



**BUFFALO BILL'S, THE FORGE, HEATHFIELD ROAD, HALLAND, EAST SUSSEX, BN8 6PW**

- **FREEHOLD HOTEL, RESTAURANT & HOUSE FOR SALE**
- **PLANNING CONSENT FOR TWO NEW HOTEL BUILDINGS.**
- **RESIDENTIAL DEVELOPMENT POTENTIAL AND ALTERNATIVE USES**
- **LARGE WOODLAND MAYBE SOLD SEPARATELY**

**Colyer Commercial**  
CONSULTANT SURVEYORS



**Development Options- The site is suitable for a wide range of uses as follows:**

- Comprehensive re-development of the site into housing or retirement housing.
- Refurbishment of the existing Buffalo Bill's site into a range of commercial uses including restaurant, retail, day nursery or other leisure uses
- The existing hotel building could be converted to residential units or maybe of interest to hotel operators with planning consent for additional buildings.

**Location**

The site is located in Halland on the A22 adjacent to a roundabout where the A22, Eastbourne Road, is crossed by the B2196. The site is serviced by several bus routes providing access to the towns of Lewes and Hailsham to the south and Uckfield to the north. Onward connections from these locations are then possible to the coast or into London.



**Description**

The commercial site is approximately 1.57 acres (0.64 hectares). There is historical woodland which we understand totals approximately 8 acres and can be included in the sale or as a separate Lot.

The commercial site consists of a large restaurant that trades as Buffalo Bills with an adjoining three bedroom bungalow. There is a two storey hotel complex with a large car park and play area to the front of the site and further land to the rear.

**Accommodation**

We understand from our clients architects that the commercial site area is approximately 0.64 hectares (1.57 acres).

The Buffalo Bill's Restaurant and Bar and the Bungalow have been measured on a "Net Internal Floor Area" basis.

The Bungalow comprises three bedroom with two on-suite bathrooms, kitchen and living room.

	Sq m	Sq ft
Buffalo Bills – Ground Floor	446 m <sup>2</sup>	4,800 sq ft
3 Bedroom Bungalow	99.59 m <sup>2</sup>	1,072 sq ft
Total	545.59 m <sup>2</sup>	5,872 Sq Ft

In the Hotel block there are 11 rooms in total on the ground floor (6 double rooms, 2 single rooms and 3 twin rooms).

The 1<sup>st</sup> floor of the 'Hotel block' comprises 12 rooms (7 double rooms and 5 twin rooms). There are also 2 staff flats, both on the ground floor, with one being a one bedroom studio and the other a 1 bedroom flat with lounge/dining area.

It has not been possible to measure or inspect the whole hotel building and the size would need to be verified by any purchaser. We consider that the hotel building has an approximate gross external area based on google earth measurements as follows:

	Sq m	Sq ft
2 Storey Hotel Building	1,114 m <sup>2</sup>	12,000 sq ft

### Town Planning - Application:WD/2009/0881/MAJ

Planning was granted for a hotel extension in 2009 and it is considered that this approval has been implemented by the start of works on the Bin/Cycle/Laundry and workshop store with the installation of strip foundations. A certificate of existing Lawful Use Issued on 29<sup>th</sup> June 2018 is available and proves that the Council are satisfied the works have commenced.

Hotel extension by erecting two separate blocks as follows: 8 unit block of 1-bed room over two floors, layout and appearance as existing hotel. 27 Unit block over two floors comprising 17 No 1-bed suites and 10 No 1-bed rooms, ground floor main reception, ground and first floor seating area, within roof space- 3 No conference rooms, staff room, office, meeting room, male and female WC's, Lift to all floors.

### Guide Price

Guide price on application.

### Method of sale

Offers are invited for the freehold interest on an unconditional or conditional basis. Our clients have a preference for an unconditional sale.

Confirmation of the amount to be offered for the site. Offers should confirm the full name of the purchaser and details of relevant experience. Proof of ability to fund the purchase. Time frame for exchange of contracts. Timeframe for completion of purchase. Details of any other matters to which the purchase is subject.

### Tenancy- Vehicle Charging Point

A small section at the front of the site by the main entrance has been let to Instavolt Limited as a vehicle charging point. A copy of the lease can be made available to interested parties.

### Tenure

Freehold. There are two freehold titles. Title Number ESX49378 incorporates the majority of the commercial land and some woodland. The freehold for the woodland held in another title. The Freeholders own both plots of land.

### EPC

The property has an EPC rating of C (73). Certificate available upon request.

### VAT

VAT will be charged on this sale.



Restaurant premises with outdoor garden







Existing planning consent for hotel



Part aerial view of the historic woodland.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT ONLY WITH THE VENDORS AGENTS**

**TIM SHEPHERD**

01403 333921 or 07921056072

tshepherd@colyercommercial.co.uk

**JO PARRY**

01403 275275

office@colyercommercial.co.uk

