



THE FORMER LEWES BUS STATION

MIXED USE DEVELOPMENT SITE
WITH PLANNING FOR 35 DWELLINGS OF INTEREST
TO OCCUPIERS & DEVELOPERS – SUITABLE FOR
ALTERNATIVE USES (STP)

FREEHOLD FOR SALE
THE FORMER LEWES BUS STATION,
EASTGATE STREET, LEWES,
EAST SUSSEX, BN7 2LP



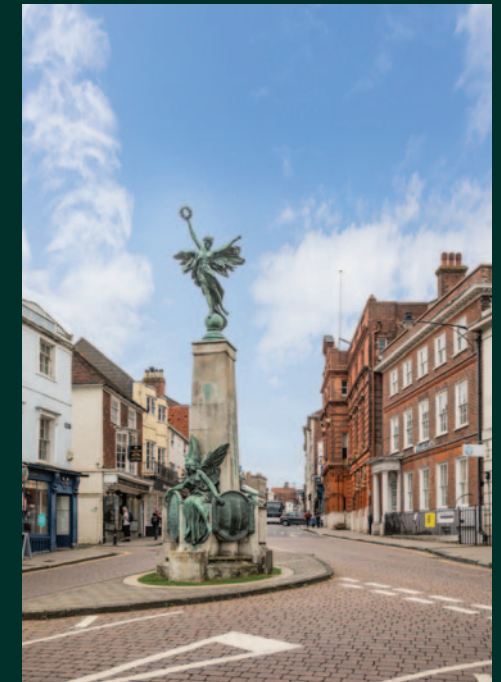
THE LOCATION

LEWES IS THE COUNTY TOWN OF EAST SUSSEX AND A POPULAR ADMINISTRATIVE AND BUSINESS CENTRE BEING SITUATED 8 MILES NORTHEAST OF BRIGHTON AT THE JUNCTION OF THE A27 SOUTH COAST ROAD AND THE A26.

The port of Newhaven is 8 miles southeast and the Crawley/Gatwick diamond is approximately 25 miles northwest via the A23, which connects to the A27 approximately 7 miles east of Lewes. Lewes also benefits from excellent public transport links with comprehensive bus services. Lewes mainline railway station offers frequent services to London Victoria (71 minutes), Brighton (14 minutes) and Gatwick (34 minutes).

The site occupies a central location at the intersection of Eastgate Street and East Street, serving as a key transition between Lewes' historic and modern areas. It connects retail and residential zones while also linking to the proposed Phoenix Quarter to the north and the planned Eastgate Wharf development on the former Waitrose Expansion site. Positioned on a prominent corner, the site is highly visible upon entering the town via Phoenix Causeway.

The surrounding area features a mix of terraced housing, Eastgate Baptist Church, a Waitrose supermarket, and various retail units that provide connections to the High Street and Cliffe areas.



SITE LOCATION



THE DEVELOPMENT

THIS EXPANSIVE, LEVEL SITE IS APPROXIMATELY 0.5 ACRES / 0.2 HECTARES AND HAS A ROUGHLY RECTANGULAR SHAPE.

It was previously home to a bus depot, constructed in the 1950s, which has remained vacant since 2022. The existing buildings are now redundant and unoccupied.*

The consented scheme comprises two interconnecting buildings (at upper floor levels) with frontages to East Street and Eastgate Street. A ground floor vehicular access leads to parking and circulation areas for 17 cars together with secure bicycle storage, plant rooms & bin stores. All flats and town houses have external amenity spaces with a communal roof terrace.

This attractive and sympathetically designed scheme will reinvigorate this derelict site and breathe new life into the town centre, being situated in a gateway location.

* Subject to 2 licenses - details upon request.



CGI OF
PROPOSED
SCHEME



PLANNING CONSENT - SDNP/23/02973/FUL

The site has been granted consent under application SDNP/23/02973/FUL for Demolition of existing buildings and construction of mixed-use development comprising 3 houses (Class C3), 32 self-contained flats (Class C3) and 198m² of ground floor commercial space (Class E), with associated access alterations, landscaping and parking.

The scheme will provide a mix of 35 residential flats and town houses across ground and 4 upper floors all with external amenity spaces and a communal roof terrace.

THE SCHEDULE INCLUDES

6 x 1 BEDROOM FLATS

22 x 2 BEDROOM FLATS

4 x 3 BED FLATS

3 x 3 BEDROOM TOWN HOUSES

2 x GROUND FLOOR COMMERCIAL UNITS

The overall internal area extends to 2,987sqm NIA which excludes the Class E space of 198sqm.

SECTION 106 AGREEMENT, CIL LIABILITY AND AFFORDABLE HOUSING PROVISION

The CIL liability is £607,795.70 (subject to annual indexation adjustment).

In addition, a S106 has been completed which includes items relating to transport mitigation measures (EV charging points, car clubs & travel plan), resident information packs, landscape, drainage & estate management plans.

The S106 agreement confirms that 2x 1 bed apartments are to be secured as First Homes.

The total financial contribution is £303,240, towards the provision of 2 bus stops in Phoenix Causeway.

EXISTING ACCOMMODATION

BUILDING	FLOOR	SQFT	SQM
WAREHOUSE	GROUND	6,780	630
ISLAND BUILDING	GROUND	1,420	132
	FIRST	3,390	315
TOTAL		11,590	1,077

SITE PLAN



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PROPOSED SITE PLANS & ELEVATIONS

GROUND FLOOR



FIRST FLOOR



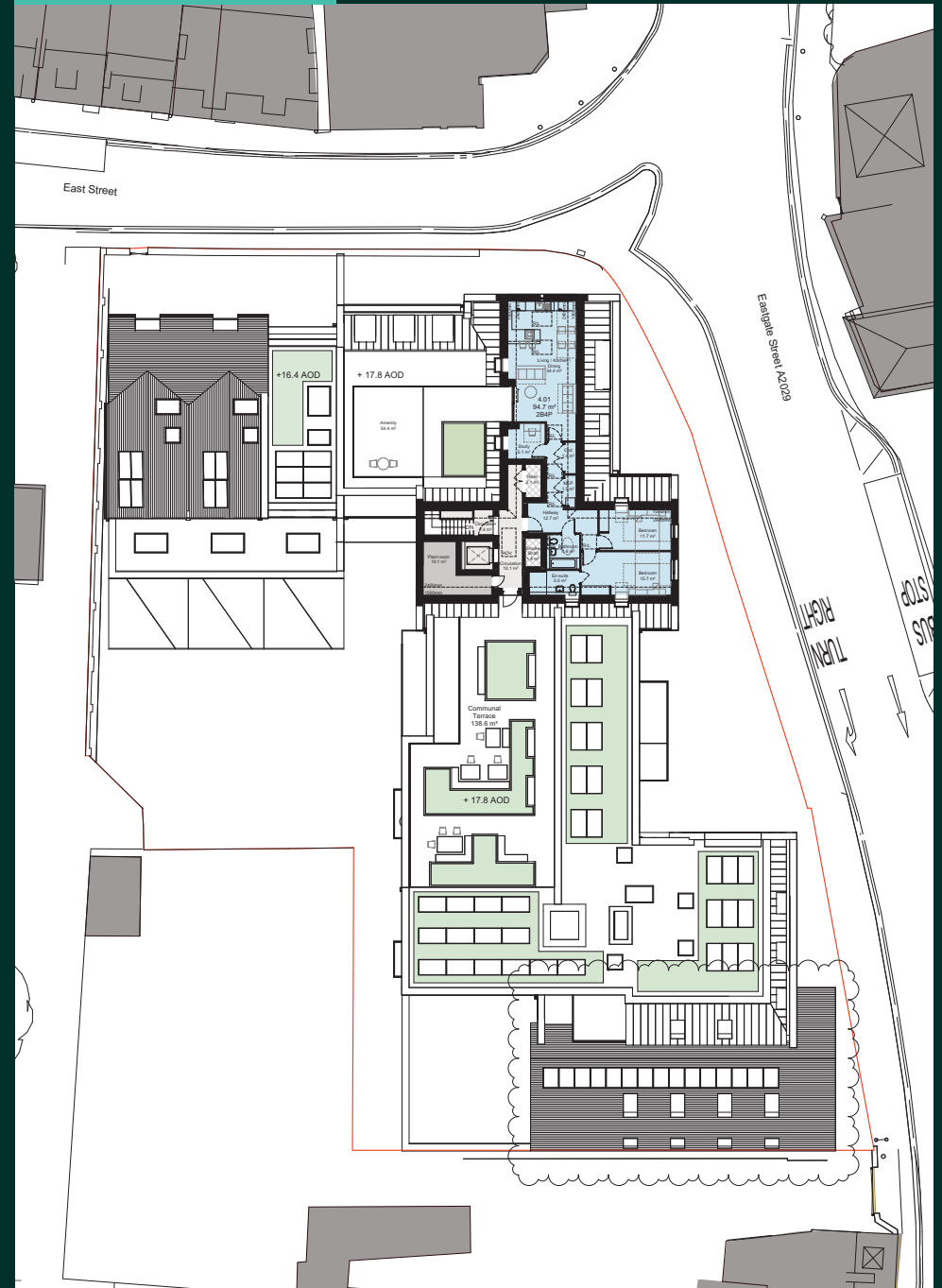
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



FRONT
ELEVATION



GENERAL INFORMATION

INFORMATION PACK

Information Pack is available upon request.
Within the Information Pack we have included:

- Legal Title
- Completed S106 agreement
- Completed scheme visuals and CGI flythroughs
- Approved floor plans, & elevations
- Ground Survey
- Flood risk assessment and drainage strategy
- Accommodation & GDV schedule
- Additional related documents

SCHEME GDV

Available in the dataroom

TENURE

Freehold with vacant possession (*subject to 2 licences - Available in the dataroom.)

GUIDE PRICE

Upon Application

VAT

The site will attract VAT at the standard rate.

BASIS OF SALE

Expressions of Interest are sought from occupiers or developers for the freehold interest of the site.

Interested parties will be expected to provide proof of funds and relevant ID in accordance with the Anti Money Laundering Regulations 2017.

LEGAL COSTS

Each party will be responsible for their own legal costs.

FOR FURTHER INFORMATION CONTACT JOINT SOLE AGENTS



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ON INSTRUCTIONS OF



Generator