



8 MARKET STREET

Hailsham, BN27 2AE

OFFERS IN REGION OF £375,000



COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- Fantastic Development Opportunity
- Land Mark Property - Ideal Conversion
- Plans Passed for Conversion into Four Apartments
- One and Two Bed Apartments
- Parking and Gardens to the Ground Floor Apartments
- Fairly Straightforward Conversion
- Prime Position in this Bustling High Street
- Former Lloyds Bank Building





B South Elevation
1200
Proposed
- Rear extension: walls & roof materials to match existing

Property Description

THE PROPERTY

** DEVELOPER / CONVERSION OPPORTUNITY **

An amazing opportunity to acquire a detached property with plans passed to convert into FOUR impressive residential apartments with associated parking and amenity space. Flats will equate to roughly 2541 SQ FT in total.

This wonderful property probably dating from the 19th Century and formally the Lloyds Bank premises is now offered with VACANT POSSESSION with planning passed to convert into four residential apartments.

The conversion should be relatively straight forward and also offers the benefit of associated car parking, cycle storage

and gardens.

Following the plans passed the property will comprise :

Ground floor

Flat A - One bedroom, bathroom, sitting room incorporating the kitchen and amenity space. Parking. Approx 51 sq m

Flat B - An impressive apartment - two bedrooms the master with en - suite, separate kitchen, sitting room and bathroom together private garden area. This will be a super Ground floor apartment. Parking. Approx 73 sq m

First Floor

Flat C - One bedroom, kitchen, bathroom and sitting room. Parking. Approx 41 sq m

Flat D - An impressive apartment consisting of two bedrooms the master with en-suite, sitting room, kitchen and a bathroom. Parking. Approx 72 sq m

Offered freehold with vacant possession.

THE PERMISSION

CONVERSION OF BUILDING FROM A BANK (USE CLASS E) TO FOUR APARTMENTS (USE CLASS C3) INCLUDING FIRST FLOOR REAR EXTENSION AND OTHER ASSOCIATED EXTERNAL WORKS.

LLOYDS TSB BANK PLC, MARKET STREET, HAILSHAM, BN27 2AE

Full details and conditions can be found at :

www.wealden.gov.uk search planning :

WD/2025/2365/F

THE LOCATION

The market town of Hailsham offers extensive independent and High Street shopping, a shopping centre, supermarkets including Waitrose, restaurants, bars and cafés, GP and dental surgeries and primary and secondary schooling. Local leisure amenities including a 22-acre country park with fishing lake, a playing field, leisure centre, the Cuckoo Trail walking and cycling route and numerous woodland, riverside and field walks. Comprehensive facilities are also available in the seaside town of Eastbourne and the county town of Lewes. The beaches at Eastbourne and on the south coast provide a wide range of watersports.

Transportation links are excellent: the A22 links to the A27 and motorway network and to London airports, buses

connect Hailsham to Eastbourne, Lewes and Brighton, and Polegate station (3.8 miles) offers regular services to Haywards Heath and central London. The area offers a wide range of state primary and secondary schooling together with independent schools including Bede's, Eastbourne College and St Andrew's Prep.



West Elevation

Proposed rear extension: walls & roof materials to match existing



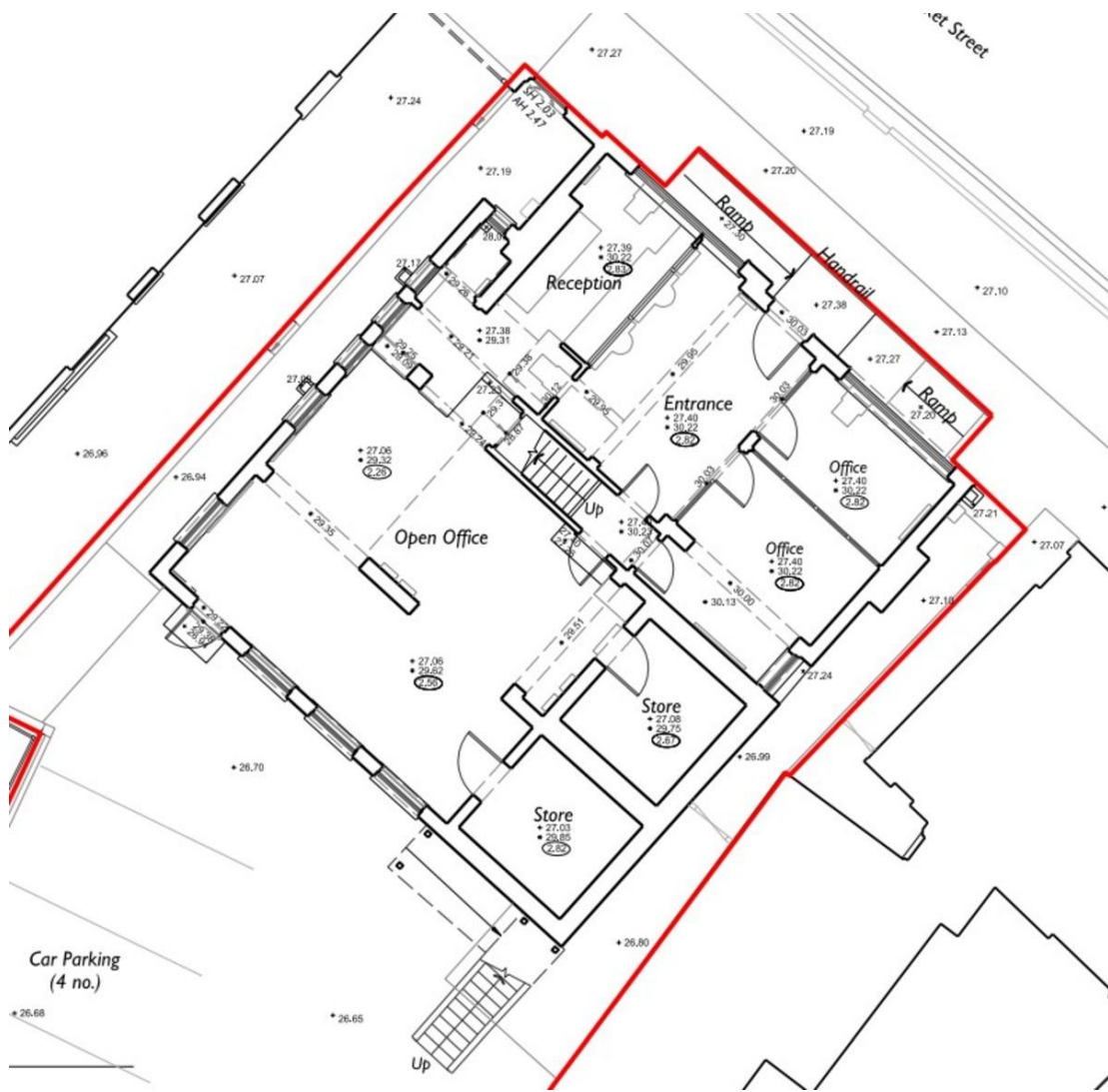
Elevation

Proposed









COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Wealden District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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