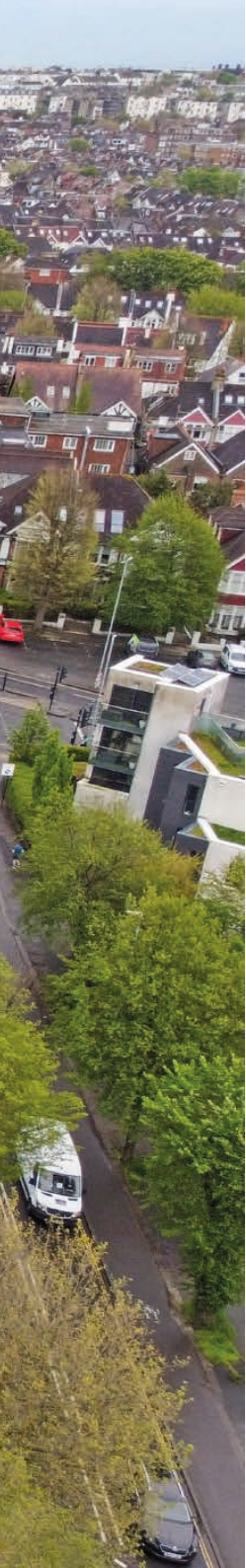




# 1 Radinden Manor Road, Hove **BN3**

Potential for alternative uses such as development for residential or senior living.





# The opportunity.

## 1 Radinden Manor Road, Hove BN3 6NH

- Former school for sale freehold
- Buildings in all: approximately 37,000 sq ft GIA
- Site extends to 1.7 acres
- Potential for alternative uses such as development for residential or senior living, subject to all the necessary consents
- Sought after residential location in Hove

# Location

Hove is located between the South Downs National Park and the sea, c. 46 miles south of Central London. With a population of 271,952 (2011 Census data) Brighton and Hove is a regionally significant destination for retail and leisure, and a transport hub for East Sussex. With a unique cultural and social identity, Brighton and Hove is an attractive and diverse city formed of distinct urban and suburban neighbourhoods.

Brighton and Hove has an extensive leisure offering for its residents home to Brighton Hove Albion FC, Sussex County Cricket Club, Brighton Racecourse, a selection of sailing clubs and a marina. Brighton and Hove borders the expansive South Downs National Park that covers 628 square miles, welcoming thousands of visitors every year who hike, cycle, run, picnic and relax amongst the ancient woodlands and dramatic coastline.

The site is located to the north west of Brighton and north east of Hove town centre approximately 1.5 km from the coastline. The southern boundary is formed by Old Shoreham Road. Radinden Manor Road forms the western boundary and to the north and east there is Cottesmore St Mary's Catholic Primary School and Cardinal Newman Catholic School.



The immediate surroundings of the site are predominantly made up of residential roads as well as schools. There are a wide range of facilities within a 10 minute walk of the site, including sports and leisure facilities, shops and employment opportunities.

# Transport



## Road

The A270 runs adjacent to the site connecting it with the A27 to the west and central Brighton and the A23 to the east.



## Rail

Hove Station is a short walk away and buses pass the site on Old Shoreham Road, stopping at The Upper Drive Stop providing access to central Brighton.



## Air

Gatwick Airport is the closest international airport to the site (40 minutes by train), providing access to 230 destinations in 70 countries. Brighton City Airport, a private airfield with facilities for executive flights and helicopter links, is just 5 miles from the site.

The use of sustainable modes of transport is high in the area, with c.14% of people travelling to work by bus, three times the South East average. Additionally, 21% of residents walk to work, double the national average.



# Description

The property is situated on a purpose-built site on Radinden Manor Road, having originally been constructed for use as a junior school. The property comprises a main red brick building of traditional masonry construction with flat roof and UPVC double glazing throughout. The main building previously housed a reception, dining room and servery, the music rooms, library and science laboratories, art studio and ICT. The main building also housed the nursery; a large spacious area with a purpose built outdoor play area.

To the south east of the site is the sports hall and caretaker's bungalow. The bungalow is currently occupied and will become vacant in April 2024. Outside, there are various hard playing courts and a large, state of the art astro-turf which was completed in Summer 2016 and will be retained by the vendor.

## Floor areas

Building	Area GIA sq m	Area GIA sq ft
Main Building	2,559.35	27,549
Hall	818.31	8,808
Caretaker's House	74.79	805
<b>Total</b>	<b>3,452.45</b>	<b>37,162</b>



# Planning

A planning report has been prepared that sets out the planning parameters of the property and discusses development opportunities that exist subject to planning.

Working with IID Architecture and Nexus Planning our client has prepared a high level feasibility of residential development and senior living/extra care schemes. A pre-application was submitted to Brighton and Hove Council.

Further information regarding the pre-app is available on the data room.

# Title and tenure

The property is held freehold under part of title number ESX219866.

The full site in the ownership of the Charity extends to approximately 1.16 ha (3.55 acres). The area of land for sale is outlined in red. The retained land is outlined in blue. The vendor will require vehicular and pedestrian access to the MUGA as well as parking for cars, minibuses and coaches. Space to either turn a coach around or a road to drive in and out on will be required. It is expected that the purchaser of the site will construct a new access road to the MUGA and parking.

Please note that the boundary line shown below is indicative so may be subject to change. The exact boundary will be agreed between the vendor and purchaser prior to exchange.



## Services

Mains water, electricity and drainage.

## Statutory authority

Brighton & Hove City Council.

## Viewings

Strictly through prior appointment and subject to local restrictions in place at the time. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

## VAT

We understand that the property has not been elected for VAT.

## Method of sale

The property is for sale by private treaty via informal tender.

## Debt advisory

The Knight Frank Debt Advisory team provides a value-add service to those considering obtaining real estate finance for developments or acquisitions. The team partners with borrowers throughout the financing process to make it simpler and faster, and to ensure that they finish with optimal terms. For further information, please contact Lisa Attenborough of the Knight Frank Debt advisory team:

**[lisa.attenborough@knightfrankfinance.com](mailto:lisa.attenborough@knightfrankfinance.com)**

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## Further information

Further information including legal documents, planning report, EPC and floorplans are available on our dedicated website.

Please email **[sam.vandavelde@knightfrank.com](mailto:sam.vandavelde@knightfrank.com)** for access.

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

**Important Notice:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2023. Photographs dated May 2023.

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