

SAMUEL & SON

CHARTERED SURVEYORS

**STRUTT
& PARKER**

FOR SALE

LAND AT UBLEYS, ALBOURNE, WEST SUSSEX



A rare opportunity to purchase potential development land

(Subject to the relevant consents)

Approximately 14 acres

AS A WHOLE - OFFERS BY TENDER
(TO ROSS ALBERTO, STRUTT & PARKER, LEWES BY 31.10.09)

GENERAL REMARKS & STIPULATIONS

LOCATION

The site lies just to the North East of the village of Albourne. Albourne Lane borders the Southern boundary and the B2118 borders the Western boundary. The site is outlined in red on the sale plan.

COMMUNICATIONS

The A23 is approximately 1.3 miles to the nearest junction. This provides quick and easy access onto the M23/M25 and into central London, whilst providing links to the A27 and South coast.

THE SITE

The site extends to approximately 14 acres (5.66 hectares) of pasture. The site is currently grazed on an informal basis with vacant possession on completion. Direct access can be gained for the site either from Albourne Lane or the B2118.

The sale excludes a two-metre strip surrounding the existing Harper & Eade development to the Western boundary and further two-metre strip along the entirety of the Eastern boundary as marked in green on the sale plan.

PLANNING

The land is within Mid Sussex District Council's administrative area. The land is close to the built up area of Albourne, but is within the countryside for planning policy purposes. The Mid Sussex Local Plan, 2005, identifies the land as falling within a Local Gap between settlements. However, such designations are not generally supported in the now adopted South East Plan.

Adjacent to the site is the recently developed Harper and Eade depot. The land would suit a commercial use, subject to the necessary planning permission.

Communications and access are excellent via the old and new A23 roads.

Albourne is outside of the boundary of the proposed South Downs National Park which lies some distance to the south. A named commercial user with some association with Harper and Eade may assist the prospects of securing planning consent.

OVERAGE

Our clients are seeking to enter into an Overage Agreement of some form with the selected purchaser with a guide percentage of 30%. Overage proposals should be submitted with offers.

LOCAL AUTHORITY

Mid Sussex District Council – 01444 458166 / www.midsussex.gov.uk

TENURE

Freehold with vacant possession.

VAT

May be applicable to the purchase price.

METHOD OF DISPOSAL

The Freehold interest in the site is offered by way of Informal Tender with unconditional offers to be received by 31st October, clearly marked Land at Ubleys Tenders for the attention of Ross Alberto, Strutt & Parker, 201 High Street, Lewes, East Sussex, BN7 2NR.

TENDERS SHOULD CONTAIN THE FOLLOWING INFORMATION:

- Confirmation of the amount to be offered for the site.
- Offers should confirm the name of the purchaser and details of relevant experience.
- Proof of ability to fund the purchase.
- Time frame for exchanging contracts and the level of deposit to be paid upon exchange of contracts.
- Time frame for completion of the purchase.
- Details of any other matters to which the purchase is subject.
- Offers should not be made subject to any formulas or with reference to other offers received.

The Vendors reserve the right not to accept the highest or any offer received.

VIEWING

By appointment only through Joint Agents Strutt & Parker or Samuel & Sons.

Contact James Youatt 01243 832602 or james.Youatt@struttandparker.com or
Ross Alberto 01273 407004
rossalberto@struttandparker.com or
Andrew Samuel 01435 864020
andrew@samuelandson.co.uk

*Reference: Particulars Prepared September 2009,
photographs taken September 2009*

PROPERTY MISDESCRIPTIONS ACT

The client agrees to inform Samuel & Son in writing of any inaccuracy or misleading element in the particulars or in the promotion generally of which he is aware or which subsequently materialises during the period of the agency. The client shall indemnify Samuel & Son, their servants or agents against any claim made in respect of any misdescriptions of the property that arises wholly or partially out of the act or default of the client.

IMPORTANT NOTICE

Samuel & Son for themselves and the vendors of this property whose agents are give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- (iii) The information in these particulars is given without responsibility on the part of Samuel & Son or their clients. Neither Samuel & Son nor any of their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- (iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- (v) Samuel & Son or any joint agents have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

***Samuel & Son, Eagle House, Hailsham Road,
Heathfield, East Sussex, TN21 8AB.***

Tel: (01435) 864020

Website: www.samuelandson.co.uk

