



**MAKING
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FOR SALE

MOTOR TRADE SITE ALLOCATED FOR RESIDENTIAL DEVELOPMENT

0.3 ACRES (0.12 HECTARES)

Claremont Road / Brooklyn Road, Seaford, East Sussex BN25 2AY

LOCATION

The site is located on Claremont Road and Brooklyn Road in Seaford town centre, a short walk away from the main High Street, train station and seafront. [what3words](#)

DESCRIPTION

This brownfield site comprises a car showroom and repair garage with ancillary spaces, as per the green shaded areas on the red line plan which outlines the allocation in the local plan for 20 dwellings.

TENURE

3x freehold titles: ESX10052, ESX402995 & ESX413494

PRICE

Unconditional offers are invited over £900,000 for all 3 freehold interests

VAT

Not applicable to the sale price

RATES

We understand the separate Rateable Values are as follows:

- 10 Claremont - [£43,250](#)
- 2 Brooklyn - [£13,250](#)
- Brooklyn Yard - [£7,400](#)

EPC

2 Brooklyn - [E-115](#) (other buildings may need to be assessed)

PLANNING

Seaford Town Council has identified this site for housing development:

- [Seaford Neighbourhood Plan Site Notes for Site SC26](#)
- [Jermyn & Sons, 10 Claremont Road – 20 dwellings](#)
- [Page 49 & 51 of Seaford Neighbourhood Plan](#)

DATA ROOM

To view the data room [click here](#)



CONTACT

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