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PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

For Sale: Freehold Development Site

Crawley Ambulance Station, Ifield Avenue, Crawley, West Sussex RH11 7AJ



*On the instructions of South East Coast Ambulance
Service NHS Foundation Trust*

The site is currently used as an Ambulance Station and extends to approximately 1.074 acres (0.435 hectares) prominently located just to the north of Crawley town centre and providing excellent development potential (subject to all necessary consents).

KEY FEATURES

- Prime development opportunity (STPC)
- For Sale by Informal Tender
- Prominent location
- Bids deadline - noon 27 November 2015

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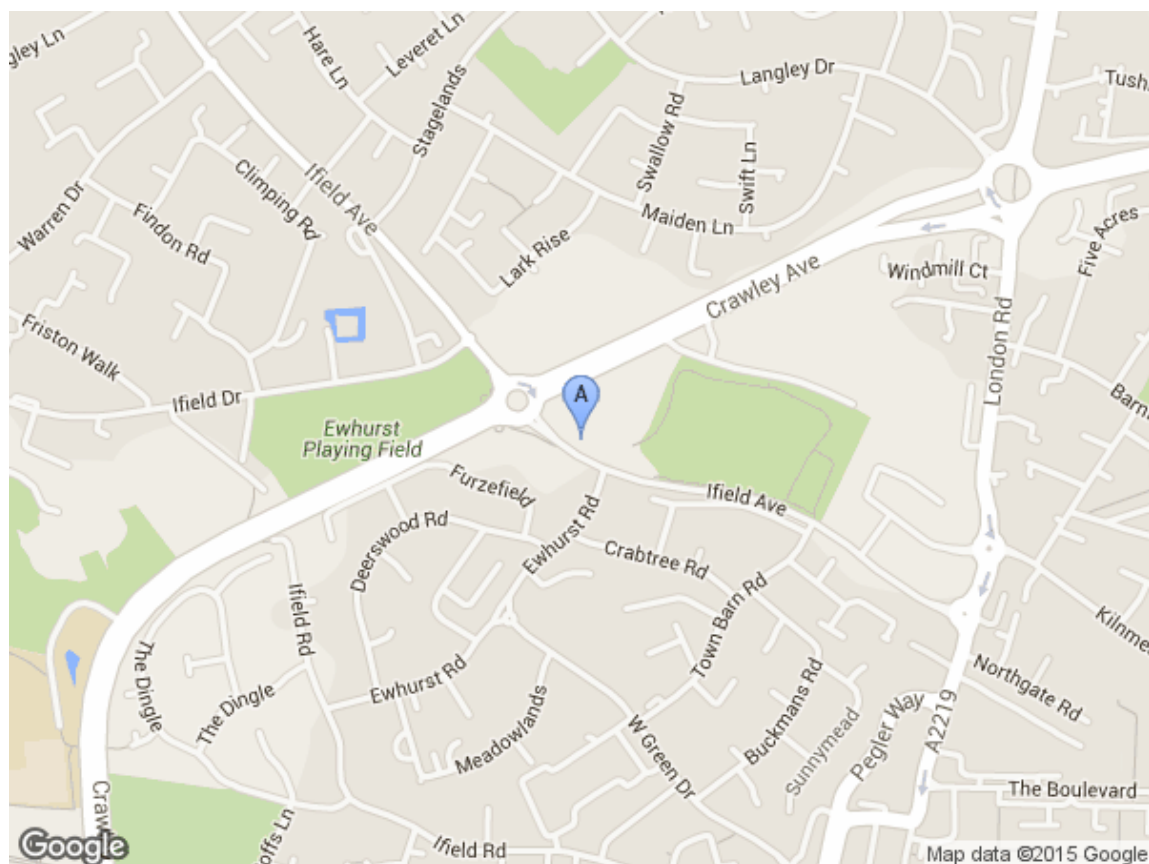
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LOCATION

Crawley is one of the principal commercial centres in West Sussex, strategically located approximately 32 miles south of Central London, 23 miles north of Brighton and the South Coast and just a few miles south of Gatwick Airport. The town has a population of approximately 107,000 (2011 Census) and provides retail, service and administrative facilities to a wider catchment population.

The site is prominently located on the north side of Ifield Avenue close to the large roundabout junction of Ifield Avenue with the A23 (Crawley Avenue), the latter running in a north-south direction, just to the west of the site.

Four buses currently serve Ifield Avenue, passing in front of the site and connecting the site to Crawley town centre and railway station, approximately 1 mile away and to other parts of the town and surrounding villages.



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PROPERTY DETAILS

Whole Site

£POA

DESCRIPTION

The Property

The site is currently used as an Ambulance Station. There is a single building on site, consisting of a 3 bay garage/workshop building with vehicular access doors to the front and rear elevations with associated administrative and office functions attached. The garage/workshop element is approximately one & half storeys in height with a flat roof.

The building is located centrally within the site and surrounded on the south, north and west sides by hardstanding used for vehicle parking and access. The eastern portion of the site is grassed and there are a number of trees within the site.

To the north of the site is woodland (Ewhurst Wood) and to the east is West Green Park, which includes sports pitches, a bowling green and a building used by a Horticultural Society. To the south, on the opposite side of Ifield Avenue is a residential neighbourhood known as West Green and to the west beyond the A23 is the residential neighbourhood of Ifield.

Proposed potential Ambulance Community Response Post (ACRP)

Due to a re-structuring of the Ambulance Service in an effort to lower response times, Ambulance Stations are being replaced by multiple Ambulance Community Response Posts (ACRP's) throughout the area - including, in this instance, as a potential condition of the sale, a proposal to incorporate such a Response Post within any re-development of this site of circa 400 sq ft, including self-contained toilet facilities, kitchenette and 2 parking spaces for Ambulances.

ACCOMMODATION

The approximate gross internal floor areas of the property are as follows:-

Garage/Workshop: 4,032 sq ft (374.58 m²)

Administration Offices: 2,123 sq ft (197.23 m²)

Total: 6,155 sq ft (571.81 m²)

The site area is calculated to extend to approximately **1.074 acres (4,436 m²)**.

TENURE

Freehold with vacant possession upon completion.

TOWN PLANNING
SECTION

The site currently has consent for an Ambulance Station which is a Sui Generis use.

Pre-application advice has been provided by Crawley Borough Council in relation to a possible application to demolish the existing Ambulance Station and erect 15 No. apartments arranged over three floors.



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Interested parties should make their own enquiries to the Local Planning Authority (Crawley Borough Council Tel: 01293 438000 or www.crawley.gov.uk) for any proposed changes of use/site re-development.

METHOD OF SALE

Offers are invited by an Informal Tender for the freehold interest on an unconditional or conditional basis with either full vacant possession or with an Ambulance Community Response Post included in the development. Consideration will be given to proposals for a sale on a dual basis i.e. with and without an ACRP.

Offers are to be submitted in an envelopment marked "Crawley Ambulance Station" no later than **12 noon on 27 November 2015**.

Tenders should include the following information:-

- Full name and contact details of the purchaser.
- Amount to be offered for the site.
- Proof of ability to fund the purchase.
- Time frame for exchange of contracts.
- Time frame for completion of the purchase.
- Details of any other matters to which the purchase is subject.

The vendor reserves the right not to accept the highest or any offers received.

EPC

[Rating D-83 - click to download](#)

ASBESTOS REPORT

[Asbestos Report - click to download](#)

DOCUMENTS

[Land Registry Office Copy Title - click to download](#)

[Land Registry Title Plan - click to download](#)

[Site Plan - click to download](#)

[Pre-application enquiry \(DMH\) - click to download](#)

[Pre-application advice \(CBC\) - click to download](#)

BUSINESS RATES

Rateable Value: £25,250
UBR: 0.48p in the £

Interested parties are advised to contact Crawley Borough Council on 01293 438000 or www.crawley.gov.uk to verify this information.

VAT

VAT will not be charged on this sale unless there is a change of taxation legislation prior to completion.

LEGAL FEES

Each party to be responsible for their own legal costs incurred in the transaction.



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VIEWING ARRANGEMENTS Strictly via prior appointment through Sole Agents Graves Jenkins

CONTACT



David Bessant MRICS
bessant@gravesjenkins.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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PLANS

CRAWLEY AMBULANCE STATION, IFIELD AVENUE,
CRAWLEY, WEST SUSSEX RH11 7AJ



This diagram is intended to give a general indication of the site area only. It should not be relied upon and is not intended to form part of any contract.

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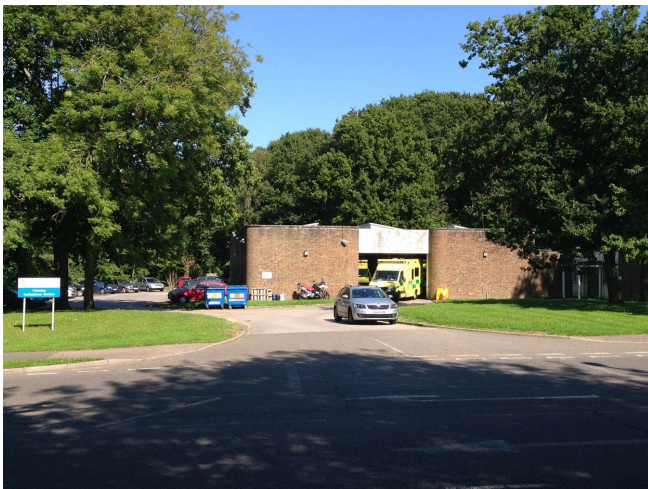
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