

Consented Plot - 33 Residential Units

No Affordable

FOR SALE

Railway Road, Newhaven BN9 OAP



SITE SUMMARY - January 2026

Land and Development

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1. Introduction

This is a cleared level site in central Newhaven with outline consent for 33 residential units across three blocks with onsite parking.

2. Site location

Newhaven is located at the mouth of the River Ouse in East Sussex and is a small coastal port town with a rich maritime history and a growing reputation as a vibrant place to live and visit. It is surrounded by the South Downs National Park with a population of circa 13,000.

Located some nine miles to the east of Brighton and six miles south of Lewes the town provides a mix of Victorian homes, post-war developments, and newer builds, attracting families, retirees, and Brighton commuters.

Newhaven is a town in transition – from a once-overlooked port to a culturally rich, naturally beautiful, and increasingly desirable place to live and explore. It offers a quieter alternative to Brighton with plenty of character, history, and community spirit.

3. Site description

The site comprises a brownfield plot of land within the Newhaven urban settlement boundary on the west side of Railway Road immediately south of the A259 in central Newhaven, opposite Newhaven Town railway station and some 800m north of Newhaven Harbour railway station and ferry terminal.

Extending to approximately 0.56 acres, it is north/south in orientation, rectangular in shape and flat, and has most recently been used as a storage yard, parking, car dealership and skip hire. It is fenced and has a concrete surface with a small number of temporary buildings/cabins onsite. It has good transport links, and the shops and amenities of Newhaven town centre are around 300m to the West.

The area has been subject to significant regeneration in recent years with the completion of 145 homes on the “Parker Pen” site to the southeast and the Thakeham/Southern Housing Group scheme delivering 74 homes in Clifton Road to the south.

4. Planning consent

The site was recently granted outline planning consent (with no affordable housing) by Lewes District Council under ref: **LW/25/0009** for the erection of three residential blocks providing a total of 33 x 2 bed flats with 32 car spaces and 72 cycle spaces. Two blocks provide 12 units each with a smaller third block providing a further nine.

The proposed development comprises a mix of 18 larger 2 bed-4 person flats with an internal area of **775sqft (72sqm)** together with 15 slightly smaller 2 bed-3 person units of **657sqft (61sqm)**.

The ground floor areas are dedicated to car parking, bins and bicycle storage with three residential levels above. A schedule of each block is overleaf.

The CIL liability has not been quantified, and purchasers will have to make their own assumptions in this respect.

A S106 has been agreed with contributions totalling £67,127.

A previous outline consent was granted under ref **LW/23/0757** for 33 units in three blocks with 40% affordable units and less cycle spaces.

The outline consent confirms the concept and scale of this development and allows certain details, such as the appearance and landscaping, to be decided and submitted later through a reserved matters application.

Our client also owns a consented site for 23 units in Transit Road Newhaven - further details upon request.

A dataroom with additional information is available upon request - contact steven@oakleyproperty.com

5. Structure of purchase

This is a sale of freehold interest with vacant possession, with usual timeframes expected.

6. Guide price/tenure

The guide price is £1,200,000.

7. Further information from Sole Agents



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James Epps

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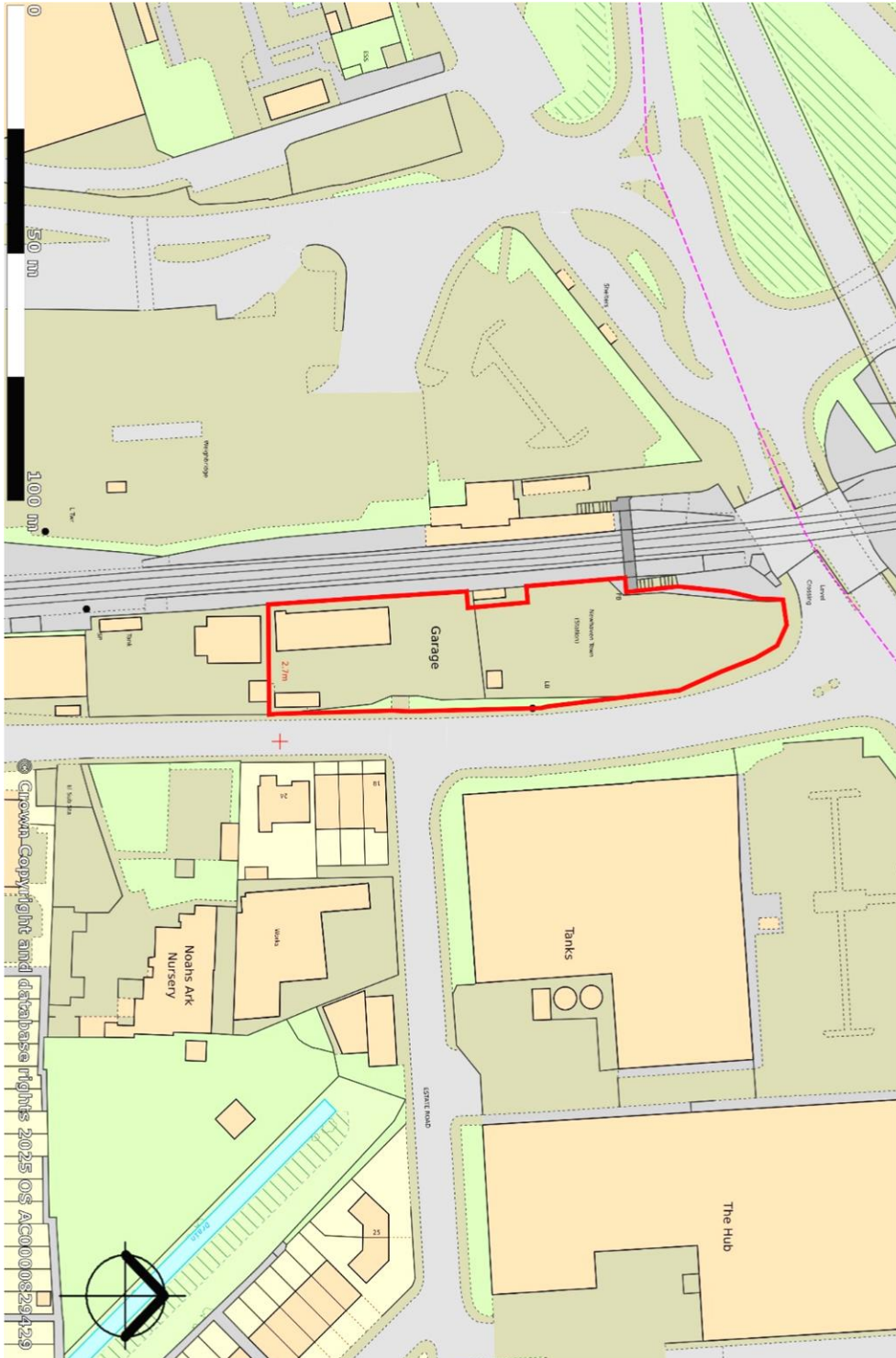
Accommodation Schedules

Type	No of Units.	Type	Average GIA (Sq.ft.)
Block 1 - Large			
1F	2	2B4P	775 sq ft (72 M ²)
	2	2B3P	657 sq ft (61 M ²)
2F	2	2B4P	775 sq ft (72 M ²)
	2	2B3P	657 sq ft (61 M ²)
3F	2	2B4P	775 sq ft (72 M ²)
	2	2B3P	657 sq ft (61 M ²)
Commonways per storey	x3 storeys		420 sq ft (39 M ²)
Block Total	12 Units		8,590 sq ft (798 M ²)

Type	No of Units.	Type	Average GIA (Sq.ft.)
Block 2 - Large			
1F	2	2B4P	775 sq ft (72 M ²)
	2	2B3P	657 sq ft (61 M ²)
2F	2	2B4P	775 sq ft (72 M ²)
	2	2B3P	657 sq ft (61 M ²)
3F	2	2B4P	775 sq ft (72 M ²)
	2	2B3P	657 sq ft (61 M ²)
Commonways per storey	x3 storeys		420 sq ft (39 M ²)
Block Total	12 Units		8,590 sq ft (798 M ²)

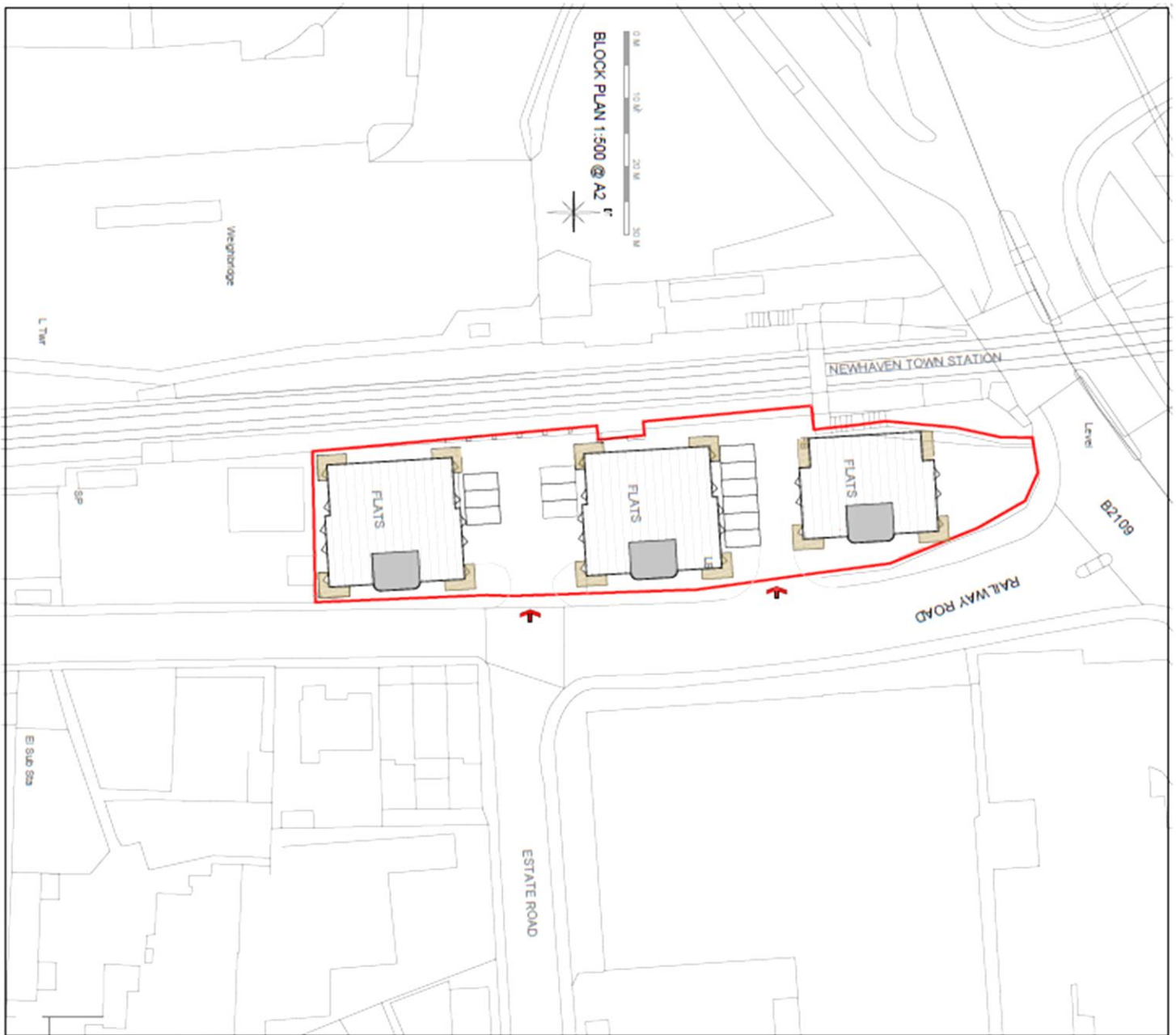
Type	No of Units.	Type	Average GIA (Sq.ft.)
Block 3 - Small			
1F	2	2B4P	775 sq ft (72 M ²)
	1	2B3P	657 sq ft (61 M ²)
2F	2	2B4P	775 sq ft (72 M ²)
	1	2B3P	657 sq ft (61 M ²)
3F	2	2B4P	775 sq ft (72 M ²)
	1	2B3P	657 sq ft (61 M ²)
Commonways per storey	x3 storeys		420 sq ft (39 M ²)
Block Total	9 Units		8,590 sq ft (798 M ²)

Location Map



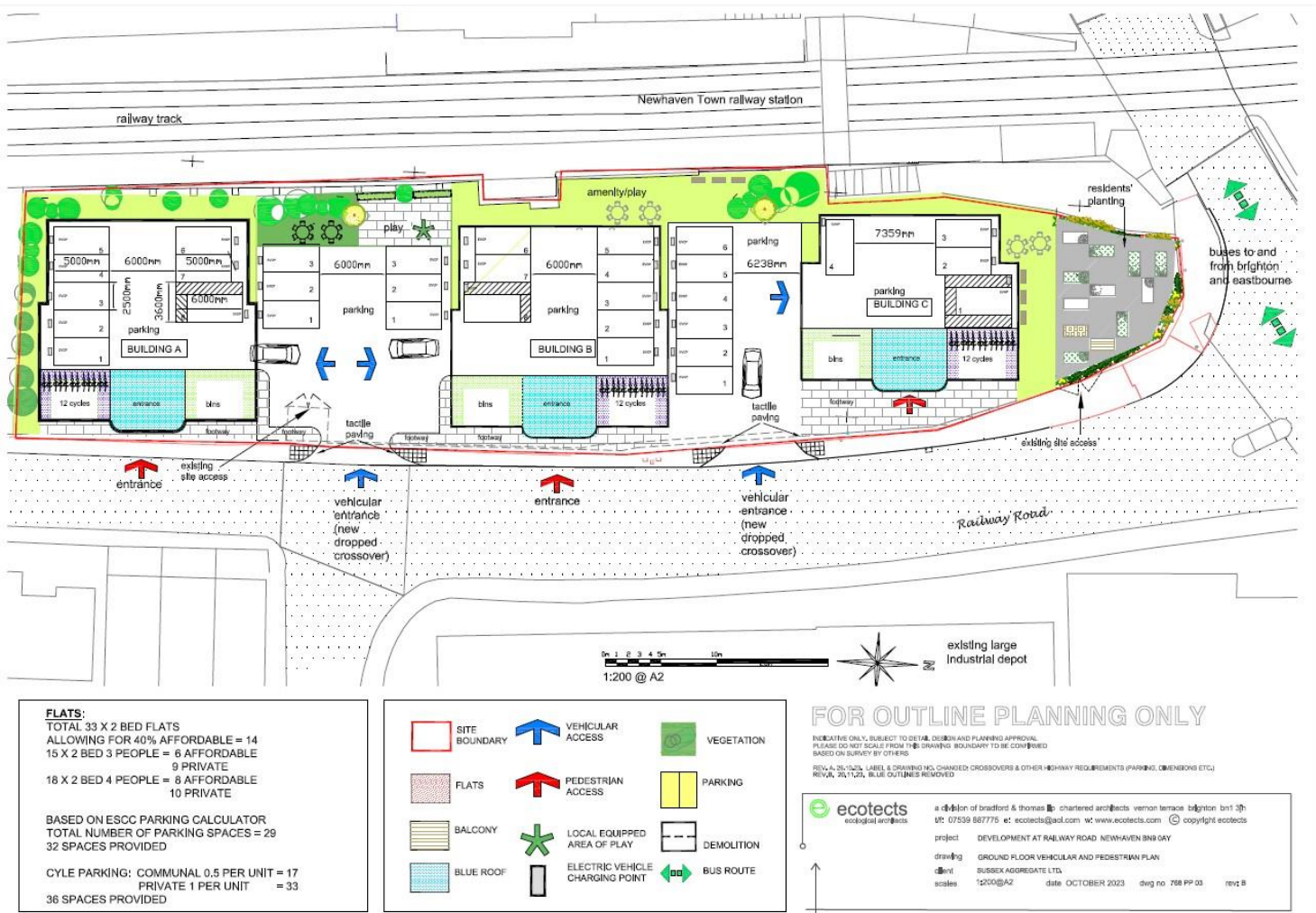
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Block Plan



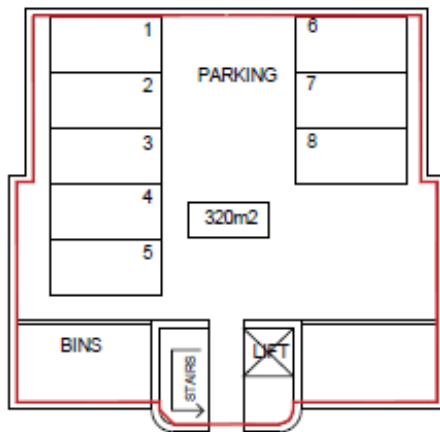
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Ground Floor Vehicular and Pedestrian Plan

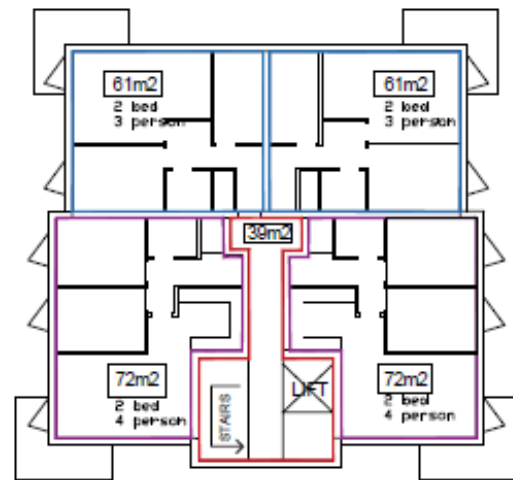


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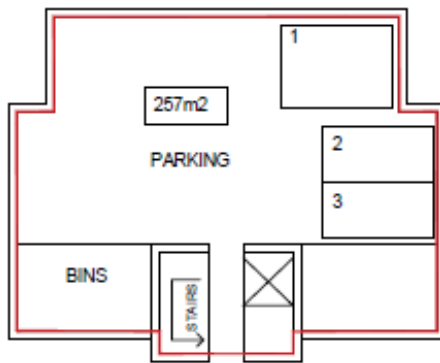
GIA Schedules



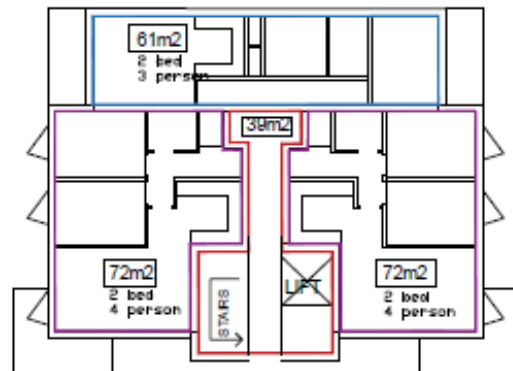
GROUND FLOOR LARGE BLOCK



1ST, 2ND, 3RD FLOOR LARGE BLOCK



GROUND FLOOR SMALL BLOCK



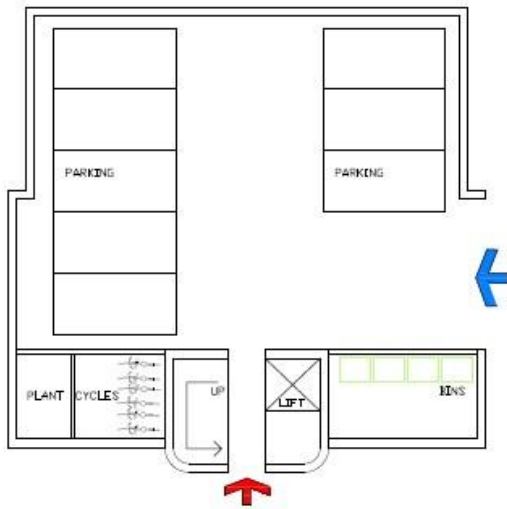
1ST, 2ND, 3RD FLOOR SMALL BLOCK



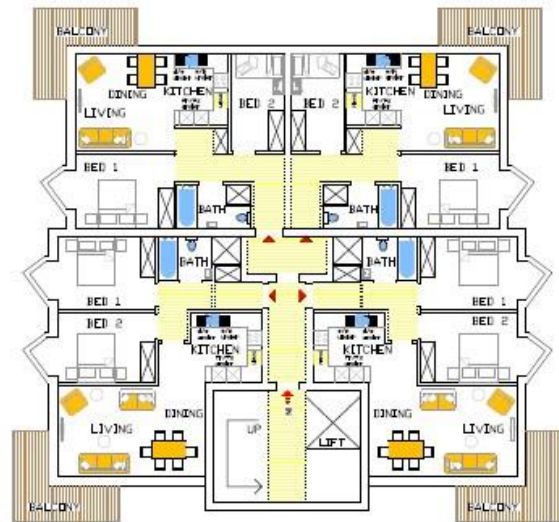
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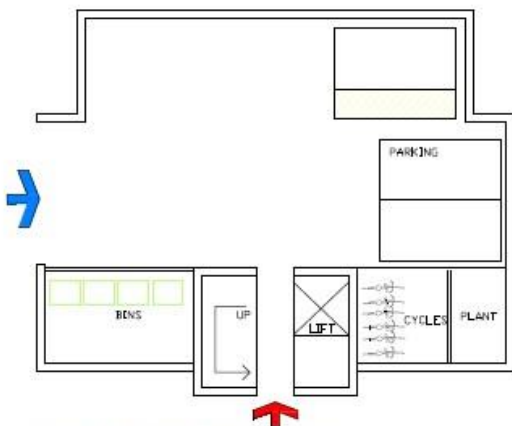
Indicative Floor Plans



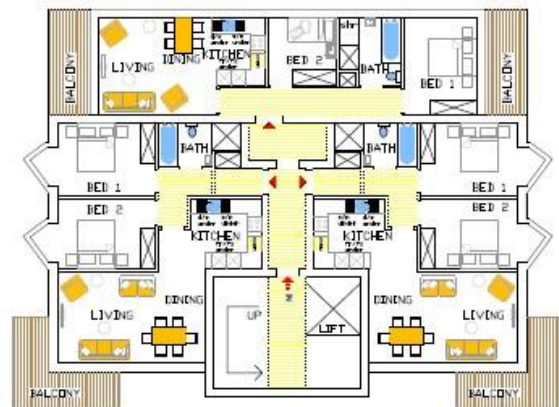
GROUND FLOOR LARGE BLOCK



1ST, 2ND, 3RD FLOOR PLANS LARGE BLOCK



GROUND FLOOR SMALL BLOCK



1ST, 2ND, 3RD FLOOR PLANS SMALL BLOCK



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