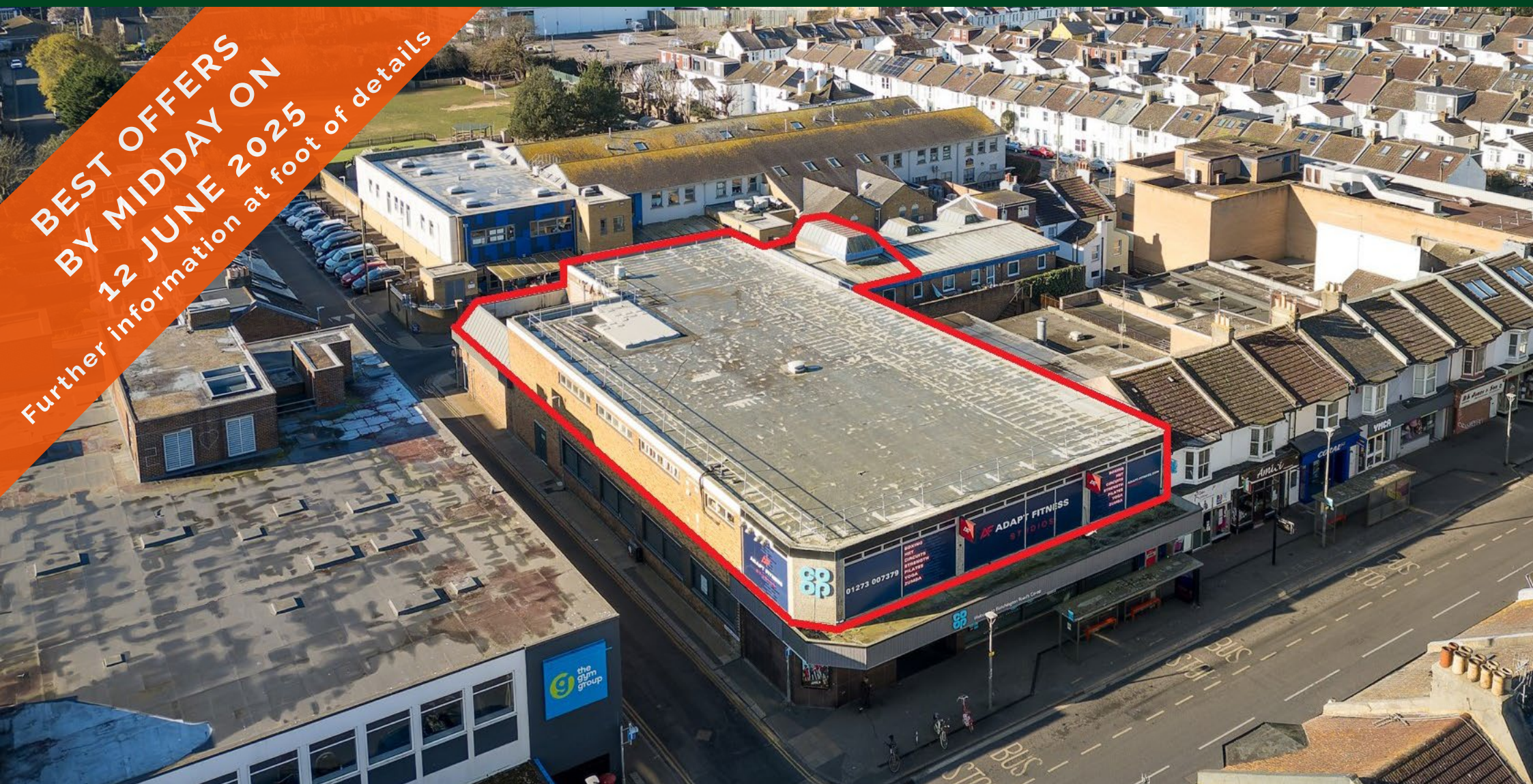


RESIDENTIAL DEVELOPMENT OPPORTUNITY FOR CIRCA 17 FLATS FOR THE UPPER PARTS AND AIRSPACE ABOVE

**BEST OFFERS
BY MIDDAY ON
12 JUNE 2025**
Further information at foot of details



FOR SALE

Upper Parts, 76 - 82 Blatchington Road
Hove BN3 3YH



Upper Parts, 76 - 82 Blatchington Road
Hove BN3 3YH

Key Features

- Popular central Hove location
- Pre-app submitted and response obtained from Brighton & Hove City Council to develop 17 flats to the existing first floor and a new second floor
- Developer partner sought to seek full planning consent, acquire and develop the upper parts
- **Best offers are invited for midday 12 June 2025. See further information at the foot of these details.**

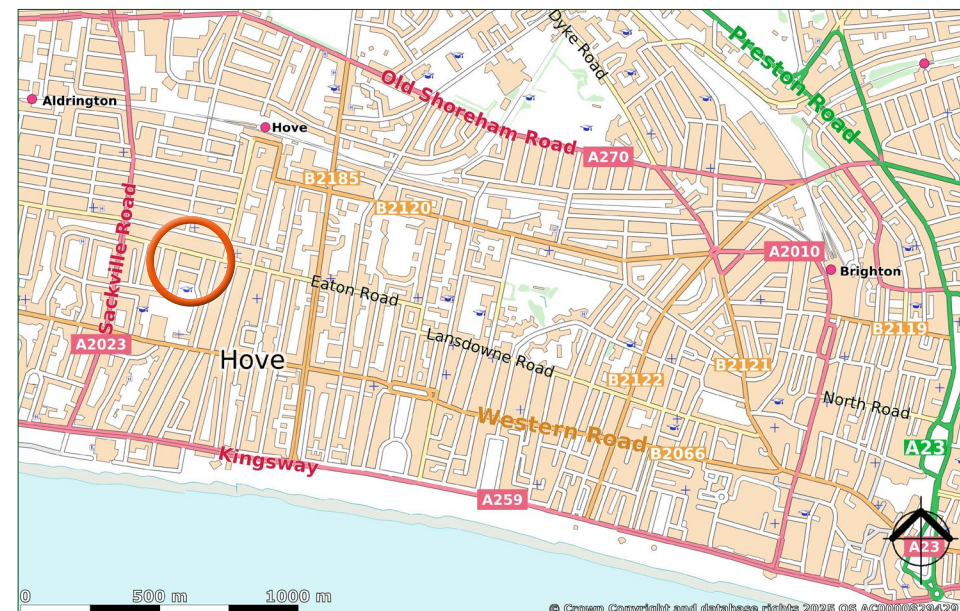
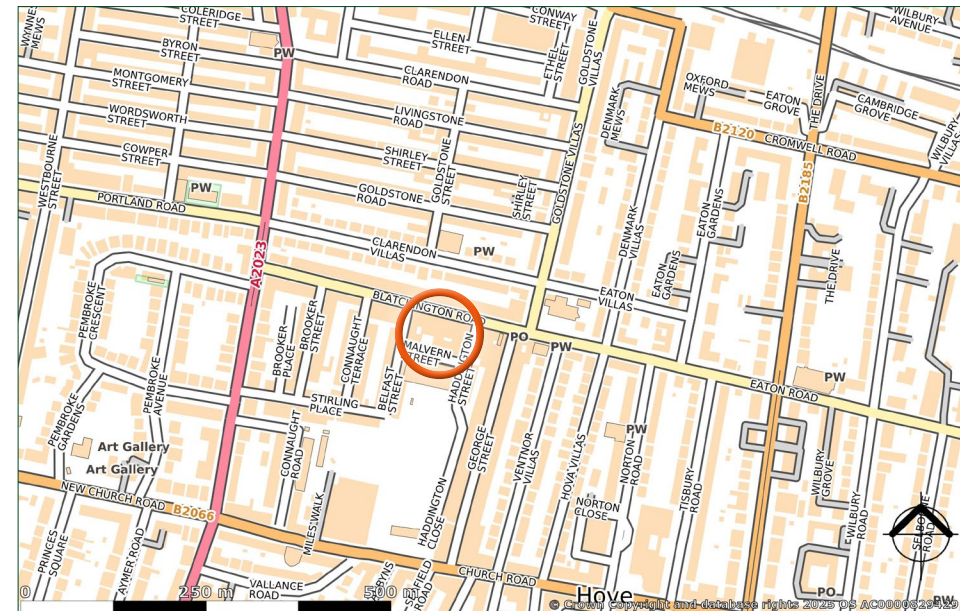
Location

The property is located on the southern side of Blatchington Road in Hove, close to the busy shopping thoroughfare of George Street.

The area has a variety of local and national retailers including Tesco, Iceland, Boots and Peacocks.

Hove mainline railway station is a 5-minute walk to the north, providing direct services to Brighton, Gatwick Airport and London Victoria.

The seafront and Hove Lawns are located 800 meters to the south.





Upper Parts, 76 - 82 Blatchington Road
Hove BN3 3YH

Description & Accommodation

The property comprises the upper parts to a purpose built commercial building owned by Co-op who operate a supermarket from the ground floor. The upper parts are vacant and surplus to requirements. The first floor has a Gross Internal Area of approximately 1,010 sqm (11,521 sq ft).

Development Potential & Pre-application

The existing first floor and airspace above offer potential for conversion and development of residential accommodation. A pre-application was submitted for development of 17 flats to the existing first floor and new second floor. Copies of the plans with accommodation schedule are attached. A copy of the pre-application response is available via the [DATAROOM](#).

Best Offers

Offers are sought by midday on Thursday 12th June 2025.

See further information at foot of details.

The successful purchaser will be asked to:

- Prepare and submit a full planning application.
- Acquire and develop the upper parts, subject to receipt of planning consent.
- Work closely with our client to ensure that they can continue to trade from the ground floor throughout the development process without interruption and with minimal disturbance, and to set up a management regime to ensure good management of the building following completion of the works.



Further Information

Please contact sole agents Flude Property Consultants:

Andrew Halfacree
a.halfacree@flude.com
01273 727070

Will Thomas
w.thomas@flude.com
01273 727070

www.flude.com

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

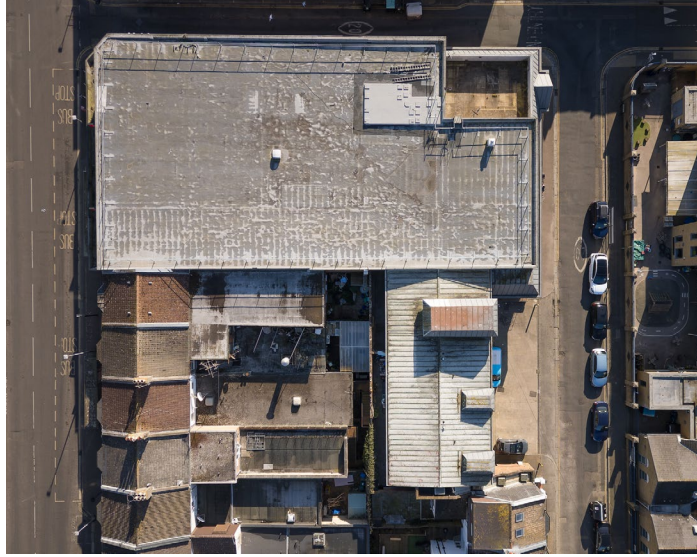




Upper Parts, 76 - 82 Blatchington Road
Hove BN3 3YH



South & east elevations showing
existing 1st floor patio area



Birds eye view



Interior of 1st floor



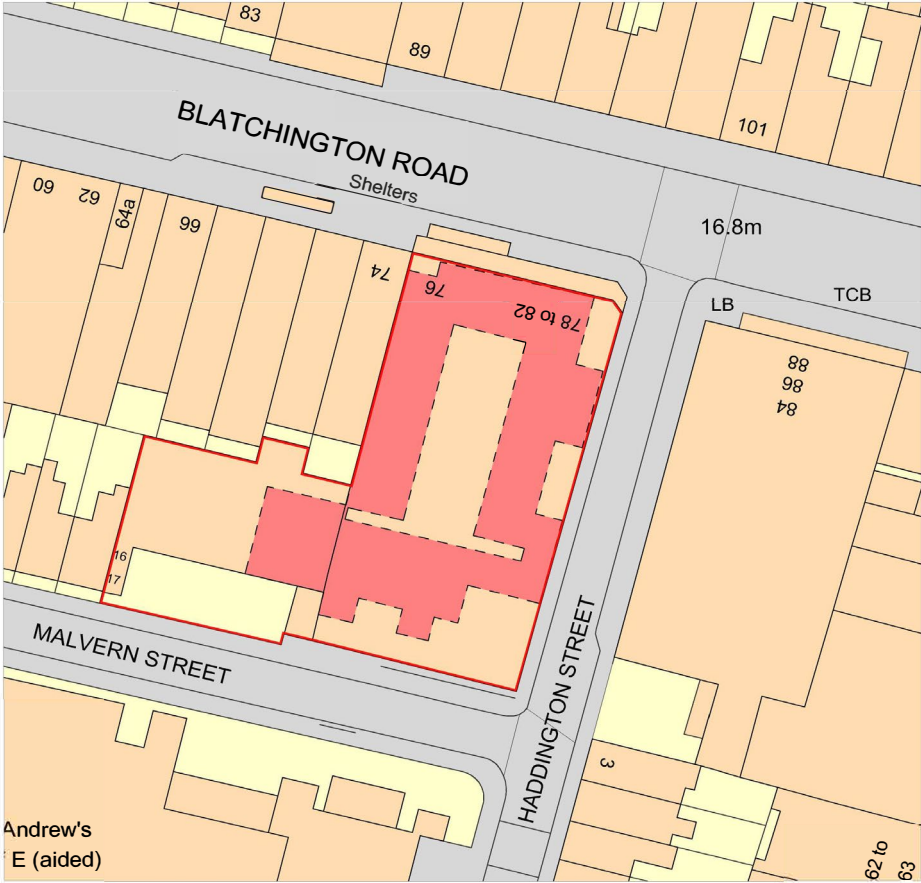
Interior of 1st floor



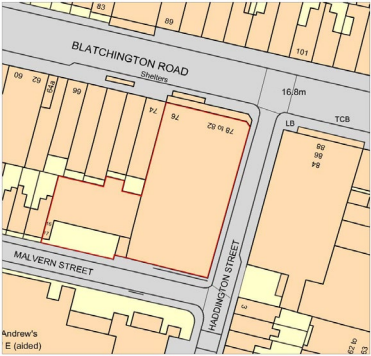
Southern elevation



Existing north & east elevations



Proposed block plan scale 1:500 @A3



Site location plan scale 1:1250 @A3



Draft Pre-App Enquiry

rev.	date

No dimensions to be scaled from this drawing. Any dimensions shown on the drawing should be checked on site.

This drawing has been produced for Planning purposes only and should not be used as a Technical or Building Regulations drawing and must not be used for Construction purposes in any way.

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client

project Blatchington Road Coop
Hove

drawing Block & Site Location Plans

scale Shown@A3 date Aug 2024 drawn nm

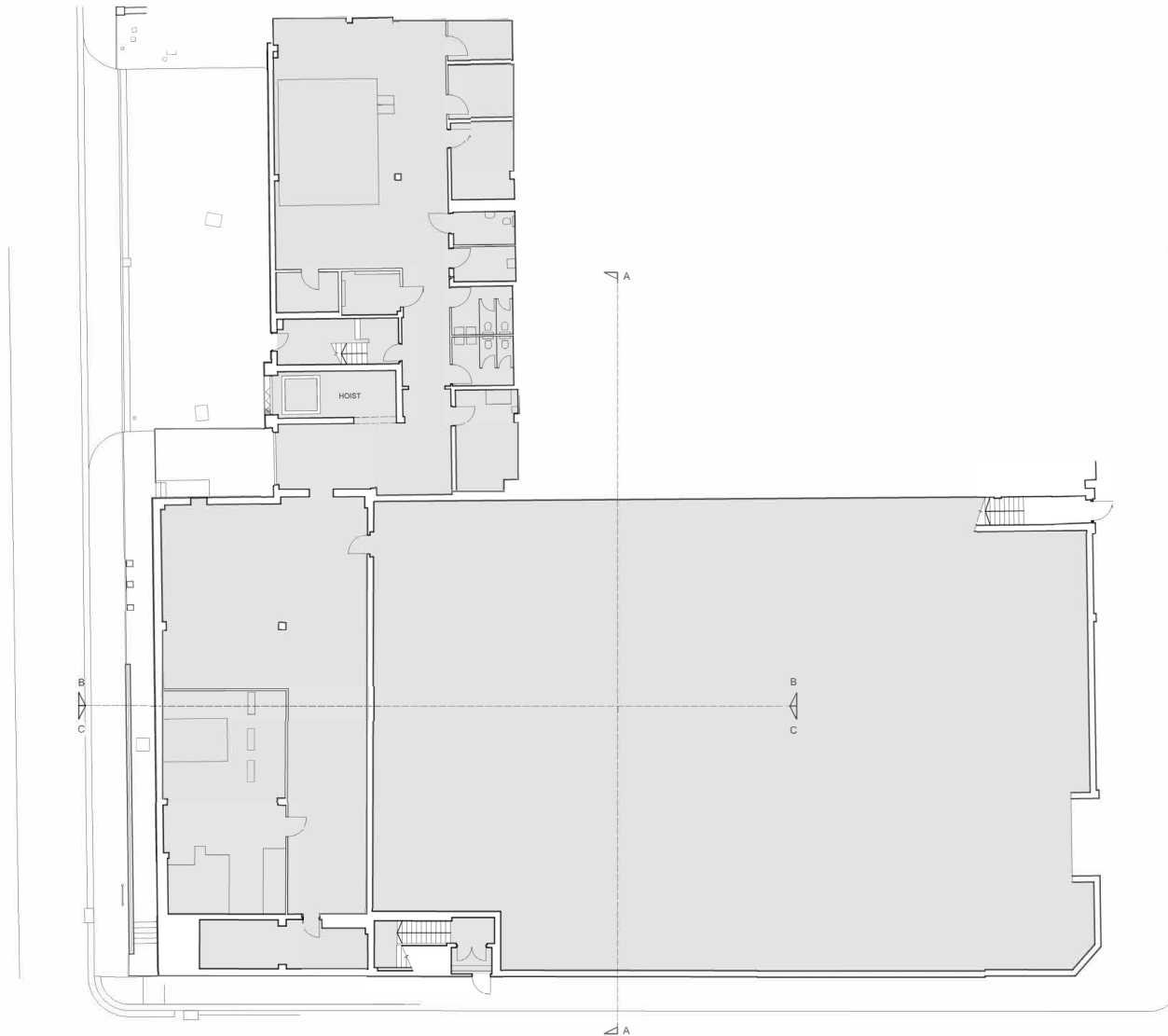
2d St Johns Road Hove, East Sussex BN3 2FB
tel: 01273 203230 email: info@taarchitects.co.uk

Turner Associates
Architects and Planning Consultants

TA 1520 /SK01



Upper Parts, 76 - 82 Blatchington Road
Hove BN3 3YH



Proposed ground floor plan scale 1:200 @A3



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client

project **Blatchington Road Coop
Hove**

drawing **Proposed Ground floor Plan**

scale **1:200@A3** date **Aug 2024** drawn **nm**

2d St Johns Road
Hove, East Sussex
BN3 2FB

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email: info@taarchitects.co.uk



Turner Associates
Architects and Planning Consultants

TA 1520 /SK11



Upper Parts, 76 - 82 Blatchington Road
Hove BN3 3YH



Accommodation

unit 9	one bedroom unit	56 sqm
unit 10	one bedroom unit	54 sqm
unit 11	two bedroom unit	61 sqm
unit 12	one bedroom unit	39 sqm
unit 13	one bedroom unit	44 sqm
unit 14	two bedroom unit	63 sqm
unit 15	two bedroom unit	66 sqm
unit 16	two bedroom unit	64 sqm
unit 17	one bedroom unit	44 sqm

Draft Pre-App Enquiry

A 280824 Schedule revised

rev.	date

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client

project Blatchington Road Coop
Hove

drawing Proposed second floor Plan

scale 1:200@A3 date Aug 2024 drawn nm

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email: info@taarchitects.co.uk

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TA 1520 / SK13 rev. A

Proposed second floor plan scale 1:200 @A3





Proposed north elevation scale 1:200 @A3



Proposed south elevation scale 1:200 @A3



Draft Pre-App Enquiry

rev.	date
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client

project **Blatchington Road Coop
Hove**

drawing **Proposed elevations**

scale **1:200@A3** date **Aug 2024** drawn **nm**

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TA 1520 /SK14

rev.



Upper Parts, 76 - 82 Blatchington Road
Hove BN3 3YH



Proposed east elevation scale 1:200 @A3



Proposed section AA scale 1:200 @A3



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rev. | date |
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client

project **Blatchington Road Coop
Hove**

drawing **Proposed elevations**

scale 1:200@A3 date Aug 2024 drawn nrm

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TA 1520 / SK15



Upper Parts, 76 - 82 Blatchington Road
Hove BN3 3YH



Proposed section BB scale 1:200 @A3

Draft Pre-App Enquiry

rev.	date
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client

project **Blatchington Road Coop
Hove**

drawing **Proposed section BB**

scale **1:200@A3** date **Aug 2024** drawn **nm**

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TA 1520 / SK16

rev.



Invitation for Offers for Upper Parts to 76-82 Blatchington Road, Hove BN3 3YH
By no later than 12:00 on Thursday 12th June 2025

We are instructed to invite best offers for the above property.

Offers should be submitted in writing by email for the attention of **Andrew Halfacree (a.halfacree@flude.com)**

Offers should include the following information:

- Confirmation of the amount in pounds sterling to be offered for the site.
- Details of any conditions to which the offer is subject.
- How you propose to work with the Co-op to work up the detail of a scheme and how you propose to manage the relationship with the Co-op during the works in order to minimise disruption and for their trade to continue.
- Approximate time frames for:
 - Finalisation and submission of a planning application
 - Securing planning consent
 - Extension rights to deal with a planning appeal / non determination
 - Completion of purchase following receipt of planning consent
- Full details of the purchasing party, to include:
 - Full company name or the individuals full name if being purchased by a private individual
 - Proof/Source of Funds (to include a description of the source of funds and any supporting documents, e.g. bank statement or company accounts)

The vendors reserve the right not to accept the highest or any offers received.

Flude Property Consultants
Subject to Contract