

BURWASH

OAKLEYS GARAGE, HIGH STREET

EAST SUSSEX

TN19 7HA

LINAYS

COMMERCIAL

26A STATION SQUARE
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**FREEHOLD FOR SALE - REDEVELOPMENT OPPORTUNITY (STPP)
PROMINENT ROADSIDE LOCATION – DETACHED FORMER GARAGE**

Location

Burwash is an affluent village located within the county of East Sussex . The premises are situated at the junction with Highfields in a predominantly residential area fronting the A265 at the western end of Burwash Village providing direct access onto the A21 at Hurst Green.

Etchingham mainline station is located approx. 2.9 miles away offering commuters a service into London and Hastings.



Description / Planning

The site is broadly L shaped and currently occupied by a single storey garage complex comprising vehicle showroom, petrol pumps, workshops with forecourt and stores.

The property falls within the jurisdiction of Rother District Council and within the High Weald AONB. We are advised the property is not listed nor is it located within a conversation area. There is an opportunity to create a well-designed residential scheme on the site subject to the necessary consents. Enquiries should be directed to Rother District Council Planning Department.

Site Area

(with approximate dimensions and areas)

Site Frontage:	136'	41.6m
Site Depth:	<u>162'</u>	<u>49.2m</u>
Total Site Approx.	14,692sq.ft	1,365sq.m
	0.136 hectares	0.337 acres

Price

£850,000 (Eight Hundred and Fifty Thousand Pounds), for our client's freehold interest with vacant possession, subject to contract.

Our client may consider a conditional sale subject to the grant of planning permission. Offers on this basis should include timescales as well as outlining a proposed scheme including number of units, parking proposals and net sellable area.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Ref: 4831

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £9,253.75 (2018/19 assessment). Interested parties are strongly advised to check the actual rates liability with the local authority directly.

Legal Costs

The buyer is to provide an undertaking towards our clients legal and professional fees.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the sale price under current legislation.

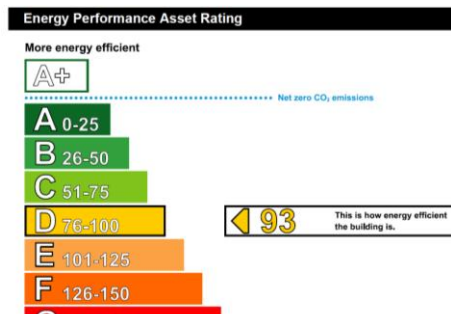
Services

We have not inspected the services however it would appear the site benefits from mains electricity, water and drainage. Prospective purchasers should satisfy themselves through their own due diligence enquiries

Site Plan



Energy Performance Certificate



Viewings

The site can be inspected from the public highway. If you require an internal inspection of the property, please make a prior appointment via Linays Commercial Limited.



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mc@linays.co.uk

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