



Land and Buildings adjacent to the former Hellingly Hospital site

Development opportunity with the potential for circa 30 residential units, conversion of existing buildings or a potential care/senior living facility

Site Description & Location

Site Description

The site is broadly rectangular in shape and is adjacent to the former Hellingly Hospital site on The Drive in the village of Hellingly. The Site measures approximately 2.3 acres, 0.9 hectares.

Ancient Woodland bounds the site to the north and north-west.

There are two existing buildings; the vacant and derelict Homestead building, which is a former inpatient unit and The Chapel, as well as a disused tennis court and hard standing currently used as a car park. Vehicular access to the site can be gained at two points on The Drive.

Location

The Site is located north of The Drive which is reached from the junction between Grove Hill and Park Road. The Site is adjacent to Ancient Woodland.

Hellingly is close to both the High Weald Area of Outstanding Natural Beauty and the South Downs National Park.

Wealden District Council has seen positive house price growth. Overall sold prices in Hailsham over the last year were similar to the previous year and 6% up on the 2016 level of £254,539.

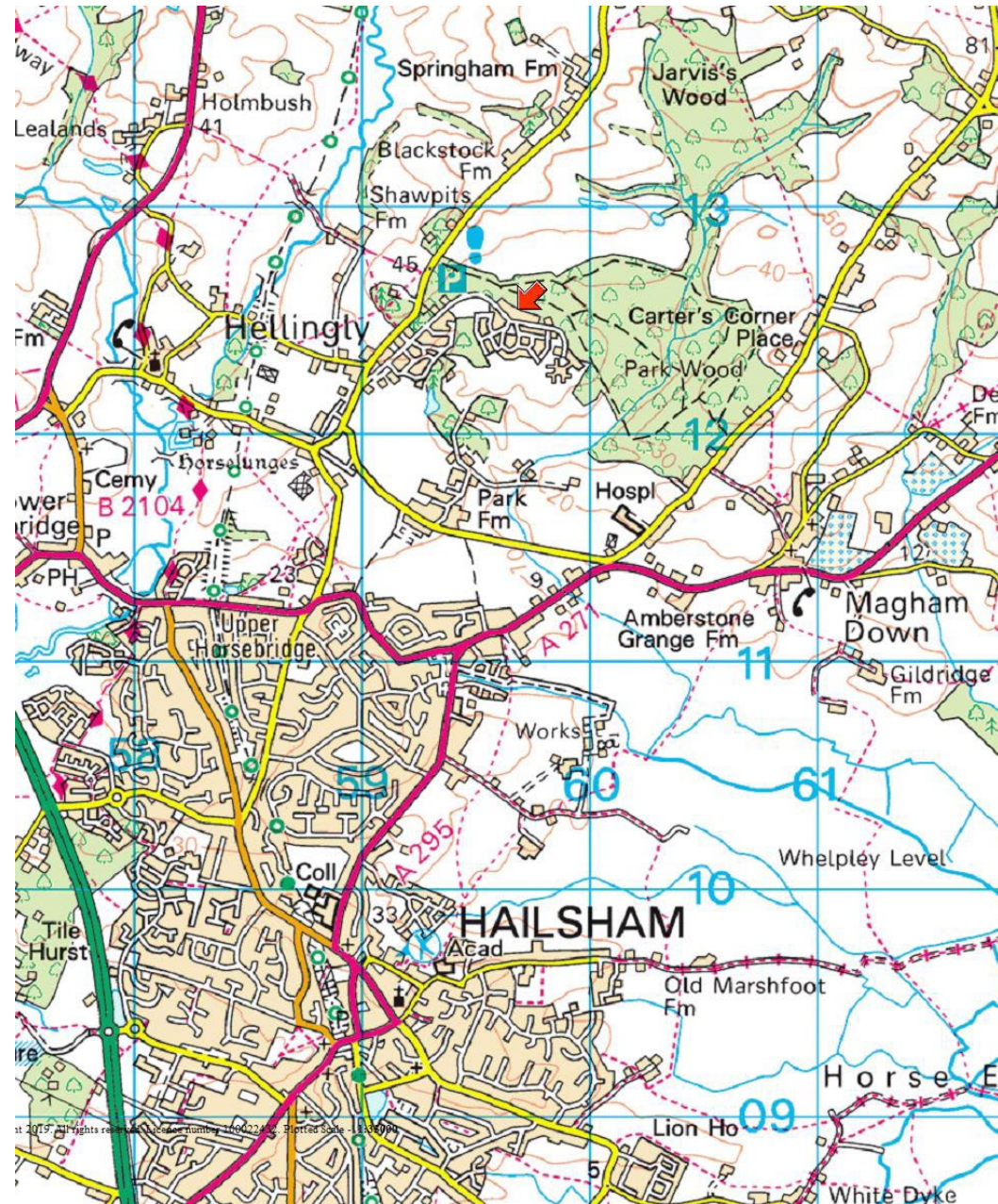
Nearby Hailsham offers shops, cafés, pubs and restaurants. There is a theatre, a leisure centre with swimming pool and the choice of three supermarkets.

Transport

The A22 links Hellingly to Eastbourne in 25 minutes and Brighton in 45 minutes via the A27.

The nearest railway station is Polegate, 5 miles south of the Site and provides direct services to London Victoria in circa 1 hour 22 minutes travel time, Brighton in 30 minutes and Gatwick Airport in 50 minutes.

There is a bus route (1X) that runs from The Drive, Hellingly to the centre of Hailsham, through Stone Cross and further south to Eastbourne.



Planning Policy

The Site benefits from the current designation of **'Hellingly Hospital Policy Area'** which means that proposed development would be considered. This policy sets out that following the termination of the hospital use, the Council will accept in principle certain uses in the existing hospital buildings or a redevelopment scheme. These uses comprise the existing or **another residential institutional use, hotel, indoor or outdoor sport or leisure use, and/or special retirement housing for the elderly with linked healthcare and other facilities**. Should redevelopment be considered, any new buildings should have no greater impact on the surrounding area than the existing. Residential use has been considered acceptable previously within the area, i.e. the adjacent residential development which has been built along The Drive. The Council is not able to currently achieve a **5 Year Housing Land Supply** which could provide an opportunity for a residential use to be considered on the Site and extending the overall floor area.

Density

28-29 dwellings

Based on policy relating to housing density. This number may differ when taking into account proposed housing mix and types.

Affordable Housing

Current Policy states that **35%** affordable housing provision is required on development sites with **5 (net) dwellings** or more. However, emerging Policy states that **35%** affordable housing provision would be required for development of **11 dwellings** or more. Both are subject to viability.

CIL

The Wealden District Council CIL Charging Schedule was adopted November 2015. Hellingly lies within the lower CIL charging band which is **£150** per sqm.

Car Parking

Policy car parking standards are set out in the table:

Type of Dwelling	Number of Spaces
Flats, Maisonettes and Bedsits	1 space/garage per unit, 1 space per 3 units for visitors
Dwellinghouses	2 spaces/garages per unit, 1 space per 3 units for visitors

Planning Considerations

- **Ancient Woodland** bordering the Site to the north and north-west will have an impact on the developable area
- Existing buildings – loss of Chapel building and loss of the tennis court
- Draft neighbourhood plan submitted in October 2018
- Key design considerations regarding Roebuck Park

Further Information

Tenure

The Site is for sale Freehold with vacant possession.

VAT

The property has not been elected for VAT.

Method of Sale

The Site is to be sold by way of informal tender.

Offers are invited for the freehold interest on a Subject to Planning basis.

Dataroom

Relevant information is available in the dataroom. Please sign up using the link:
<https://landandbuildingsathellinglyhospital.com/>

Contact information

For further information please contact the team below and arrange any viewings.



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Planning

Further
Information

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