

ADJOINING  
PADDOCK

**FOR SALE**

Spring's Smoked Salmon premises  
Edburton Road, Edburton, Henfield, West Sussex BN5 9LN



## Key Features

- Various commercial buildings to include retail, office, warehouse and workshop space benefitting from an established Class E use on a site of approx. 2.75 acres
- Attractive rural location within the South Downs National Park with easy access to Brighton and Hove, Shoreham and Henfield
- Substantial yard and parking areas
- Wooded area and stream/adjoining paddock (approx 6.15 acres) potentially available by separate negotiation
- To be sold with vacant possession
- Footpath access to the popular South Downs Way within 500 metres
- Offers in the region of £1.05 million
- Potential for alternatives uses subject to necessary consents (NB. Note overage provision - further information below)





## Location

The property is located in the historic village of Edburton 6.5 miles northwest of Brighton city centre and 3 miles South of Henfield.

The site sits at the foot of the South Downs and is situated inside the South Downs National Park. A footpath connects the site directly to the South Downs Way approximately 500 metres to the south.

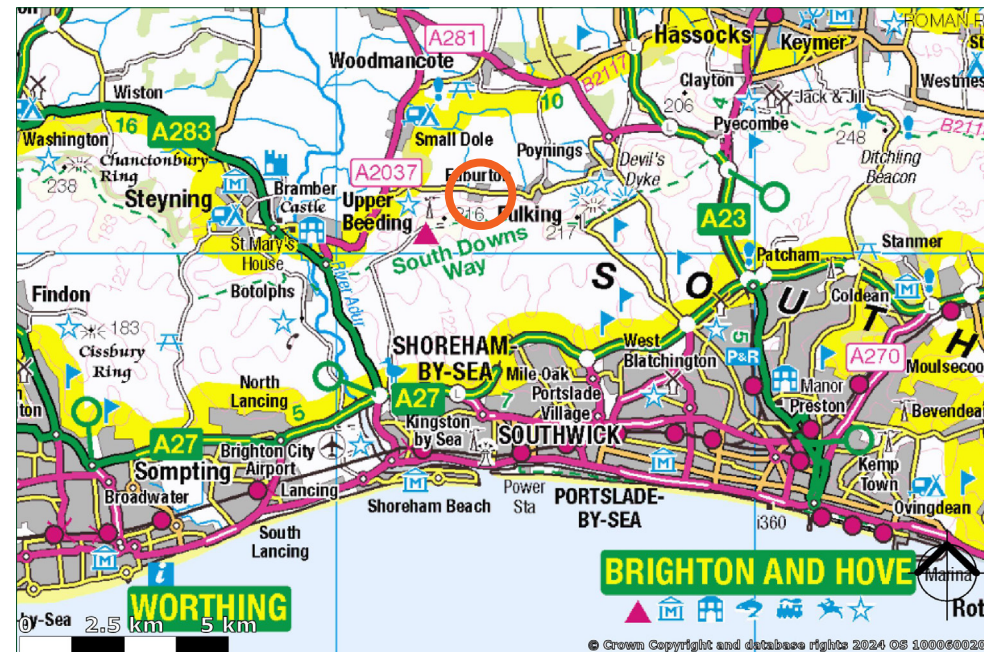
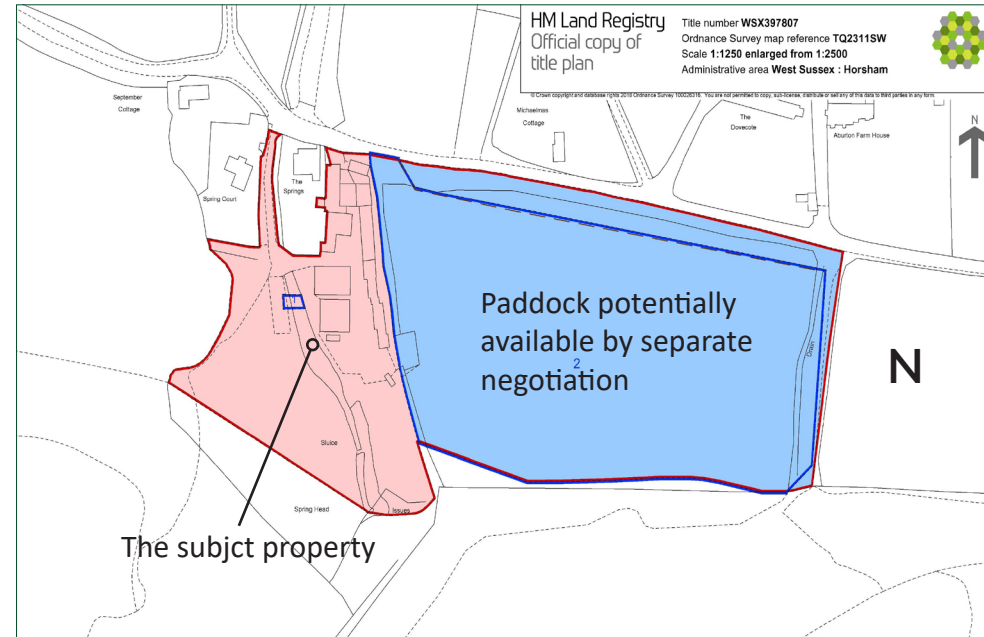
## Accommodation

The property has been used for many years as a salmon smoking, distribution and retail business.

The property comprises a range of commercial buildings including retail, offices, stores, cold rooms and workshops. There are also substantial yard and parking areas together with woodland and a spring.

There is a further 6.15 acre approx. paddock to the east which could be made available by separate negotiation.

The existing accommodation has been measured to have an approximate gross internal floor area of 1,057.41 sq m (11,382 sq ft). The site extends to approximately 2.75 acres.





## Rateable Value

Rateable Value 2023: £39,500.

## EPC

Springs Shop: C-51

Springs Slicing Building: B-44

## Planning

Planning advice has been obtained from DHA Planning who confirm their view that the prevailing use is E Class. A copy of the letter of advice is available on request.

## Terms

The freehold interest is offered for sale with a guide price of £1.05 million.





**AERIAL PHOTOGRAPH** For identification purposes only





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## Overage

An overage clause applies to the property under which, in the event that the value of the property is enhanced through securing planning consent for development, 30% of the enhancement in value above £560,000 is payable to the previous owner. The overage provision applies for 15 years from November 2014 to 26 November 2029. Further information is available on request.

## Legal Fees & VAT

Each party to bear their own legal costs incurred.  
Rents and prices are quoted exclusive but may be subject to VAT.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants:

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