

**0.8 Acre - Rural site with offices & former holiday cottage  
DEVELOPMENT/OCCUPATION/INVESTMENT OPPORTUNITY  
3,220 sq. ft / 299 sq. m (existing buildings)**



**Rotherfield Woodyard, Mill Lane, Fletching Common, East Sussex BN8 4JL**

- Self-contained offices with additional storage sheds
- Use Class E + holiday cottage
- Yard/parking for 20+ cars
- Short term income £15,500pax
- Future development potential for commercial or residential uses (STP)

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## LOCATION

Rotherfield Woodyard is located approximately one mile to the northwest of the village of Newick which lies 6 miles to the east of Haywards Heath and approximately 7 miles north of the county town of Lewes. The site is approximately one mile to the southwest of the village of Fletching, with the A275 Lewes to East Grinstead link road approximately half a mile to the west and the A272 east west link road approximately one mile to the south. The site fronts directly onto Mill Lane and is bordered to the north and east by woodland.

## DESCRIPTION

Comprising former Forestry Commission offices, these timber framed premises have been substantially upgraded and refurbished by the current occupier to provide well-appointed attractive accommodation with UPVC windows, LED lighting, carpeting, meeting rooms, individual offices, two laboratories and reception area. There is also a fitted kitchen and WC facilities. Externally there are two additional storage units and a spacious yard/parking area. The site lends itself to continued occupation by an occupier after the expiry of the current tenancy or expansion/redevelopment for commercial or residential uses.

The holiday cottage has been used periodically but is nearing the end of its economic life and is vacant.

## PLANNING

The main building has Class E use which was recently defined under application **LW/25/0270**. The holiday cottage appears to have been granted consent in 2001 under application **LW/01/0863**.

## EXISTING ACCOMMODATION SCHEDULE

	Description	Sq. ft	Sq. m
Main office building	7 offices, 2 x labs, reception area & kitchen	2,048	190
2x storage units	1 large, 1 small	678	63
Holiday cottage	1 bedroom, lounge, kitchen, bathroom and conservatory	495	46
<b>Total Floor Area</b>		<b>3,220</b>	<b>299</b>

## GUIDE PRICE

**£400,000** for the freehold interest, subject to the existing tenancy (two titles).

The site is currently let to Core Surveys Ltd until October 2026 at a rent of **£15,500pax**. The lease is outside the 1954 L&T Act. This excludes the holiday cottage.

## BUSINESS RATES & COUNCIL TAX

The Rateable Value provided by the Valuation Office Agency [www.voa.gov.uk](http://www.voa.gov.uk) is £5,800 & £18,000 for the commercial units. The Small Business Rate for the financial year (2025/26) is £49.9p in the £, making the expected rates payable approx. £2,894.20 & £8,982 respectively. More information can be found on the VOA website at <https://www.gov.uk/find-business-rates>.

The Council Tax Band for the holiday cottage is Band A with Lewes District Council.

## VAT

VAT is not expected to be chargeable on the sale price.

## ENERGY PERFORMANCE CERTIFICATE

The property has a new EPC of D-90.

## ANTI MONEY LAUNDERING REGULATIONS 2017

We are required by Law to undertake AML checks on all prospective purchasers, to include checks of ID & proof of address. We may also require proof of funds sufficient to trace source of funds. Where a purchaser is a company, we will require company structure, and checks will be required for majority shareholders. Further information can be provided on request.

## VIEWING ARRANGEMENTS



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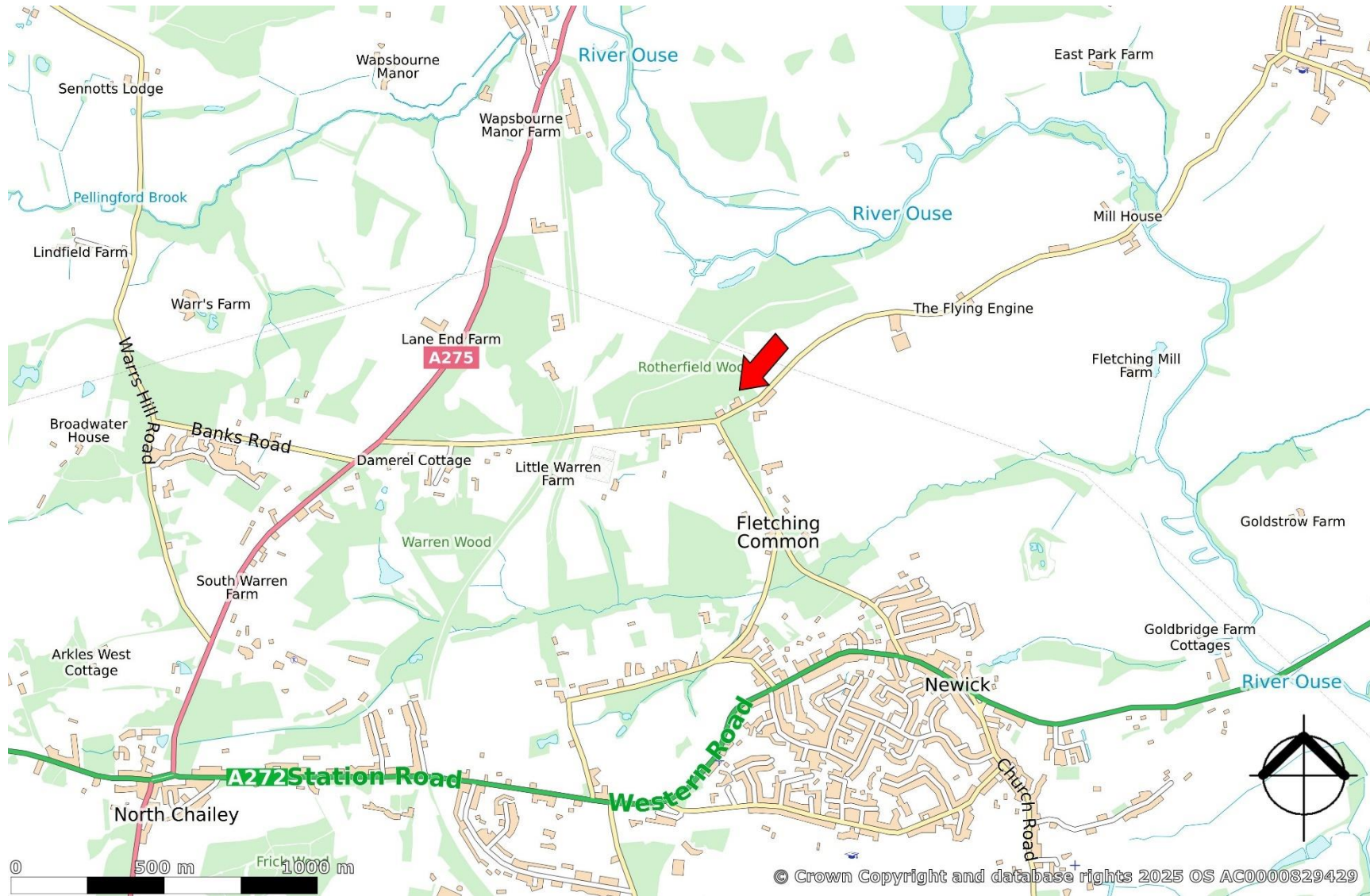
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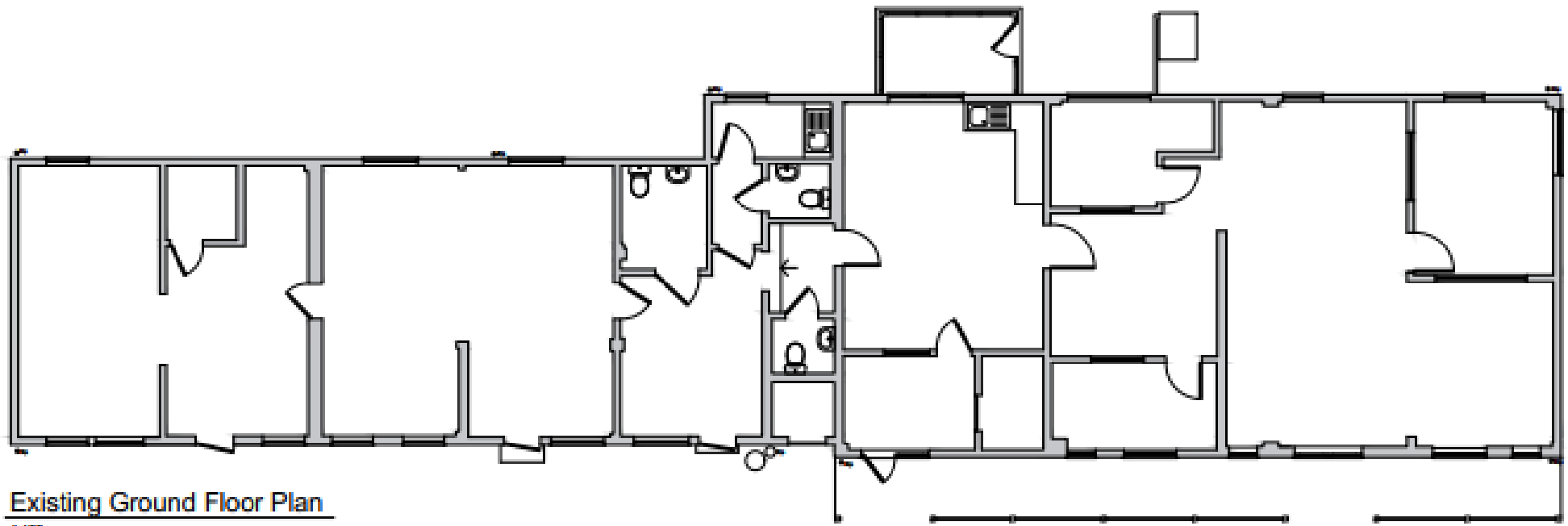


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Existing Ground Floor Plan

1:100

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