

Land For Sale

6 Parcels of land on the historic Lewes Old Racecourse For Sale with stunning views of the South Downs National Park and a variety of uses (subject to planning)



THE OLD RACECOURSE

Available in its entirety or by way
of individual parcels.

LEWES, EAST SUSSEX, BN7 1UR



**GRAVES
SON &
PILCHER**

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Description

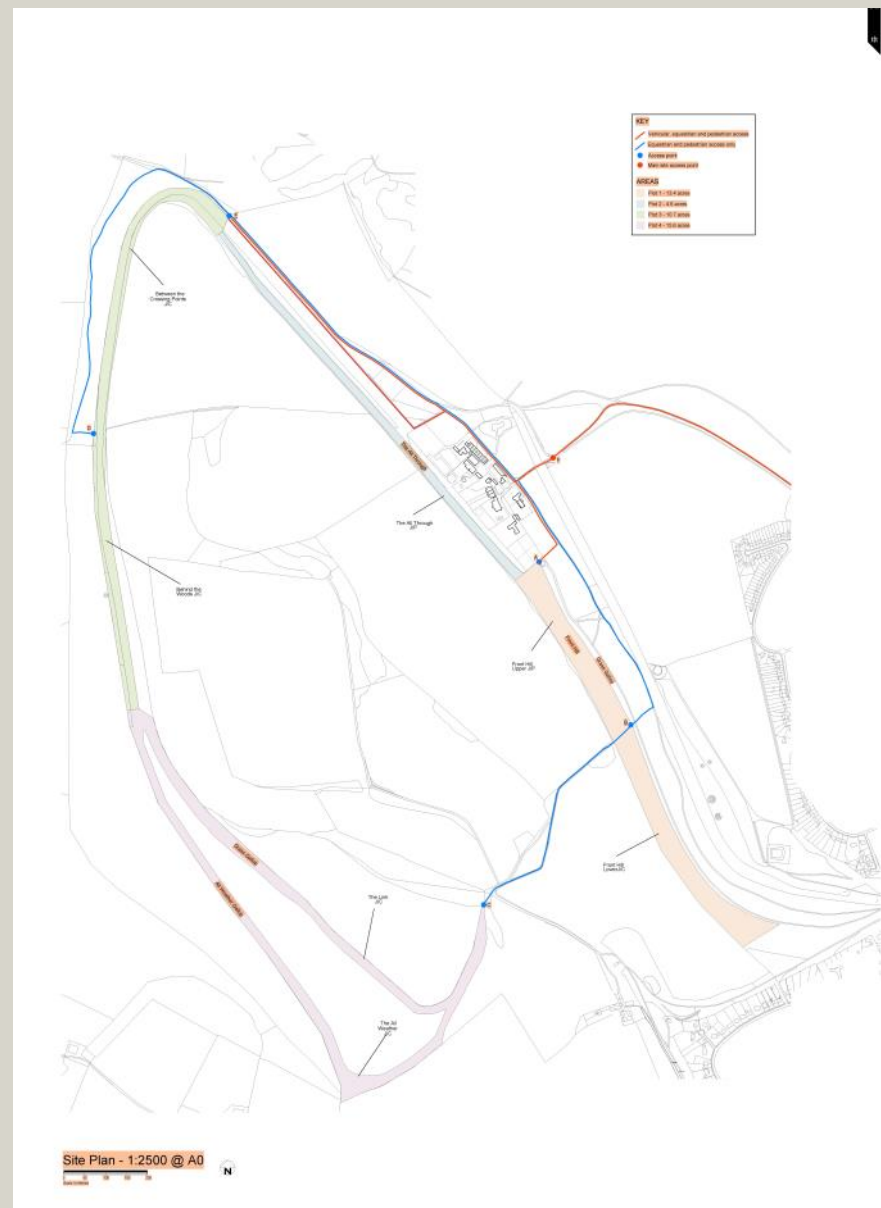
The Old Racecourse is an important part of Lewes history that dates back to 1730 and helped sustain the local economy for centuries until it closed in 1964. Royalty, celebrities and racing legends were all regulars during this time.

Whilst the land can be purchased as individual parcels, this is an exciting opportunity (the first since closure) to acquire the complete length of this iconic racecourse.

There are six parcels of land which are currently used for re-wilding and bio-diversity improvement and the training and grazing of horses. There are linear meadows which have been made available to charities, local groups and the public for nature days, celebrations and leisure events such as yoga and wellness evenings. It is thought the land could be used for a variety of different uses such as agricultural, viticulture, recreation and event purposes as well as a possible campsite opportunity (all subject to gaining the relevant consents if required).

In summary this is a rare opportunity to acquire a totally unique historic site high up in the South Downs National Park with outstanding views in all directions but within walking distance from one of the most popular towns in Sussex.

Other buildings are available for sale by separate negotiation, the largest onsite mixed use building & a 4/5 bedroom house with 3 bedroom annex and 12 stables.



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Graves Son & Pilcher for themselves and for the vendor or lessors of this property whose agents they are give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property. The mention of services, heating / cooling systems, appliances or other plant / amenities does not imply they are tested or in working order. Prospective occupiers or purchasers should make their own investigations before finalising any agreement to lease or purchase.

Accommodation and Tenancy Information

Availability	Information	Measurements	Tenure / Income	Sale Price
		Please note that all measurements are approximate.		
The Old Racecourse Land – 6 plots, available as a whole or individually.	Front Hill (lower) Land Front Hill (upper) Grazing Land The All Through Grazing Land Between the Crossing Points Land Behind the Woods Land The Link and All Weather Gallops Training Gallops	Land plan to be provided upon request.	Front Hill (lower) Vacant possession Front Hill (upper) Let The All Through Let Between the Crossing Points Vacant Possession Behind the Woods Vacant possession The Link and All Weather Gallops Vacant possession	Front Hill (lower) £130,000 Front Hill (upper) £120,000 subject to existing tenancy. The All Through £125,000 subject to existing tenancy. Between the Crossing Points £125,000 Behind the Woods £125,000 The Link and All Weather Gallops £250,000
				Price For Old Racecourse Land £875,000

Viewing by strict appointment with the agents **Graves Son & Pilcher LLP**



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Location

Lewes is a historic market town in the South Downs National Park and is a popular place to live and visit. It has maintained a unique character with an interesting range of independent and antique shops attracting the locals and wider community. There is a monthly farmers market and a wide range of popular cafes, old inns, pubs and restaurants. Occupiers within the town include Jigsaw, Seasalt, Crew, Nord, Bills, Cote Brasserie and a fantastic selection of independent stores and restaurants.

Brighton is eight miles away and easily reached by a regular bus and train services. Famous nearby landmarks include the chalk cliffs at Beachy Head and at Seven Sisters Country Park and wonderful gardens to include Sheffield Park, Nymans, Leonardslee and Borde Hill.



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