



- > freehold former flour mill, commercial units and land (extending to approximately 4.19 acres)
- > planning permission granted for a riverside development via conversion and redevelopment to provide a total of 25 flats and remodelling existing commercial to 10 x B1 workshop units
- > full vacant possession

The Flour Mill, Upper Horsebridge, Hailsham, East Sussex, BN27 3BD



location:

Situated on the River Cuckmere in Upper Horsebridge, a semi-rural location (and aspects overlooking open – countryside to the rear), to the north of Hailsham. Surrounding towns of Hailsham, Polegate, Pevensey Bay and Uckfield provide a host of transport links, shopping opportunities and further amenities.

description:

The site comprises the 3 storey Horsebridge Mill (a water power mill used by the McDougall's Flour Company until closure in 1969) with ancillary buildings and approximately 897 m²/9,330 sq.ft. of industrial units. The River Cuckmere runs through the site.

planning:

(by Wealden District Council on 18/3/11 – Ref on appeal WD/2010/0374) Planning permission granted and conditions discharged for the refurbishment and extension of former mill to provide twelve residential units and industrial units to provide modern commercial floor space together with improvements to the access from the upper Horsebridge Road and environmental enhancements to the wider site (as approved). Demolition of existing house and construction of a “new mill building” to provide nine residential units and construction of a “riverside building” to provide four residential units together with associated car parking. (Link: <http://planning.wealden.gov.uk/plandisp.aspx?recno-109688>)

note: Only part of the 4.19 acres of the site is utilised for the consent, offering further potential for development.

proposed accommodation:

Flour mill conversion: 6 x 2 Bed, 6 x 1 Bed flats

New development: 9 x 2 Bed flats, 4 x Affordable riverside apartments

Commercial: Remodelling of existing to provide 10 x B1 workshop units (approximately 1,158m²/13,400 sq.ft.)

to view:

By external application to the site. Please see important advice for viewers on page 16 of this catalogue.



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