

PROJECT

FREEHOLD SITE FOR SALE OR MAY SPLIT

LOCATION

PLATTS ISLAND, NEWBRIDGE FARM, BILLINGSHURST RH14 9HZ

SUMMARY

- HDC Planning No.DC/22/0518 Approved on 07/10/2022
- Freehold industrial development site for sale or may split - 1.45 Hectares (3.6 acres)
- Outline consent for 4,627sqm (49,804 sqft)
- Commercial Uses: B1b, B1c, B2, B8
- Adjoining a new petrol filling station and Triumph Motor Cycle showroom development (phases 1&2)
- Associated car parking and circulation space
- New access to the site from A272 and pedestrian link to footbridge over A29
- The site may suit Retail, Leisure, Offices or Industrial occupier of the whole
- The site has outline planning consent for 14 modern industrial units:

	Sq m	Sq ft
4 no 93 m ² units with 18.5 m ² mezzanine	446 m ²	4,800 sq ft
4 no 232 m ² units with 46.5 m ² mezzanine	1,115 m ²	12,001 sq ft
6 no 464.5 m ² units with 46.5 m ² mezzanine	3,066 m ²	33,002 sq ft
Total	4,627 m²	49,803 sq ft

METHOD OF SALE

Offers by informal tender for the freehold interest, on an unconditional or conditional basis. Our clients have a preference for an unconditional sale. **See Following Pages For Complete Method Of Sale and Asset Management Considerations.**

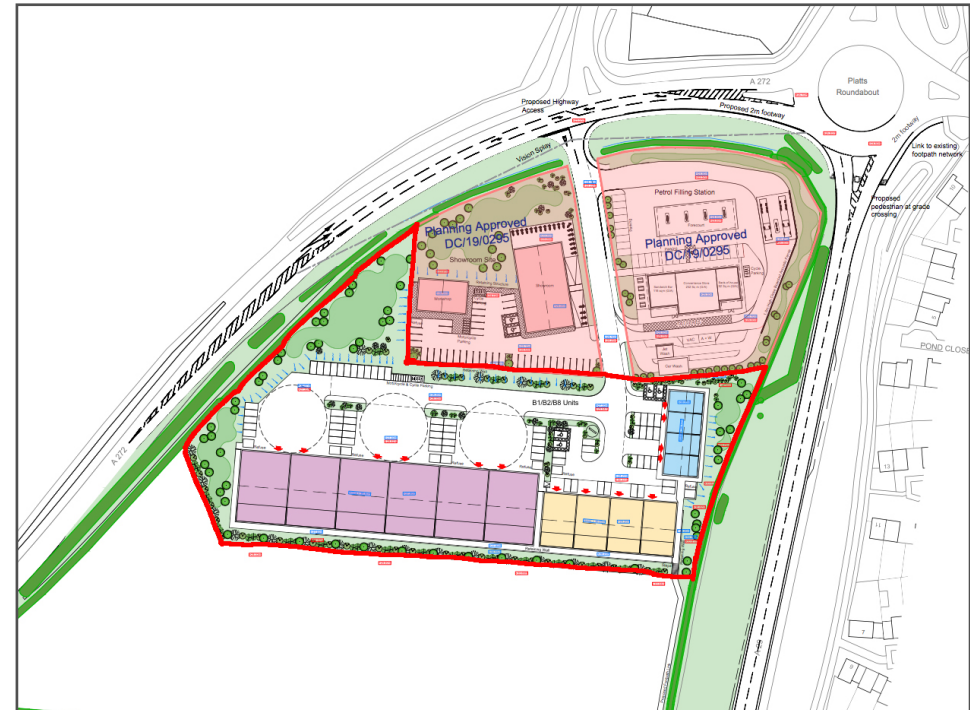
TENURE

Freehold

IMPORTANT NOTES. PLEASE READ CAREFULLY: CPA property / Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

FREEHOLD INDUSTRIAL DEVELOPMENT SITE FOR SALE / OR MAY SPLIT

Strictly By Appointment Only With
The Joint Vendors Agents:



CPA property Chartered Surveyors
Andrew Aldridge
01798 831250
andrew@cpaproperty.co.uk



Colyer Commercial
Tim Shepherd
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DESCRIPTION

Billingshurst is a large West Sussex village with a rich history. The Roman road Stane Street, close to Platts Island, passes through its centre. Located on the A29 approximately 8 miles from Horsham town centre. With its surrounding villages, fabulous views to the South, and ease of access to London, Brighton, and Gatwick and Heathrow Airport makes it a perfect place for commuters.

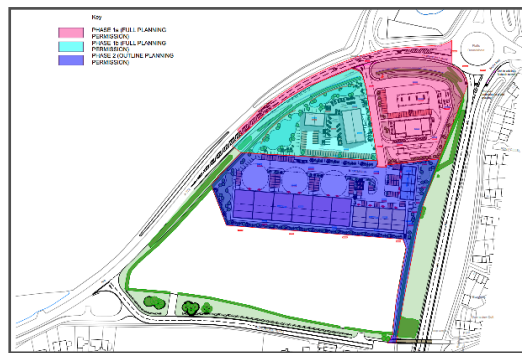
LOCATION

The site is located to the western edge of Billingshurst, within Horsham District. The site forms the northern portion of a small arable field that is defined on all sides by roads.

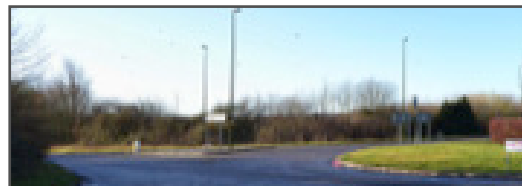
A road link from the A272 to the north of the site also affords access to a County household waste recycling facility and to Jubilee Fields – a country park with sports pitches managed by the Parish Council.

ACCESS ROAD

The access road to the south of the site is owned by the neighbouring land owner. The current freeholder of the subject site and their successors in title have full and free use of the road in perpetuity subject to paying a proportion of the upkeep. The southern access road is included in the ownership.



The adjoining developers will shortly be building phases 1 (pink) and followed by phase 2 (light blue). Phase 3 is highlighted in purple and is the site available to purchase.



Current view of the site from Platts roundabout.



View of the current entrance from Newbridge Road.

TOWN PLANNING

Application number DC/19/0295
Under application of DC/19/0295 the adjoining site also has full planning permission for the erection of petrol filling station with convenience store and sandwich bar, car wash, jet wash and car parking; motorcycle showroom and workshop with associated car parking.

METHOD OF SALE

Offers are to be submitted no later than 12 noon on a date to be set. Tenders should include the following information: Confirmation of the amount to be offered for the site. Offers should confirm the full name of the purchaser and details of relevant experience. Proof of ability to fund the purchase. Timeframe for exchange of contracts. Timeframe for completion of purchase. Details of any other matters to which the purchase is subject. The vendors reserve the right to not accept the highest or any offers received.

DOCUMENTATION

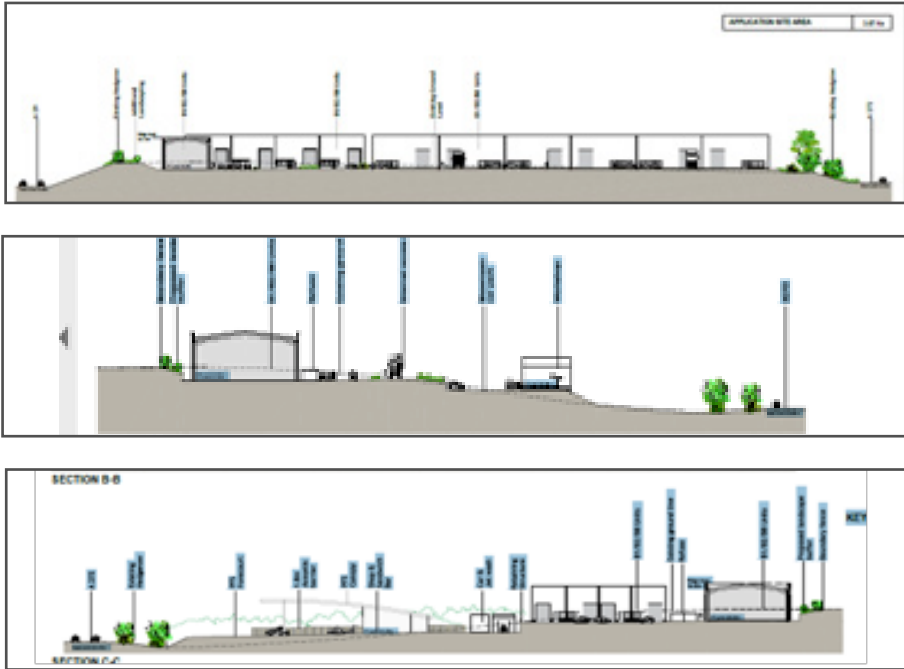
Relevant documentation and documents, available on a secure data room. Please contact us for a password.

LEGAL COSTS

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

ASSET MANAGEMENT CONSIDERATIONS

- Sale of the completed unit to owner occupiers as a break up opportunity. We consider there is very strong demand for freehold units in the West Sussex area.
- Letting the units. There is a strong demand for modern industrial units in West Sussex for local and regional businesses.
- Whilst there is outline consent for an industrial estate, the site has potential for alternative uses subject to planning. The site may suit Retail, Leisure, Offices uses or an industrial occupier of the whole.



Cross sections of the proposed industrial development.



Adjoining site (Phase 1) Petrol filling station with convenience store and sandwich bar, car wash, jet wash and car parking. GIA of 324 Sq M and a Sandwich bar with GIA of 116 Sq M.



Triumph Motorcycle showroom- Motorcycle sales showroom with display forecourt and staff and customer facilities, totalling GIA 710 sq.m. Separate working building for repairs totalling GIA of 202 Sq M. There is associated customer and staff parking providing 42 spaces.



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