



**Former Rodmell Primary School, The Street, Rodmell,
Lewes, East Sussex, BN7 3HF
AN EXCITING AND RARE OPPORTUNITY TO ACQUIRE A FREEHOLD
FORMER VILLAGE SCHOOL WITH TREMENDOUS POTENTIAL**

CD Clifford Dann

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On the instructions of the Diocese of Chichester

LOCATION

Set in the South Downs National Park, within the Ouse valley, the charming village of Rodmell has many historical connections with the "Bloomsbury Group". The school is tucked away at the far end of a wide footpath adjacent to the Parish Church and with access to the glorious open countryside of the South Downs. The county Town of Lewes is about 4 miles to the north providing an excellent range of shops, restaurants and many other facilities, together with main line railway station (London Victoria about 1 hour 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 through Google Maps by typing in the postcode: BN7 3HF.

DESCRIPTION

Dating from 1856, as recorded on a plaque, the interesting original building has elevations of flint and brick with red brick dressings and quoins with a pitched and tile clad roof together with a more modern addition. The accommodation is all on one level, currently providing 3 Classrooms, Hall, Library, Office and Staffroom, Cloakrooms and Storage. Outside are small courtyard areas and a forecourt. The total floor area is approximately 330sqm (3550sqft) and site area approximately 0.066ha (0.164 acres).

PLANNING

We understand the current use is D1 and the building is Grade II listed. It is considered the former school may be suitable for other uses including residential development (subject to consents). For 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

Expressions of interest for the Freehold are invited from interested parties.

VIEWING

Strictly by confirmed appointment with the agents: Clifford Dann LLP

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