



PLOT J
ROPEMAKER PARK
SOUTH ROAD, HAILSHAM BN27 3GY

RARE FREEHOLD DEVELOPMENT OPPORTUNITY

Executive Summary

- ▶ Freehold development opportunity
- ▶ Rare strategic plot of 0.75 acres
- ▶ Suitable for a variety of uses, subject to Planning
- ▶ Unconditional and conditional offers are invited for the freehold interest

Description

This opportunity comprises a rare strategic plot of 0.75 acres and may be suitable for a variety of uses, subject to Planning.

Planning

The site is allocated for employment use under local policy with Wealden District Council.

The site also adjoins the A295 South Road/Diplocks Way/ Ersham Road Junction which has major improvements proposed via East Sussex County Council.

Further Information

Site viewings strictly by prior arrangement with the sole agent.

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Location

Plot J is located on the modern Ropemaker Park within the main Diplocks Way Industrial Estate in the busy market town of Hailsham in East Sussex.

The plot fronts South Road (A295) and is well connected to the A22 (Hailsham Bypass) leading to either London or Eastbourne, as well as the A27 towards Brighton or Hastings.

There are a host of both local and national operators in Ropemaker Park including KFC, Tesco Express, Howdens, Cablecraft and Marlow Ropes.

The adjoining Diplocks Way Industrial Estate is home to many occupiers including Aspen Pumps, Argos, Wickes, Group 1 BMW / Mini, Screwfix, Toolstation, City Plumbing, City Electrical and Travis Perkins.

Tenure

ESX312878 (Freehold).

Terms

Unconditional and conditional offers are invited for the freehold interest, with vacant possession upon completion.

VAT

May be applicable.

