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PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

Freehold for Sale: Commercial Development land with planning

The Bluebird Estate, Brighton Road, Bolney, RH17 5NA



The Bluebird Estate comprises approximately 4.8 acres of greenfield land situated to the rear of the Ricebridge Estate at Bolney.

Planning is in place for four business units totalling 47,097 sq ft (4,375 m²) GEA.

KEY FEATURES

- Rarely available commercial development land
- Established business location just off A23
- Planning in place for development
- Suit owner occupier or developer

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LOCATION

The site is situated on the west side of the A23 trunk road to the rear of the established Ricebridge Estate at Bolney. Use postcode RH17 5NA.

Burgess Hill is just 3 miles to the east, Brighton less than 10 miles to the south and Crawley 13 miles to the north.



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PROPERTY DETAILS

Freehold
commercial
development
land for sale

For Sale: £2,000,000

DESCRIPTION

The site forms commercial development land being sold with vacant possession comprising approximately 4.8 acres. It benefits from outline planning consent Planning Ref: DM/18/4697, for Mid Sussex District Council, for the construction of four 47,097 sq ft (4,375 m2) GEA B1c, B2, B8 units, with associated landscaping and planting. We anticipate that amendments may be possible to the consented scheme subject to purchasers own discussions with the planning department at Mid Sussex District Council.

[Site Plan - click here to download](#)

AMENITIES

- Outline Planning consent in place
- Potential to build bespoke units to suit
- Adjoining established Ricebridge Estate
- Located just off the A23
- A Starbucks, Burger King and Travelodge are all at Bolney Services within 1 mile

TERMS

The site is available for sale freehold.

PRICE

Offers in excess of £2m (OIXS Two Million Pounds).

PLANNING

See Mid Sussex District Council planning portal - DM/18/4697.

VAT

VAT will be payable on the price.

LEGAL FEES

Each party to bear their own legal costs involved in the transaction.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Joint Sole Agents Graves Jenkins - 01293 401040 and White Over & Co Ltd - 01273 494977

CONTACT



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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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