



FREEHOLD DEVELOPMENT/INVESTMENT/OWNER OCCUPIER OPPORTUNITY  
FOR SALE - OIRO - £347,000

10-11 Hartfield Road, Forest Row, East Sussex, RH18 5DN



## DEVELOPMENT/INVESTMENT/OWNER OCCUPIER OPPORTUNITY

10-11 Hartfield Road, Forest Row,  
East Sussex, RH18 5DN

### OFFERS INVITED IN THE REGION OF - £347,000

- Planning permission granted for change of use to A3 (catering) use on the ground and lower ground floor.
- Plus extending the first and second floors at the rear to create an additional flat (two flats in total).
- Wealden District Council's reference number: WD/2018/1689/F

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### SITUATION

Occupying a prominent position within a parade of Village shops and close to a Co-op Supermarket. The Village also has a Tesco Express Store/Petrol Station. Other amenities include bus services and Parish Church. East Grinstead Town Centre and railway station, the latter serving London via East Croydon are approximately 4 miles away to the north. The Towns of Tunbridge Wells, Crowborough, Uckfield and Haywards Heath are all within easy reach. Junction 10 on the M23 Motorway is about 10 miles distant; this gives access to Gatwick International Airport, connects to the north with the M25 London Orbital Motorway and to the south with the A23 trunk road to Brighton and the South Coast.

### DESCRIPTION

The retail premises have rendered and colour washed elevations under a tiled roof and comprise of retail shop on the ground floor together with storage on the lower ground floor and a one bedroom flat on the first floor.

### ACCOMODATION

**Ground Floor Shop** has a maximum width of 6.97m (22'10") and a maximum depth of 10.93m (35'10") with display window, rear access and small goods list between the shop and the lower ground floor store.

Overall floor area approx. 69.22 sq.m (745 Sq.ft.)  
**Lower Ground Floor** comprising of three sections and used for storage.

Overall floor area approx. 57.47 sq.m (619 sq.ft) with rear access door and staircase to shop.

**First Floor Flat** front door to **Hall, Living Room** about 3.2m x 3.08m (10'6"x10'1"). **Kitchen/Breakfast Room** about 3.34m x 3.2m (11x10'6") max. **Bedroom** about 3.18m x 3.05m (10'5"x10'). **Bathroom** with bath and shower attachment, hand basin and low suite W.C. **Two Attic Rooms** - one used as a 2nd bedroom and one for storage each approx. 3.0m x 4.47m (9'10"x14'8") and 4.4m x 3.08m (14'6"x10'1").

### AMENITIES

- Staff cloakroom
- Gas fired boiler for radiator central heating and hot water for flat
- Small goods lift
- Fluorescent strip lights

### SERVICES

It is understood that mains gas, water, electricity and drainage are connected to the property. However, intending purchasers should make their own enquiries of the relevant authorities.

### TERMS

The property is offered for the sale inviting offers in the region of £347,000.

### LEGAL COSTS

Each Party to pay their own legal costs incurred in the transaction.

### PLANNING PERMISSION

Wealden District Council granted Planning Permission under reference number WD/2018/1689/F to change the use of the shop and lower ground floor to A3 (cafe/restaurant) use. This would involve extending the ground and lower floor and also extending the first and second floors to create an additional flat, making two flats in total. Full details and plans available on request.

### BUSINESS RATES/COUNCIL TAX

Rateable value £12,500. Prospective purchasers should make their own enquiries of Wealden District Council. Tel: 01892 653311

### ENERGY PERFORMANCE CERTIFICATE

Please enquire of the Agents.

### VALUE ADDED TAX

Prospective Purchasers are reminded that the under Finance Act 1989, Value Added Tax may be payable on the purchase price. Purchasers should make their enquiries in this connection.

### VIEWING

Viewing and further information from the Agents RH & RW Clutton - 01342 410122  
PhilipB@rhrwclutton.co.uk or  
RichardG@rhrwclutton.co.uk



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

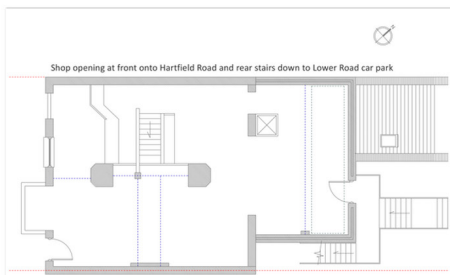


EXISTING REAR ELEVATION

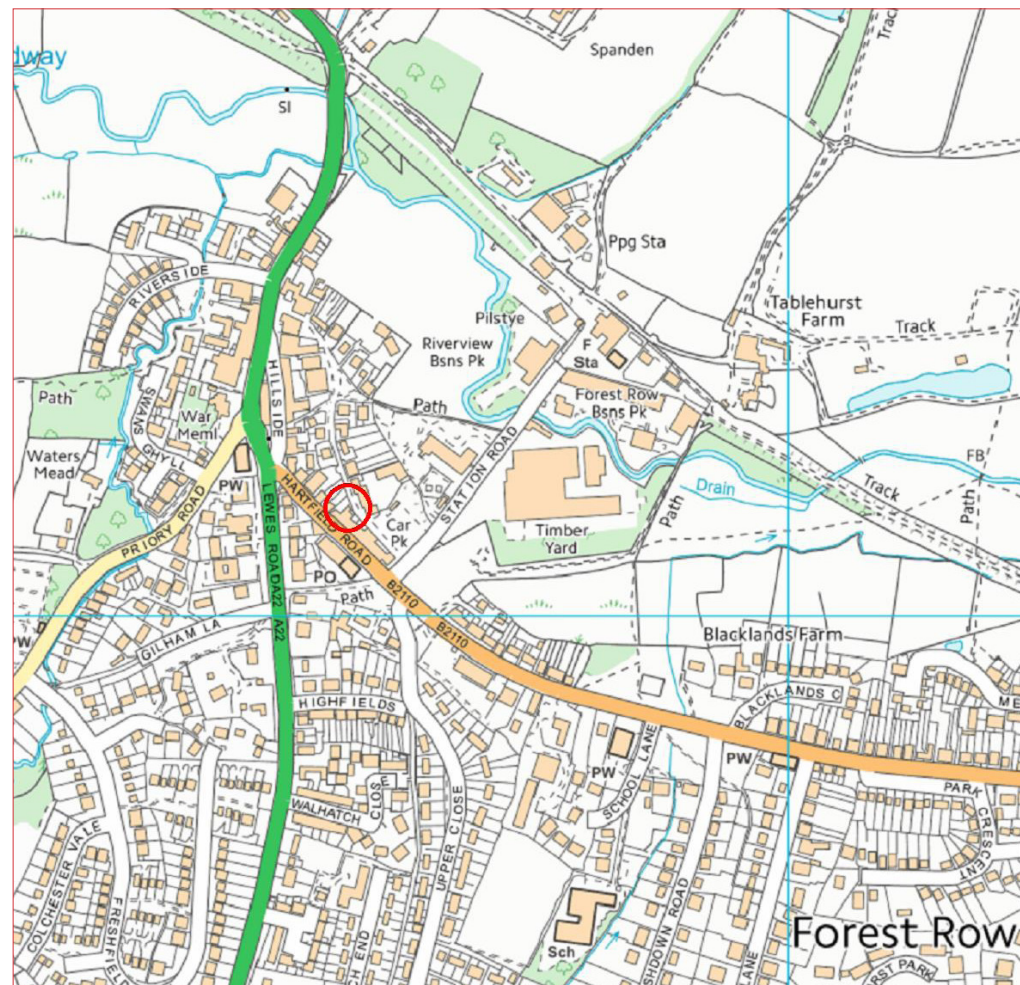
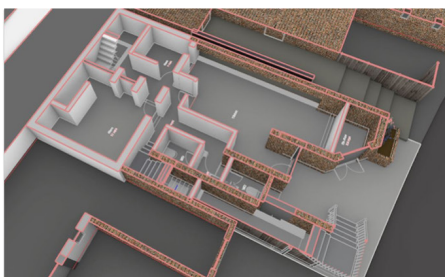
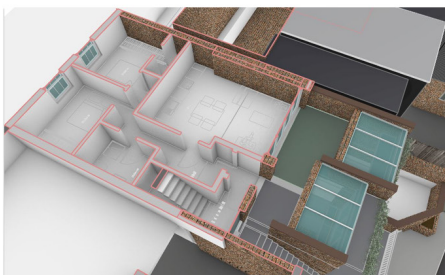


PROPOSED REAR ELEVATION

Existing  
Shop, Basement & Flat with Attic Rooms



Planning Agreed for  
Restaurant, Basement Kitchen & 2 x 2-bedroom flats



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