



Burdyke Lodge Southdown Road, Seaford BN25 4JS

welcome to

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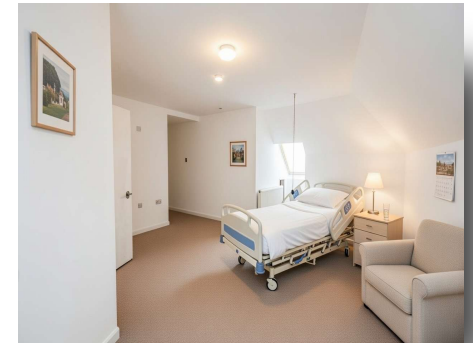
The proposed scheme offers an anticipated gross development value (GDV) of approximately £2.6 million, presenting an attractive opportunity for developers and investors alike. The substantial existing building currently operates as a 25-bedroom care home and benefits from planning permission for conversion into 9 residential apartments.

In addition to its approved residential development potential, the property may also appeal to care operators seeking to reopen or repurpose the building as a care facility, subject to any necessary consents and regulatory requirements.

A rare opportunity to acquire a sizeable former care home with established planning consent, offering flexibility, strong development potential, and attractive end-value prospects. Further planning documentation and supporting information are available upon request.

Agents Note-

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee can not be refunded, even if the property purchase does not go ahead.



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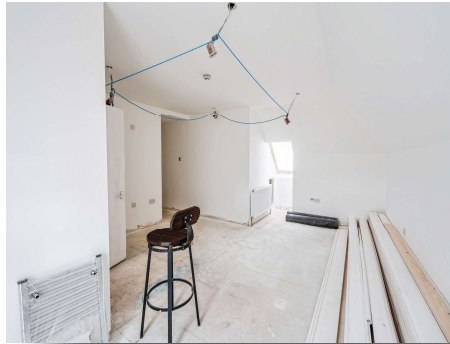
Burdyke Lodge Southdown Road, Seaford

- PLANNING PERMISSION FOR 9 LUXURY APARTMENTS
- 25 BEDROOM CAREHOME
- AMPLE OFFROAD PARKING
- GDV OF £2,600,000 (APPROXIMATELY)
- SOLAR PANELS

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

guide price

£900,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SEA109054 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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