

CLOSING DATE FOR TENDERS 30th APRIL 2021



**Lewes New School, Talbot Terrace
Lewes, East Sussex, BN7 2DS
AN EXCITING AND RARE OPPORTUNITY TO ACQUIRE A FREEHOLD**

Clifford Dann

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LOCATION

Situated on the corner of Pelham Terrace and Talbot Terrace, a cul-de-sac of traditional residential homes within the Pells conservation area close to the core of the historic County Town of Lewes. Set in the South Downs National Park, within the Ouse Valley, the town provides an excellent range of shops, restaurants and many other facilities, together with the mainline railway station (London Victoria about 1hr 10 minutes). The A27 provides fast vehicular access to the city of Brighton and Hove, with Gatwick Airport being around 40 minutes by car. A location plan and street view can be viewed online by typing in the postcode BN7 2DS.

DESCRIPTION

Dating from 1896, as recorded on a plaque, two single story buildings are brick with pitch tile roofs and some minor 20th Century extension. The accommodation is all on one level, currently providing:

Building 1: Situated on the corner of Talbot Terrace and Pelham Terrace

2 Classrooms, Assembly/Dining, Staff Room, Kitchen and Servery, with two further small rooms. There are extensive W.C. facilities.

234.5 sq m of net floor area (2532 sq ft)

Building 2: Comprises 5 rooms and a separate W.C. facilities.

202.5 sq m of net floor area (2179 sq ft)

Two gas ATAG boilers provide central heating and hot water to both buildings.

PLANNING

We understand the current use is D1 Education use and the buildings are Grade II listed. The school has recently been used by artists and craftsmen. We understand the Local Planning Authority wishes to the buildings to retain a community use. Planning purposes, the property falls within the area administered by the South Downs National Park.

INFORMATION PACK

Plans, drawings and other documentation are available within an information pack upon request.

METHOD OF SALE

Offers are invited for the freehold interest in the region of £850,000.

VIEWING

Strictly by confirmed appointment with the joint agents: Clifford Dann LLP or Lewes Estates

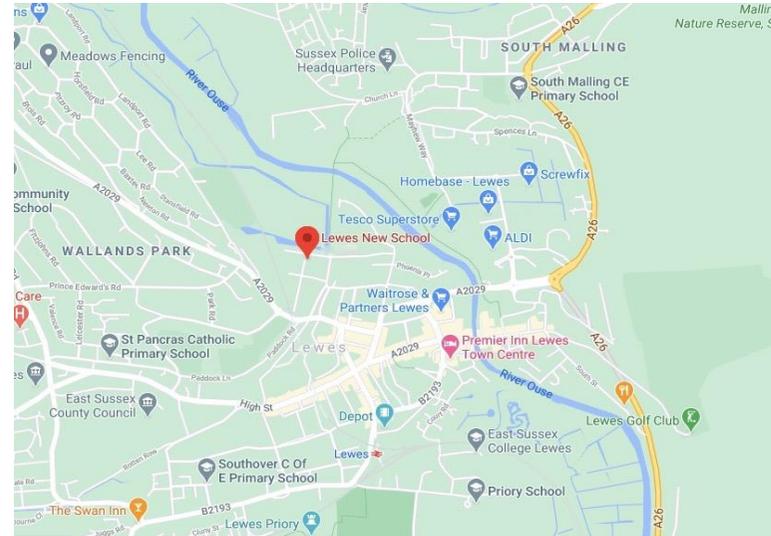
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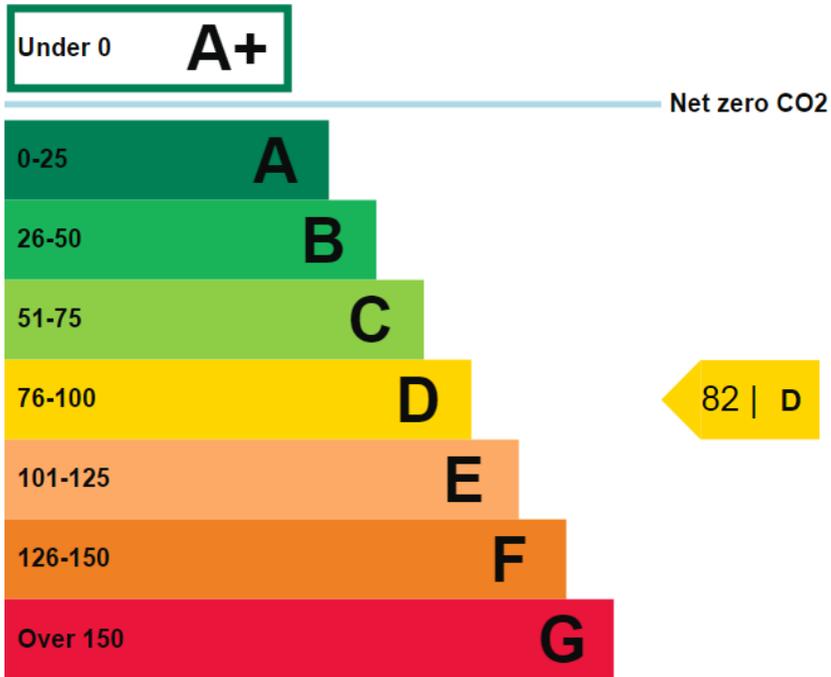


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Building 1



Building 2

