

FOR SALE

Strategic Employment Development Opportunity

PRICE: Offers Invited



LAND AT LOWER DICKER,
HAILSHAM, EAST SUSSEX, BN27 4BZ



Outline Planning Consent for Employment Development

Approx. 1.79 Hectares (4.42 Acres)

Proposed Development of Commercial Units for Class E and Class B2 Uses with Associated Infrastructure Improvements.

Key Highlights

- Outline Planning Consent Granted July 2026
- Consent for Five New Industrial Buildings Providing up to 18 Class E/ B2 Units
- Flexible Unit Configuration from Approximately 170 sq m (1,830 sq ft)
- Approximately 5,000 sq m (53,820 sq ft) GIA / 5,500 sq m (59,203 sq ft) GEA
- Established A22 Employment Corridor Location
- Excellent Accessibility to Hailsham, Eastbourne and the A27
- Situated Between Existing Business Parks
- Strong Occupational Market Fundamentals
- Rare Employment Development Opportunity in Wealden District

Planning Reference: WD/2023/2670/MAO.



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Executive Summary

A Rare Opportunity to Deliver New Employment Space

Land at Lower Dicker presents an opportunity to acquire a strategically located employment development site with the benefit of outline planning permission for a flexible industrial scheme comprising five new buildings capable of delivering up to 18 Class E & B2 Industrial units, together with associated access, parking and infrastructure works.

The scheme provides a range of unit sizes designed to accommodate both local SMEs and larger industrial occupiers

The site extends to approximately 1.79 hectares (4.42 acres) and occupies a prominent position fronting the A22 within an established commercial and employment cluster.

Wealden District Council has granted outline planning permission for:

- Commercial units within Class E and Class B2 use classes
- Ancillary office and storage accommodation
- New site access from the A22
- Extensive transportation and accessibility improvements
- Associated landscaping and external works

The principle of employment development has therefore been firmly established.



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Proven Commercial Location

The site is located between established commercial destinations including:

- Northfields Business Park
- Blackburn Farm Commercial Estate
- Swallow Business Park
- Green Lanes Farm Business Units

The planning officer's report specifically recognises the site's position within an established employment corridor and the need for additional employment land within the district.

Location

Strategic South East Position

The property occupies a prominent location on the southern side of the A22 at Lower Dicker. The A22 is one of the principal north-south routes in East Sussex, linking:

- Hailsham
- Eastbourne
- Uckfield
- East Grinstead
- M25 motorway network

Destination	Approx. Distance
Hailsham	2 miles
Polegate	4 miles
Eastbourne	8 miles
Uckfield	10 miles
Lewes	11 miles
Brighton	18 miles



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Planning Permission

Outline Planning Permission Granted (Planning Reference WD/2023/2670/MAO)

Wealden District Council issued its decision notice on 3 July 2026 granting outline planning permission for:

"Development of commercial units for Class B2 and Class E uses with ancillary storage and office accommodation, revised access and associated external works."

Proposed Development

The outline planning permission allows for the creation of a modern industrial scheme comprising five new buildings providing up to 18 flexible E Class and B2 industrial/business units, together with associated infrastructure, parking and landscaping.

The approved layout has been designed to provide flexibility, enabling buildings to be occupied as larger self-contained units or subdivided to accommodate smaller business occupiers, responding to strong demand for industrial accommodation across the region.

Indicative Accommodation Schedule

Buildings 1, 2 & 5

- Four units per building
- Each unit: 170 sq m (1,830 sq ft) GIA
- Mezzanine: 80 sq m (861 sq ft) per unit
- Total building area: 1,000 sq m (10,764 sq ft)

Buildings 3 & 4

- Three units per building
- Two units: 250 sq m (2,691 sq ft) GIA plus 125 sq m (1,345 sq ft) mezzanine
- One unit: 170 sq m (1,830 sq ft) GIA plus 80 sq m (861 sq ft) mezzanine
- Total building area: 1,000 sq m (10,764 sq ft)

Parking Provision

The indicative scheme provides:

- 110 car parking spaces (based on 1 space per 50 sq m GEA)
- 6 accessible parking spaces
- 6 motorcycle parking spaces
- Secure cycle parking for 25 bicycles
- Electric vehicle charging infrastructure serving 56 spaces (50%)
- Future proofed ducting to allow expansion of EV charging throughout the development

Development Summary

Description	Area
Total Gross Internal Area (GIA)	5,000 sq m (53,820 sq ft)
Total Gross External Area (GEA) including mezzanines	5,500 sq m (59,203 sq ft)
Number of Buildings	5
Maximum Number of Units	18

Highway Improvements

Consent includes delivery of significant infrastructure improvements including:

- New A22 access
- Dedicated right-turn lane
- Pedestrian refuge crossing
- Footway improvements
- Bus stop enhancements
- Sustainable transport measures

These improvements will significantly enhance accessibility to the site.

Development Opportunity

Meeting an Established Employment Need

The planning officer's report identifies a recognised shortage of employment land and industrial accommodation within Wealden District and supports the provision of additional employment space along the A22 corridor.

Potential End Users

The consent provides flexibility for a range of occupiers including:

- Industrial manufacturing
- Engineering businesses
- R&D occupiers
- Trade counter operators
- Local and regional SMEs
- Technology and innovation businesses

Investment Fundamentals

Occupier demand for industrial and business space across Sussex remains strong, with limited supply of well-located development sites capable of delivering modern accommodation.

The site's consented status, strategic location and relationship with established employment centres provides a strong platform for future development.

Target Purchasers

The opportunity is expected to appeal to:

- Regional development companies
- Industrial estate developers
- Property investment companies
- Owner occupiers
- Commercial development partnerships
- Strategic land and property funds

Method of Sale

The property is offered for sale. Further details & information available upon request.

Viewing

Strictly by appointment through the sole selling agents.

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