savills Flude PROPERTY CONSULTANTS

PLAYING FIELD OF 1.7 ACRES
WITH PAVILION OF APPROX. 150 SQ M (1,614 SQ FT) GIA



TO LET

Sports Ground
Glebe Villas, Hove BN3 5SL

Opportunity

A rare opportunity to lease a well-established and well maintained playing field and pavilion in central Hove that could be put to a variety of different uses by sports clubs or leisure operators, subject to any planning consents being obtained. The property offers a unique leisure opportunity in central Hove, benefiting from a significant catchment area that supports a wide range of leisure uses.

Location

The playing fields and pavilion are located in a quiet residential area between Glebe Villas and Leicester Villas and just north of New Church Road in West Hove.

Portslade Station and the amenities of Boundary Road are within 250 metres. Hove seafront is approximately 800 metres to the south. There are regular bus services along New Church Road.

Description

The property occupies a site of around 0.687 hectares (1.70 acres). It comprises a playing field with a sports pavilion at its north-western corner.

The sports pavilion is arranged to provide classroom area, changing area, WC's and kitchen. There is a secure play area alongside the Pavilion which is laid to astro turf.

The property has been used as playing fields and additional classrooms for St Christophers School based at 33 New Church Road, Hove

There are access points from both Glebe Villas and Leicester Villas. Interested parties should rely on their own investigations in respect of all rights of access serving the property.





Accommodation

We have measured the single storey Pavilion to comprise a Gross Internal Area of approx 150 sq m (1,614 sq ft).

The wider site comprises approx. 0.687 hectares (1.70 acres).

Planning

The single storey Pavilion incorporates teaching and changing facilities and was granted planning permission under planning reference BH2012/00248. There have been a number of subsequent applications. The current status appears to be that the operating hours for use of the building are 6am to 9pm Monday to Friday and 10am to 7pm on Saturdays subject to a maximum usage of 10 Saturdays in a calendar year.

Within the City Plan the site has been designated as open space in City Plan Part One.

The site is designated as a Nature Improvement Area in City Plan Part One.

The site lies within an Archaeological Notification Area, as identified within City Plan Part Two.

The site is within the setting of the Grade II Listed Church of St. Leonard (HE Ref: 1298645).

The site is also within the setting of a designated Local Nature Reserve and thus any development must ensure it does not negatively impact the designation.

The property may be suitable for alternative uses. Interested parties are invited to make their own planning enquiries.

Uses that require planning consent may also require consultation with Sport England.





EPC

TBC

Business Rates

Rateable Value (2026): £6,000

Terms

The property is available to let on a new lease from August 2027 on terms to be agreed.

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

Viewings are strictly by appointment only. Under no circumstances should interested parties enter or inspect the site unaccompanied. Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

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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.









THE PAVILION

