

# LAND OFF EASTGATE WHARF

Lewes, East Sussex BN7 2LP



Site boundary for indicative purposes only

## Key Highlights

- Town centre residential or mixed use re-development opportunity located in central Lewes
- Former woodyard containing a vacant detached residential/ office property and wharf style buildings
- Site extends to approximately 0.80 acres (0.32 hectares)
- Within the Lewes Core Strategy (2016) 'North Street Quarter and Eastgate Area' allocation for mixed use development
- Situated within the Lewes Conservation Area
- Vacant possession
- Freehold interest

SAVILLS SEVENOAKS  
74 High Street  
Sevenoaks TN13 1JR

**+44 (0) 1732 789 750**

[savills.co.uk](http://savills.co.uk)





## Location

The Property is located in central Lewes, East Sussex. Key surrounding areas include Brighton (approximately 7.5 miles south east), Tunbridge Wells (approximately 20 miles north east) and Gatwick Airport (approximately 20 miles north west).

Cliffe High Street is situated to the south of the site and comprises the main shopping area in central Lewes, containing a wide variety of shops, restaurants and amenities. Lewes is a popular destination providing the largest retail centre in the Lewes District and attracting business from the surrounding villages. The area boasts a well preserved small market town atmosphere, with a highly regarded artistic and cultural heritage.

Lewes benefits from good communication links: Lewes train station is located approximately 0.4 miles to the south east, providing a Southern service with two trains per hour northbound to London Victoria via Gatwick Airport, with an average journey time to London of 1 hour 14 minutes\*. Other destinations include Brighton, Eastbourne and Seaford.

The A27 travels on an east/ west axis to the south of Lewes, providing access to the south Kent coast. The A23 leading to the M23 lies north west of the town, which connects to Gatwick Airport and latterly the London M25 orbital.

Lewes often attracts commuters and downsizers, providing uniquely affordable housing while benefitting from a journey time of just over an hour from central London. The area is also popular with families, due to its provision of high performing state and independent schools.

Lewes is included in the 'Coast to Capital Local Enterprise Partnership', a partnership between local authorities and businesses, ultimately seeking to improve economic prosperity. The area includes Croydon to the north and coastal towns to the south, encompassing an economy worth £50.7 billion GVA- the seventh largest economy in England\*.

\*www.thetrainline.com

\*www.coast2capital.org.uk/our-area/



## Situation

Vehicular and pedestrian access to the Property is via Eastgate Wharf, a one way street off of the A2029. The road continues parallel to the western boundary and rejoins the A2029 to the north.

To the north of the Property is the Phoenix Causeway (A2029), a raised primary route into central Lewes. The River Ouse runs adjacent to the eastern perimeter latterly flowing southwards through the South Downs. To the south of the Property is an NCP car park and to the west is a Waitrose supermarket. The surrounding area is mixed use, with residential interspersed with commercial and retail units.

## Description

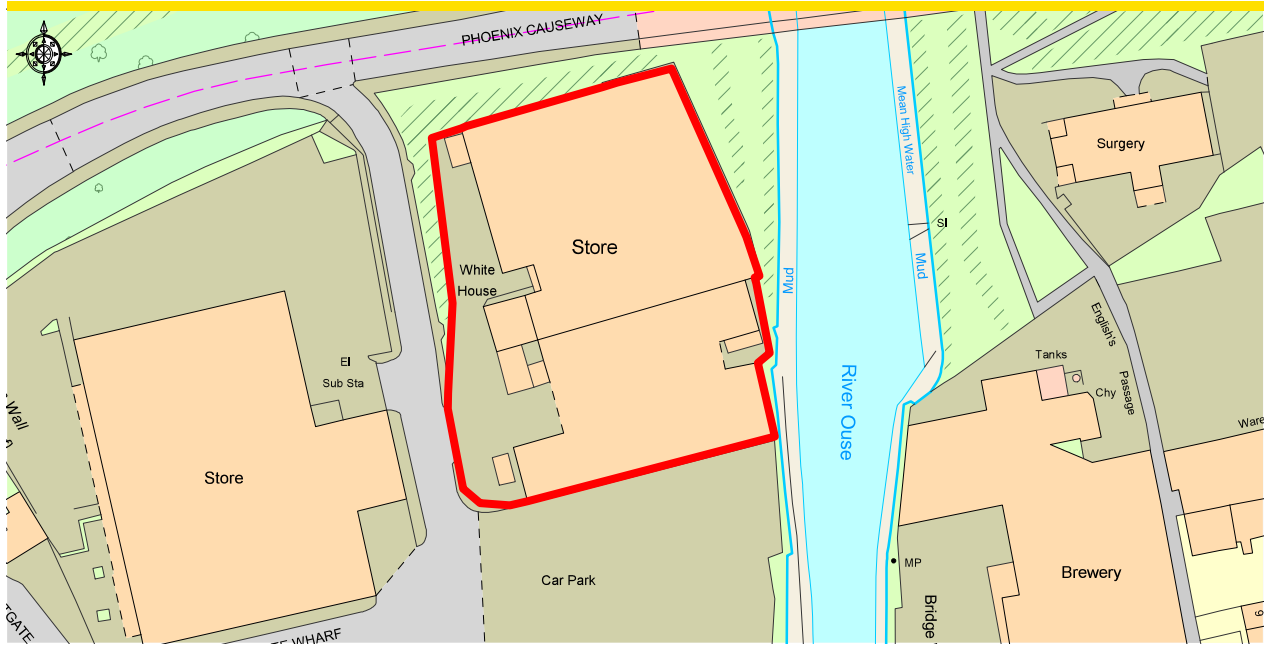
The Property is located to the west of the River Ouse and comprises a roughly rectangular, mostly level plot extending to approximately 0.80 acres (0.32 hectares). There are vacant former wharf style buildings on site in connection with its previous use as a woodyard by Wenban Smith. There is also a one and a half storey detached vacant residential/ office property to the west of the wharf buildings. The Property benefits from an attractive outlook to the east across the River Ouse to the Grade II\* Listed Harvey's Brewery.

We understand that there is an identified flood risk from the River Ouse running adjacent to the eastern boundary of the Property. The Property is within Flood Zone 3 and therefore will be subject to a Level 2 Strategic Flood Risk Assessment (SFRA2), should planning permission for further development be sought.

## Services

Main services are believed to be in close proximity, however interested parties should make their own enquiries of the relevant statutory authorities.





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## Planning

The Property falls within the planning jurisdiction of Lewes and Eastbourne District Councils and the South Downs National Park Authority.

The Property is identified within the Lewes Core Strategy (2016) as wholly within the built confines of the Lewes Town Centre Boundary and the Lewes Conservation Area and within a flood risk area. The Property is also included within a wider site specific allocation (Spatial Policy 3: The North Street Quarter and Eastgate Area), allocating 9 hectares for mixed use development to create a new neighbourhood. The Property is not Listed.

Emerging policy includes the South Downs National Park Local Plan, which will surpass the Lewes Core Strategy (2016) once adopted. This includes the Core Strategy Spatial Policy 3 allocation under Strategic Site Policy SD57, which also seeks sustainable mixed use development. Additionally, the Lewes Neighbourhood Development Plan was issued for consultation in 2018 and identifies the site as a possible housing allocation.

Taking into account the existing and emerging development plan context, the site could be appropriate for a variety of uses, including:

- Residential;
- Commercial (predominately office); or
- Other 'town centre' uses.

## EPC

The Energy Performance Certificate has been instructed and will be available in the dataroom in due course.

## Title

The Property comprises the freehold interest in title number SX135038.

## Method of Sale

The Property is for sale on a private treaty basis. Please refer to the covering letter for further details.

Given the proximity to the Vendor's retained supermarket, interested parties are asked to submit their proposed scheme with any offer.

## Further Information

For further information on planning, legal and technical matters, please visit: <https://savillsglobal.box.com/v/eastgatewharf>

## Viewings

Viewings are strictly by appointment only through the Vendor's sole agent Savills. Contact details below.

## Contact

**Sam Kirkaldy**  
+44 (0) 1732 789 783  
skirkaldy@savills.com

**Jessica Saint**  
+44 (0) 1732 789 794  
jessica.saint@savills.com

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Our Ref: SVDV434567



**SUBJECT TO CONTRACT**

Sam Kirkaldy MRICS FAAV  
E: [skirkaldy@savills.com](mailto:skirkaldy@savills.com)  
DL: +44 (0) 1732 789783  
74 High Street  
Sevenoaks TN13 1JR  
T: +44 (0) 1732 789 700  
F: +44 (0) 1732 789 789  
savills.com

Dear Applicant,

**LAND OFF EASTGATE WHARF, LEWES, EAST SUSSEX BN7 2LP**

Please find enclosed details of the above Property, which we are marketing for sale as sole agents by Waitrose and inviting unconditional or subject to planning offers without a guide price. The property is currently vacant and comprises a former timber storage facility. We consider there is development potential for a range of uses including residential, retirement, hotel and retail. Further information regarding the Property is held at <https://savillsglobal.box.com/v/eastgatewharf>

We currently proceeding on a private treaty sale basis and all offers should be made to Savills and must provide the following information:

- Offer price;
- Any assumptions and/or conditions;
- Due diligence undertaken (including confirmation that the dataroom information has been reviewed);
- Due diligence required prior to exchange of contracts (and time needed);
- Proposed use or development scheme;
- Details of parties involved including contact information;
- The status of Board, or similar, approval;
- Confirmation of financial backing/ability to complete the purchase. If Bank, or similar funding is required, then confirmation from them concerning the loan facility for the intended purchase should be included;
- Full solicitor's details.

The Property can be easily viewed from the public highway but any internal viewing will be strictly by prior appointment through Savills.

Given the proximity to the Vendor's retained supermarket and car park, interested parties are asked to submit their proposed scheme with any offer. Please note that the Vendor reserves the right not to accept the highest, or any offer, and withdraw the Property from the market or alter the method of sale at any time.

Should you have any queries in relation to the above, please contact Sam Kirkaldy on 01732 789783 or Jessica Saint on 01732 789794 in our Sevenoaks office.

Yours faithfully,

A handwritten signature in black ink that reads "Sam Kirkaldy".

Sam Kirkaldy MRICS FAAV  
Director

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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