



**HASLAM S**  
CHARTERED SURVEYORS

RESIDENTIAL DEVELOPMENT SITE

**FOR SALE**



# “CHALK PIT” OCKLYNGE CHALK QUARRY

Willingdon Road Eastbourne East Sussex BN21 1XR

<b>TYPE</b>	<b>DEVELOPMENT SITE</b>
<b>TENURE</b>	<b>FREEHOLD</b>
<b>SITE AREA</b>	<b>1.21 HECTARES (3.0 ACRES)</b>
<b>GUIDE PRICE</b>	<b>£2,000,000</b>

## KEY POINTS

- > Development land with planning permission for 18 houses and 4 flats
- > Zero affordable housing
- > Vibrant university town with a mixed demographic
- > Available freehold with vacant possession





## Location

The property is located in the outskirts of Eastbourne town centre on the A2270 Willingdon Road which is one of the main access roads into the town. Eastbourne Train Station is 2-miles from the site with the sea front within a 10-minute drive.

Eastbourne is located on the South Coast lying next to the idyllic White Cliffs of the Seven Sisters forming part of the South Downs National Park, as well as home to the largest Marina in Northern Europe. The area has become increasingly sought after by couples and families due to its picturesque location, local amenities and work / life balance.

We would refer you to the location plan below for further information.

## Road

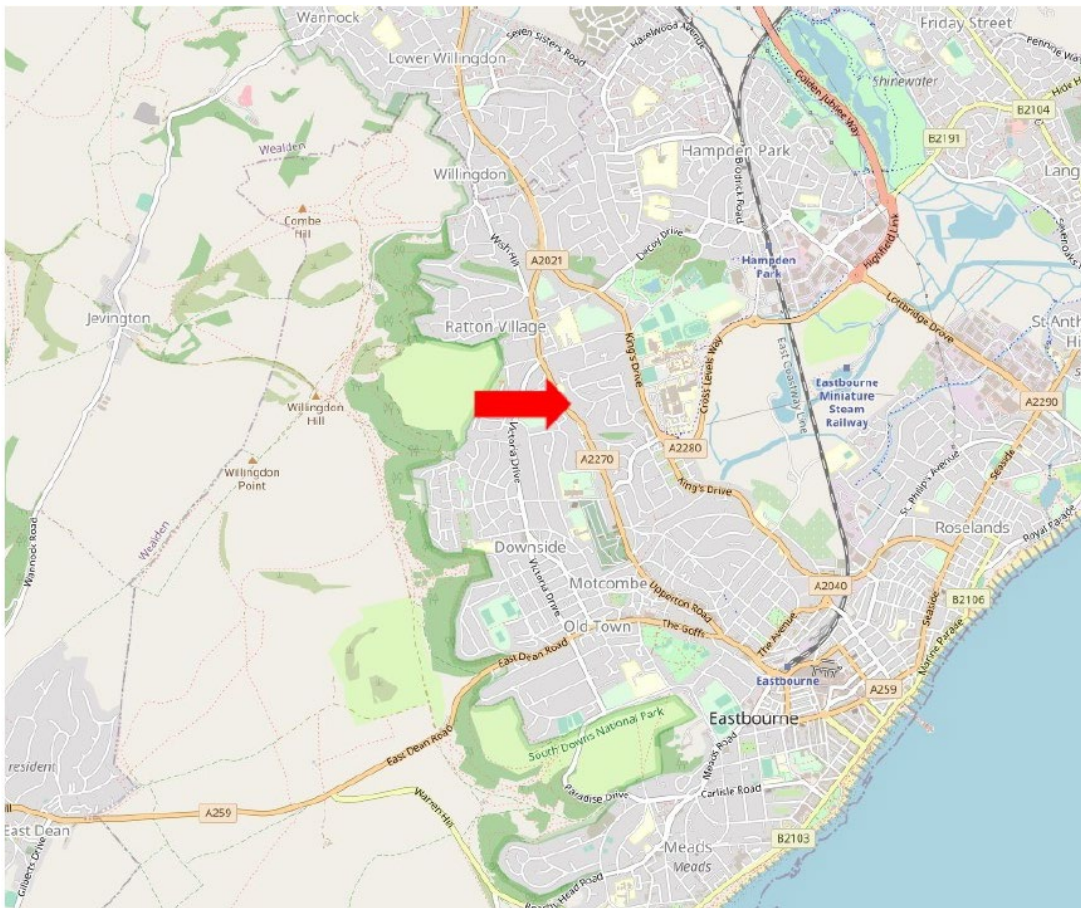
Eastbourne benefits from excellent road communications with the A27 coast road leading to the A23 dual carriageway in the west and in turn the M23, Gatwick Airport and national motorway network.

## Rail

Eastbourne Train Station is situated 1.7 miles to the South, providing direct National Rail services to both London Victoria (approximately 1½ hours) and Gatwick Airport (approximately 1 hour).

## Air

London Gatwick Airport lies 45 miles (by road) to the North West being approximately 1 hour by car.



## Description

The site extends to approximately 1.21 hectares (3.0 acres) and comprises of a former pit, which was originally excavated for chalk. The site is concave in shape because of the excavation that has occurred previously. The site topography slopes gently from the access point into a largely flat base, but is steeply sloped on the southern, eastern and northern sides. The site sits within a primarily residential area characterised by large, detached, and semi detached dwellings, and is screened by mature trees along the site boundaries.

The site includes 'Lime Kiln Cottages' at the entrance of the site. These cottages are to be removed as part of the proposed development. In the centre of the site is a large area of hard standing accommodating 4 containers and a small brick building of 32m<sup>2</sup>. These buildings will be removed to accommodate the proposed development.

The site is accessed at its northwestern end via a private road linking the site to Willingdon Road, the nearest public highway.

It is not located within any designated conservation area, nor does it include any listed buildings or ancient monuments. However, the site is located within an Archaeological Notification Area.

Planning has been granted for the development of 22 new dwellings - 18 new houses and 4 apartments, to replace the existing 'Lime Kiln Cottages' and associated buildings on site.

We would refer you to the photographs of the site and a copy of the proposed site plan accompanying these particulars of sale for further information.

## Tenure

The property will be sold freehold with full vacant possession given on completion.

## Services

We are advised that the property is not connected to mains services or drainage.

Prospective purchasers are advised to make their own independent enquiries to verify the capacity and availability of such services.

## Schedule of Accommodation

We understand the Gross Internal Areas (GIA) are as follows;

Description	Sq ft	Sq m
Unit 1 - 3 bed Semi-detached house	1,243	115.5
Unit 2 - 3 bed Semi-detached house	1,243	115.5
Unit 3 - 3 bed Semi-detached house	1,243	115.5
Unit 4 - 3 bed Semi-detached house	1,243	115.5
Unit 5 - 3 bed End of terrace house	1,477	137.2
Unit 6 - 3 bed Mid-terrace house	1,477	137.2
Unit 7 - 3 bed End of terrace house	1,477	137.2
Unit 8 - 3 bed End of terrace house	1,477	137.2
Unit 9 - 3 bed mid-terrace house	1,477	137.2
Unit 10 - 3 bed End of terrace house	1,477	137.2
Unit 11 - 3 bed Semi-detached house	1,477	137.2
Unit 12 - 3 bed Semi-detached house	1,477	137.2
Unit 13 - 3 bed Semi-detached house	1,477	137.2
Unit 14 - 3 bed Semi-detached house	1,477	137.2
Unit 15 - 2 bed End of terrace house	1,179	109.5
Unit 16 - 2 bed Mid-terrace house	1,179	109.5
Unit 17 - 2 bed End of terrace house	1,179	109.5
Unit 18 - 3 bed Detached house	1,687	156.7
Unit 19 - 2 bed Flat	761	70.7
Unit 20 - 2 bed Flat	761	70.7
Unit 21 - 2 bed Flat	761	70.7
Unit 22 - 2 bed Flat	761	70.7
<b>Total</b>	<b>28,010</b>	<b>2,602</b>

## Planning

Eastbourne Borough Council planning committee resolved on 1<sup>st</sup> March 2024 to grant planning permission for the demolition of existing cottages and construction of 22 dwellings – 18x Dwelling-houses and 4x apartments. The planning consent is subject to various conditions.

The planning reference is 220907.

Any planning related queries should be directed to the Local Planning Authority:

Eastbourne Borough Council

Telephone: 01323 410000

Website: [www.lewes-eastbourne.gov.uk/planning](http://www.lewes-eastbourne.gov.uk/planning)

## Method of Sale

The site is offered for sale by way of informal, non-binding tender with the vendor reserving the right not to accept the highest or any offer and they also reserve the right to withdraw the site from sale or to vary the method of sale at any time without notice.

In the event that a number of competitive offers are received, the vendor reserves the right to request 'best and final' offers from selected parties.

Offers are sought for the freehold interest on an unconditional (Subject to Contract only) basis.

If an offer is accepted, completion is to take place within four weeks of exchange of contracts with 10% payable on exchange and the full balance of the purchase price payable immediately upon completion of the sale.

All offers should state whether they are submitted with or without Board approval and whether they are dependent on bank or similar finance being available with confirmation or proof of funding.

All offers should be marked “Chalk Pit, Eastbourne – Offer to Purchase” and addressed to:

Mr Alec White, Haslams Surveyors LLP, Apex, Forbury Road, Reading, Berkshire, RG1 1AX.

## Price

Offers invited over £2,000,000

## VAT

VAT is not payable.

## Costs

Each party to bear their own legal and professional costs.

## EPC

Not applicable.

## Anti-Money Laundering Regulations

To comply with Anti Money Laundering regulations, Haslams Surveyors LLP undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

## Technical Information Pack

A copy of the Technical Information Pack for the plot is available to interested parties upon request and includes:

1. Title documents
2. Proposed Block Plan
3. Proposed Floor Plans
4. Design & Access Statement
5. Ecological & Arboricultural Assessment
6. Contamination Report
7. Asbestos Survey
8. Outline Planning Consent Decision Notice
9. Section 106 Agreement
10. Detailed Planning Consent Decision Notice

## Viewing and All Other Enquiries

All enquiries should be directed to the vendor's sole agent:

Haslams Surveyors LLP  
Apex  
Forbury Road  
Reading  
RG1 1AX

Telephone: 0118 921 1515 (Switchboard)  
Email: [alecwhite@haslams.co.uk](mailto:alecwhite@haslams.co.uk)

**Viewings of the property are strictly by appointment only.**

Please note that parties must not enter the property without our prior authority and any inspection of the site is at the prospective purchaser's risk.

**Misrepresentation Act 1967** – Haslams give notice that:

1. These particulars do not constitute any part of an offer or contract.
2. None of the statements contained in these particulars are to be relied on as statements or representations of fact; intending parties must satisfy themselves as to the correctness of each of these statements.
3. Haslams and their clients have no authority to make or give any representation or warranty in relation to the property.

**Finance Act 1989** – Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

**Consumer Protection from Unfair Trading Regulations 2008** – These details are believed to be correct as at March 2024 but may be subject to subsequent amendment. Any plans or drawings are indicative and for guidance only.

Particulars Printed March 2024



Alec White

0118 921 1514  
[alecwhite@haslams.co.uk](mailto:alecwhite@haslams.co.uk)















A1 A3

SCALE OF PLAN: 1:200  
SCALE OF SECTION: 1:100

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**NOTES**

1. Refer to drawings for details of all works.

2. All works shall be in accordance with the current New Zealand Building Code.

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4. All works shall be in accordance with the current New Zealand Building Code.

REV	DATE	NOTES
01	11/11/2023	Issue for Planning
02	15/03/2024	Issue for RIBA #4

**PROJECT**  
Ocklyng Chalk Pits

**CLIENT**  
Client Name

**sawkings architects**  
RIBA #4

1. 11127 402000  
2. 11127 402000  
3. 11127 402000  
4. 11127 402000  
5. 11127 402000

STATUS	PLANNING	CHECKED BY	JH	GMF
JOB NO.	A4315	DRAWING NO.	020	P5

**DRAWING TITLE**  
Proposed Site Plan



EXISTING VEHICULAR ENTRANCE REQUIRES WIDENING FOR EMERGENCY REFUGES ACCESS

VISITOR PARKING SPACES 411

EXISTING COTTAGE DEMOLISHED  
TOTAL x 4 2B FLATS

QUARRY SITE  
x 3 2B TERRACE UNITS  
x 14 2B TERRACE & SEM-DETACHED  
x 1 DETACHED (M40)

TOTAL 18 UNITS

PLEASE REFER TO DRAWING 01 FOR THE DETAILED PROPOSED VISITOR PARKING SPACES.

THESE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE RESULTS OF THE PLANNING PROCESS.