

# ST MARY'S HALL

EASTERN ROAD, BRIGHTON BN2 5JJ

Site of approx. 1.08 Hectares / 2.48 Acres with 5,929 sq m of existing buildings  
Suitable for continuation of existing uses or redevelopment (stp)



FOR SALE



# ST MARY'S HALL

BRIGHTON BN2 5JJ

EASTERN RD



Substantial site of approx.

**2.48 acres** (1.08 hectares)

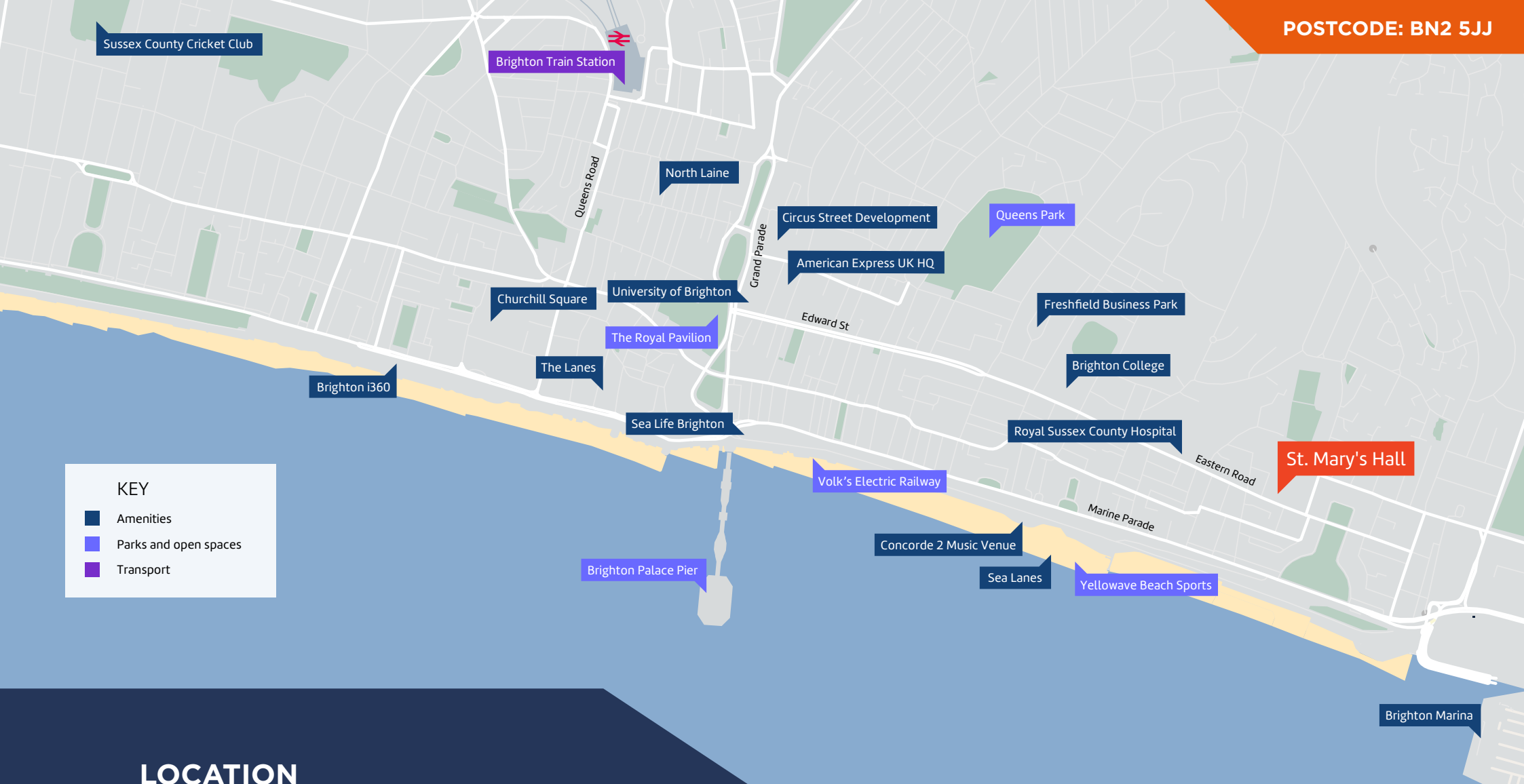




## KEY FEATURES

- Comprising part of a former school site more recently owned and used by the NHS for a mix of commercial and residential use.
- Substantial site of approx. 2.48 acres (1.08 hectares).
- A range of existing buildings in a mix of residential and commercial uses including the attractive Grade II listed St Mary's Hall building.
- Submission made for inclusion of the site in the new City Plan, which is currently in consultation, for Residential Development.





## LOCATION

The property is located in the Kemp Town district of Brighton, approximately 1.5 miles to the east of the city centre in a predominantly residential neighbourhood.

It is situated on the northern side of Eastern Road with Brighton College Nursery and Pre-prep School to its west and The Royal Sussex County Hospital just beyond that.

Brighton city centre and the A23(M) is located at the western end of Eastern Road, approx. 1.1 miles. Brighton railway station is located 1.5 miles to the northwest and the seafront is within 350 metres to the south.

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## DESCRIPTION & ACCOMMODATION

St Mary's Hall Boarding school for girls was built in the 1830s on land given by the Marquess of Bristol. The property is made up of a number of buildings of differing age, manner of construction and use. We have been advised the following Gross Internal Floor Areas:

	Sq Ft	Sq M
<b>Main Building</b>		
Lower ground floor	9,246	859
Ground floor	6,835	635
First floor	6,092	566
Second floor	5,500	511
<b>Total GIA</b>	<b>27,674</b>	<b>2,571</b>

### Elliott House

Lower ground floor	3,831	356
Ground floor	3,788	352
First floor	3,821	355
Second floor	3,821	355
<b>Total GIA</b>	<b>15,263</b>	<b>1,418</b>

### Hall & Music Rooms

Ground floor	7,954	739
First floor	1,572	146
<b>Total GIA</b>	<b>9,526</b>	<b>320</b>

	Sq Ft	Sq M
<b>Art Block</b>		
Ground floor	1,722	160
First floor	1,722	160
<b>Total GIA</b>	<b>3,444</b>	<b>320</b>

### Elliott Wing

Ground floor	1,528	142
First floor	1,485	138
<b>Total GIA</b>	<b>3,013</b>	<b>280</b>

### Robinson Wing

Ground floor	1,873	174
<b>Total GIA</b>	<b>1,873</b>	<b>174</b>

### Martin House

Ground floor	915	85
First floor	915	85
<b>Total GIA</b>	<b>1,830</b>	<b>170</b>

### Mary Bryan Theatre

Ground floor	1,195	111
<b>Total GIA</b>	<b>1,195</b>	<b>111</b>

<b>Overall Total GIA</b>	<b>63,815</b>	<b>5,929</b>
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# ST MARY'S HALL

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ST MARY'S HALL MAIN BUILDING

## PLANNING

The site had been used as a School (Class F1) before being acquired by Brighton and Sussex Universities Hospitals Trust who subsequently secured planning consent (BH2010/01833) for a 'Change of use from class D1 education to class B1 office use with residential accommodation and retention of swimming pool and tennis courts.' This application was approved on 18 October 2010 with conditions including the following:

- The residential accommodation approved in Venn House and Elliott House shall only be occupied by employees of the applicant and their visitors.
- The parking spaces shown on the approved plans shall be marked out and retained for use by the occupants of the site or their visitors; none of the parking spaces approved shall operate on a pay and display basis; also no overflow parking shall be permitted in the existing tennis courts nor on any other areas of open space within the site - In order to retain and protect existing areas of outdoor open space.

(NB - the swimming pool, tennis courts & Venn House don't form part of the land to be sold).

St Mary's Hall School and attached railings, terraces and piers, Eastern Road was listed Grade II on 20 August 1971 for its special architectural or historic interest.

The site abuts the East Cliff Conservation Area to the south.

BDP Architects have liaised with and submitted the site to Brighton & Hove City Council for allocation for residential development in the new City Plan. Which is currently in consultation.





# ST MARY'S HALL

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ART CENTRE & MARTIN HOUSE



ST MARY'S HALL MAIN BUILDING



ROBINSON WING





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## EPC RATINGS

EPC's are available on the Dataroom.

## DATAROOM

Various further information relating to the property is available via the [Dataroom](#).

## TERMS

Offers are invited for the freehold interest in the site on a subject to contract basis only. It is intended that the site will be sold with vacant possession.

## VAT & LEGAL FEES

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

## VIEWINGS AND FURTHER INFORMATION

Please contact the sole agents:



**Andrew Halfacree**  
01273 740 385  
a.halfacree@flude.com

**Will Thomas**  
01273 740 398  
w.thomas@flude.com

**Aaron Lees**  
01273 740 387  
a.lees@flude.com

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