

BEXHILL ENTERPRISE PARK NORTH

Bexhill-On-Sea, TN39 5ES



**Excellent development opportunities
with attractive countryside views**



EXECUTIVE SUMMARY

Bray Fox Smith and Dyer Hobbis are delighted to present two substantial development opportunities positioned in a prominent position on the edge of Bexhill-On-Sea.

- ◇ Two extensive development opportunities comprising Bexhill Enterprise Park North (23.65 acres) which is suitable for a wide array of commercial uses and Bexhill Enterprise Park South (18.67 acres) which offers the opportunity to develop a substantial residential led scheme or alternatively a comprehensive commercial development.
- ◇ Excellent connectivity to Bexhill-On-Sea town centre and the surrounding area.
- ◇ Full vacant possession provided.
- ◇ Offers are invited for the freehold interest.

The sites lie adjacent to the recently constructed initial phases of Bexhill Enterprise Park approximately 1.25 miles (2.01 km) to the north of the established seaside town of, Bexhill-On-Sea.

the A21, running northwards directly to J5 of the M25, whilst the A259 south coast road runs west towards Brighton and east to Folkestone.

The sites lie in a prominent position on Combe Valley Way (A2690), which is the main arterial road into Bexhill-On-Sea. The area immediately surrounding the sites comprise a mix of uses, with established residential and industrial accommodation.





Promenade gardens, Marina, Bexhill-on-Sea



Beach at Bexhill-on-Sea



Bexhill Old Town



De La Warr Pavilion Bexhill

CONNECTIVITY



Rail

Bexhill train station lies 1.6 miles from the site which provide indirect services to London via St Leonards Warrior Square.

Destination	Time
St Leonards Warrior Square	6 minutes
Ashford	56 minutes
Brighton	1 hour 2 minutes
London Bridge	1 hour 40 minutes



Road

The site benefits from excellent road communications with The Combe Valley Way providing easy access to neighbouring Hastings, Eastbourne and Brighton.

The recently improved A21 also provides links northwards towards Tunbridge Wells and the M25 beyond, whilst the A259 provides coastal links to Hastings, Brighton, Ashford, the Channel Tunnel, ferry ports and the M20.

Destination	Distance
Hastings	4.9 miles
Brighton	32 miles
M25 Junction 5	40 miles
Gatwick Airport	48 miles



Plot 3

Sold

Sold

Sold

**Plot 4
UNDER OFFER**

Plot 5

BEXHILL ENTERPRISE PARK NORTH

Bexhill Enterprise Park North comprises several parcels of land as shown on the site plan below.

The combined plots are allocated for 33,500 sq m of business floorspace falling within the former Use Class B1 through policy BEX 1 of the DaSA Local Plan.

Several of the plots have been sold to local industrial developer Westcott Leach who will be delivering 80,000 sq ft of light industrial accommodation. These plots have an extant planning permission for 8,328 sq m of business floorspace which has been implemented (RR/2018/2790/P).

The remaining plots total 23.65 acres and comprise:

Plot 3 (2.47 acres)
Plot 4 (6.9 acres/under offer)
Plot 5 (14.28 acres)

These were previously subject to an outline planning permission (RR/2017/2181/P) for the full allocated amount of employment floorspace, but this is no longer extant. However, it remains allocated and suitable for employment development.



PLANNING

The land is allocated for Employment Development. The designation is quite broad and the sites may be suitable for the following uses:

- Light industrial
- Industrial
- Storage & distribution
- R&D
- Offices
- Retail
- Trade counter
- Builders merchants
- Roadside
- Leisure & hospitality
- Medical and care sector
- Community sector

SERVICES

Bexhill Enterprise Park North has been designed with infrastructure brought into the park and several ducts and pipes installed to provide capacity to the site.

As demand for services will vary between uses and based on decisions made in the detailed design of buildings, and services are allocated by utilities on a first come first served basis with interactions between our sites and new development in the wider area, we cannot guarantee capacity for specific developments, and purchasers will have to make their own enquiries of utilities to ascertain supply availability is sufficient for their intended use.

Searches providing locations for existing services can be provided as part of the search pack for the sites.

The estate roads remain privately owned and hold a number of pipes and ducts that were installed to minimise disruption when installing services to the closest point of connection.

FURTHER INFORMATION

Tenure

Title details can be found in the data room. The Freehold interests are to be sold with the benefit of vacant possession.

VAT

The sites are elected for VAT and will be chargeable on the purchase price at the prevailing rate.

Method of sale

The Freehold interests are offered for sale by way of informal tender. Offers are invited for the entirety of the site and the individual plots in isolation, on an unconditional basis, subject to contract only.

Purchasers are asked to explicitly state their assumptions made in producing their offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for the transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.

Data room

A data room has been assembled to assist developers in formulating their offers for the site. The data room contains the following information:

- Legal pack and searches
- Planning information
- Technical Information

www.bexhillopportunitynorth.co.uk

Viewings

Viewings can be arranged by appointment with the joint agents.

Contact

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