	<b>17,250</b>

### Link building

Floor	Description	Sq M	Sq ft
Ground	Classrooms	170.60	1,836
First	Classrooms & offices	172.21	1,854
<b>Total</b>		<b>342.81</b>	<b>3,690</b>

### Sports building & Classrooms

Floor	Description	Sq M	Sq ft
Ground	Sports hall, pool, changing & classrooms	915.17	9,851

### Music therapy rooms

Floor	Description	Sq M	Sq ft
Ground	Music therapy rooms	118.99	1,281

### The Hive

Floor	Description	Sq M	Sq ft
Ground	Meeting rooms and offices	274.92	2,959

### Seaford House

Floor	Description	Sq M	Sq ft
Ground	Boarding accommodation	110	1,184
First	Boarding accommodation	85	915
<b>Total</b>		<b>195</b>	<b>2,099</b>







## Rateable Value

The property has been removed from the rating list. Prior to this the property had a Rateable Value of £120,000.

## EPC Ratings

Main & Link Building	C (58)
The School House	C (71)
The Hive Building	C (71)
The Music Building	B (48)
The Sports Hall	B (45)

## Planning

The property was used as a residential college. We are advised that the established use falls within Class C2 (Residential Institutions, which includes Hospitals, Nursing Homes, Residential Schools, Training Centres and use for the provision of residential accommodation and care to people in need of care).

Interested parties should make their own planning enquiries and satisfy themselves in this regard



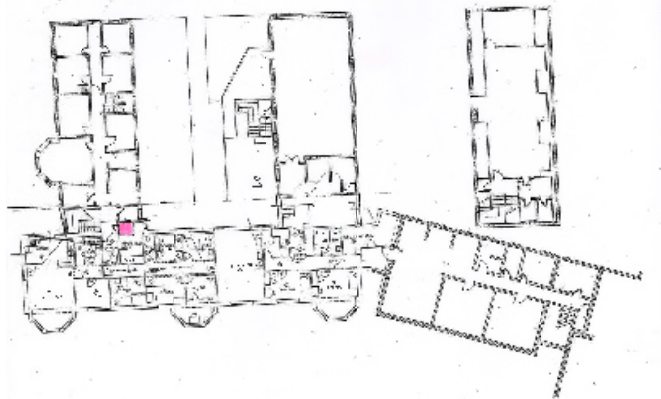


For identification purposes only

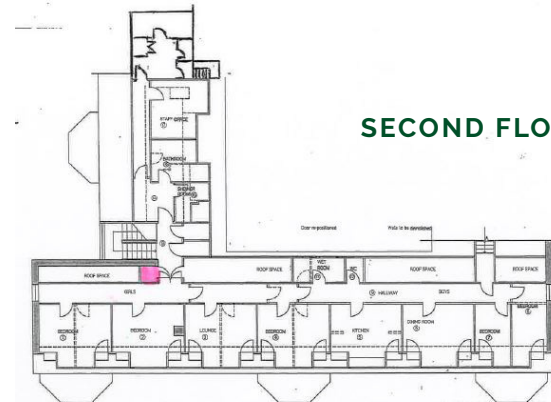
**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**





Former St John's School  
Firle Road, Seaford, East Sussex BN25 2HU

## Terms

This freehold property is to be offered for sale with vacant possession. Interested parties are invited to submit offers on a conditional and unconditional basis.

Consideration may be given to letting the complex.

## Best Offers

Best Offers are invited by **midday on 11 July 2024**. Please see attached letter for further information..

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

Rents and prices may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

**Andrew Halfacree**  
[a.halfacree@flude.com](mailto:a.halfacree@flude.com)  
01273 727070

**Will Thomas**  
[w.thomas@flude.com](mailto:w.thomas@flude.com)  
01273 727070

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.



To whom it may concern

**Subject to Contract**

Dear Sir / Madam

**Best Offers for St John's School, Firle Road, Seaford, East Sussex, BN25 2HU**

**By 12:00, 11th July 2024**

We are instructed to request best offers for the above property.

Offers should be submitted in writing by:

- hand or post for the attention of Andrew Halfacree / Will Thomas at Flude Property Consultants, Pavilion View, 19 New Road Brighton, BN1 1UF

or

- email to [fludeproperty@flude.com](mailto:fludeproperty@flude.com)

**No later than 12:00 on Thursday 11th July 2024.**

Offers should include the following information:

- Confirmation of the amount in pounds sterling to be offered for the site.
- Time frame for exchange of contracts.
- Time frame for completion of purchase.
- Details of any conditions to which the offer is subject. If your offer is subject to planning, please provide an outline as to the scheme you would seek planning consent for and your experience in pursuing and obtaining planning and in undertaking such developments.
- Full details of the purchasing party, to include:
  - Full company name or the individuals full name if being purchased by a private individual;
  - ID and proof of address for any majority shareholders (25% ownership or more) and/or persons of significant control (PSC) (right to appoint/remove directors);
  - Proof/Source of Funds (to include a description of the source of funds and any supporting documents, e.g. bank statement or company accounts);
  - We may need further details upon request to satisfy AML requirements.



The vendors reserve the right not to accept the highest or any offers received.

Information that has been provided on the property by our client is available on the data room at:  
<https://flude.com/7560>

Yours faithfully

**Flude Property Consultants**