



**32 - 36 CHAPEL ROAD, ST LEONARDS ON  
SEA, HASTINGS, TN37 6HU**

***Guide Price £2,150,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**





## DESCRIPTION

Freehold development plot for sale with planning for Care Use, The site is cleared and approximately 0.61 acres (0.27 hectares) in size.

## Location

The plot is situated on a residential street in the desirable area of St Leonards On Sea approx 0.5 miles to the sea front.

Ideally located within half a mile of Silverhill with its shopping facilities, as well as being close to St Leonards Warrior Square with further shopping facilities and restaurants, The historic town of Hastings is also within a mile with further shops, restaurants and the iconic Old Town area.

Warrior Square Rail Station is 0.3 miles (Southern & South Eastern Rail services)

## PLANNING

Planning granted by Hastings Borough Council Ref: HS/FA/16/00740 ...

To create a 90-bed Care Home facility, with associated staff/visitor parking | Site of Former Dane Court Nursing Home, 32-36 Chapel Park Road, St Leonards-on-sea, TN37 6HU

A revised application was submitted HS/FA/22/00409 and subsequently withdrawn (seller is re submitting) for erection of 80 Bedroom Care Home with associated access, parking, open space and landscaping.

## TERMS

Guide Price £2,150,000 Freehold

Subject to planning offers also considered

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.