



FOR SALE / TO LET

**Penfolds, Eastbourne Road
Golden Cross, Hailsham BN27 4AN**



Key Features

- Substantial 125 metre frontage to the A22, the main trunk road between Eastbourne and the M25
- The majority of the site is hard surfaced
- Fully fenced with security gates
- Clear level site
- Can be split in half or thirds for lettings

Location

The property is located within the village Golden Cross. Golden Cross is a small village located approximately 3.5 miles to the north west of the town of Hailsham, 10 miles north west of Eastbourne and 8 miles east of Lewes - the county town of East Sussex.

The site abuts, and has a substantial frontage to, the A22 – which comprises the main trunk road connecting Hailsham, Eastbourne and the A27 to the south and Uckfield, East Grinstead and the M25 to the north.





Description & Accommodation

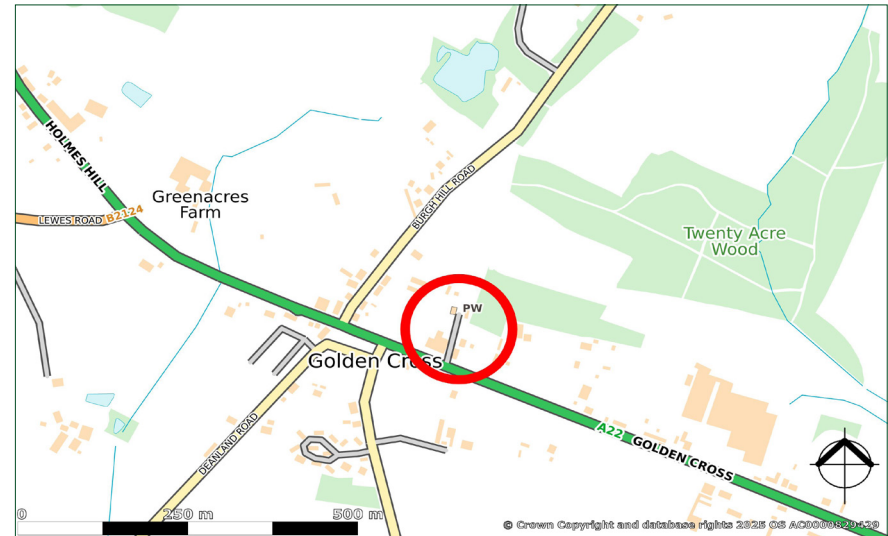
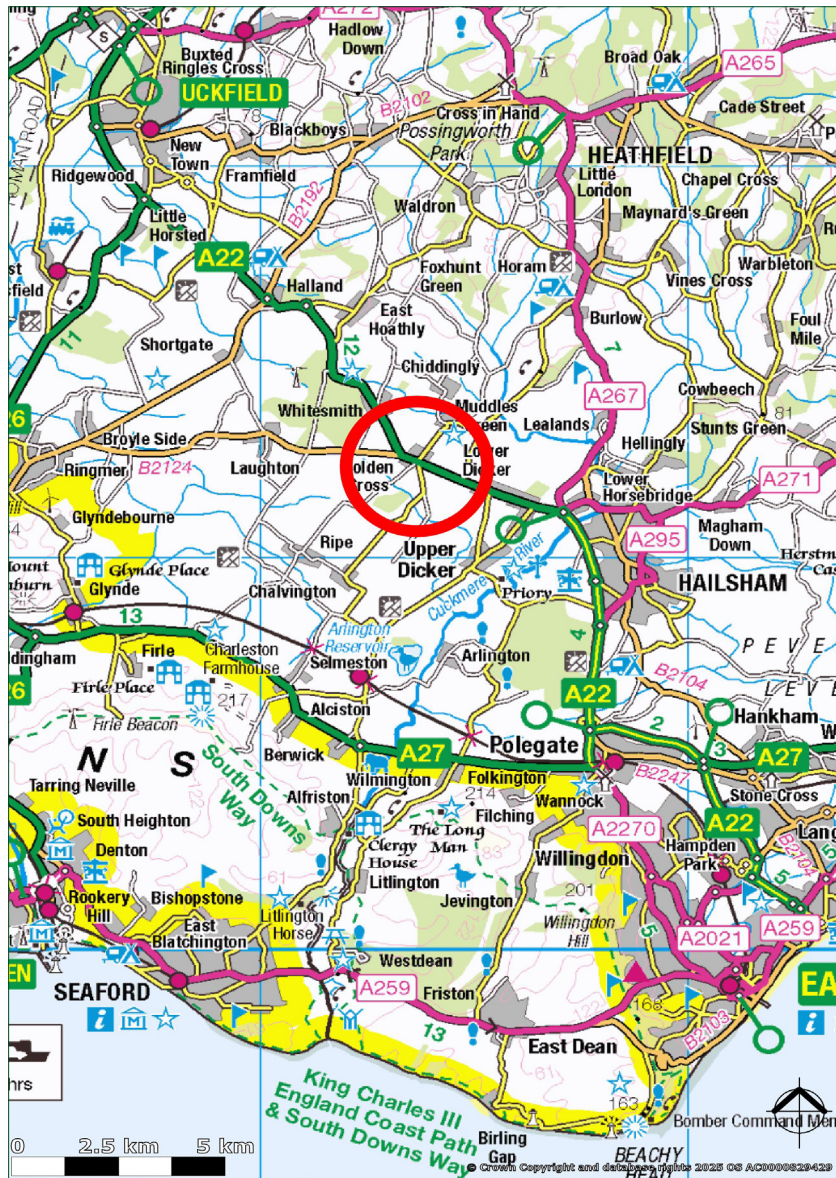
The site extends to approximately 2 acres the majority of which is laid to tarmac / concrete.

There were various buildings previously located to the southeast corner of the site comprising a showroom, workshops, storage and offices which extended to circa 6,411 sq ft. These were demolished in 2024 following damage from a fire.





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Planning

We understand that the site was last used for the display and sale of motor homes. We believe this falls under the Sui Generis class of the Use Classes Order 1987 as amended. The site has potential for a variety of alternative uses and for development, subject to planning.

Interested parties are advised to make their own planning enquiries.

Terms

The property is available to let at £90,000 per annum, or for sale with vacant possession at £1,500,000.

For lettings the site can be split in half or thirds.

Business Rates

The site was assessed in December 2023 with a rateable value of £0 following a fire that rendered it temporarily incapable of use. Prior to this, a rateable value of £74,000 was applied to the site including the buildings which have since been demolished.

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

