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**FOR SALE**

**DEVELOPMENT LAND 31 ACRES (12.55 HECTARES)**

**Land On East Side Of, Ivyhouse Lane, Hastings, TN35 4NN**



# Price | Offers are invited

## DESCRIPTION

- 31 acres (12.55ha).
- 14.5 acres (5.87ha) allocated for employment.
- The site is within the Hastings Borough Council Management Plan (reference HOV11) and Rother District Council Development and Site Allocation Plan (reference HAS3).
- Potential scope to redevelop for alternative uses including but not limited to residential or industrial STPP.
- Option to purchase the entirety or parts.

## LOCATION

- A21 approximately 2 miles west.
- Ivyhouse Lane connects with The Ridge, a main thoroughfare providing access across the northern periphery of Hastings & St. Leonards-on-Sea.
- Adjoining Ivyhouse Lane Industrial Estate.
- The site is surrounded by fields to the north, east and west.
- Hastings Train Station 3 miles south.

## PRICE

Offers are invited on an Unconditional or Conditional Subject to Planning/Promotion/Option basis.

## VAT

VAT not chargeable.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## EPC

Not applicable.



## VIEWINGS – 01293 441300

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