EASTBOURNE

FINMERE STREET | EASTBOURNE | BN22 8QL

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FOR SALE

FORMER GAS HOLDER SITE
SUITABLE FOR A VARIETY
OF COMMERCIAL USES

10.42 ACRES / 4.21 HECTARES GROSS

Class 2 industrial open storage

Mixture of surfaces including concrete

Secure and fenced

DESCRIPTION

A former gas holder site suitable for a variety of commercial uses including open storage/ yard space with potential for redevelopment subject to planning.

This Industrial Open Storage (IOS) property measures 10.42 acres in total and benefits from a mixture of surfaces including concrete.

The site is secure and fenced and is accessed from Finmere Road.

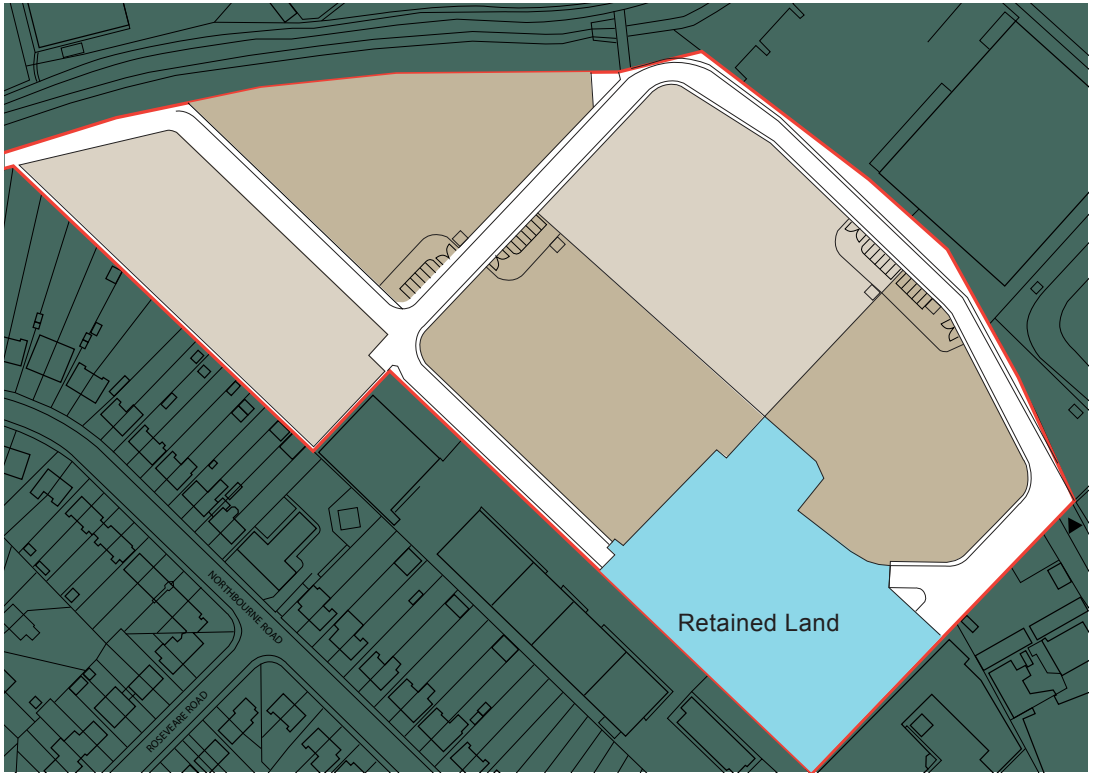
PLANNING

The site is expected to be allocated within the new Eastbourne District Council local plan under Regulation 18 as “Industrial/ Warehouse with part open Storage”.

See the latest status at: Eastbourne Local Plan - Draft Local Plan (Regulation 18) - Lewes and Eastbourne Planning Policy Consultations

The vendor recently presented a pre-application submission for a mixed industrial and open storage scheme which received a positive response from the planning officer.

Further details on the proposed scheme can be accessed via the data room, please contact the agents for access.



INDICATIVE SCHEME - AI IMAGE

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ENVIRONMENTAL

The site was previously used for gas storage including 3 former gas holders and high-pressure storage containers.These have since been removed and the site has been remediated to a vacant and secure standard.

Further information and environmental reports can be found on the data room. Please contact the joint sole agents for access.

RETAINED LAND

SGN are to retain an area of land to serve as a Pressure Reduction Station (PRS), which will remain operational. This land portion will be subject to a 999-year lease at a peppercorn. Further detail can be provided on request.

Southern end of site - retained land

Northward view

LOCATION

The site is located approximately 1.4 miles from the A22, which connects directly to the A27, providing excellent access to Folkestone to the east and Portsmouth to the west.

Eastbourne train station is circa 2 miles from the subject site, which connects to London Victoria, Brighton and Ashford International. London Gatwick Airport is approximately 43 miles to the north west.

Eastbourne Train Station	1.9 miles
A22	1.3 miles
A27	3.5 miles
Brighton	22 miles
Gatwick Airport	43 miles

PRICE
Offers in the region of £3,000,000.

FURTHER INFORMATION
A data room has been prepared to provide interested parties with technical information on the site – access can be granted by contacting the joint sole agents.

TENURE
Available on a freehold basis.

VAT
The property is elected for VAT.

VIEWINGS
Strictly by prior appointments with the sole agents.

CUSHMAN & WAKEFIELD

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Misrepresentation Act 1967: Whilst all information in these particulars is believed to be correct, neither the agent nor their client guarantee it's accuracy nor is it intended to form part of any contract. All areas quoted are approximate. September 2026.

Designed by HEKKTA