



DEVELOPMENT SITE FOR SALE

SUTHERLAND HOUSE CAR PARK, RUSSELL WAY, CRAWLEY, WEST SUSSEX, RH10 1UH
DEVELOPMENT OPPORTUNITY

SHW

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PRICE | OFFERS IN EXCESS OF £2,000,000 FREEHOLD

EXECUTIVE SUMMARY

On behalf of private clients, SHW are delighted to launch to market this excellent development opportunity located in Crawley.

- Development site extending to 0.786 acres (0.31 hectares).
- The existing site is positioned to the rear of Sutherland Quarter / Sutherland House and comprises a car park, playground, vacant outbuildings and a substation.
- Listed in Crawley's Strategic Housing Land Availability Assessment (SHLAA) 2020 as a Key Housing Allocation for 30 dwellings.
- Preliminary plans drawn up for a newbuild scheme of 44 flats across 7 storeys plus 73 parking spaces and associated amenity space.
- The substation building needs to be re-provided to serve Equinity located in the adjoining building to the west. We have agreed a location in principle with Equinity for the new sub-station which is shown in the Data Room.
- Located in the popular West Sussex town of Crawley, within a mile of the town centre.
- Guide Price; Offers in Excess of £2,000,000 Inviting Unconditional and Subject to Planning Offers for the freehold interest.



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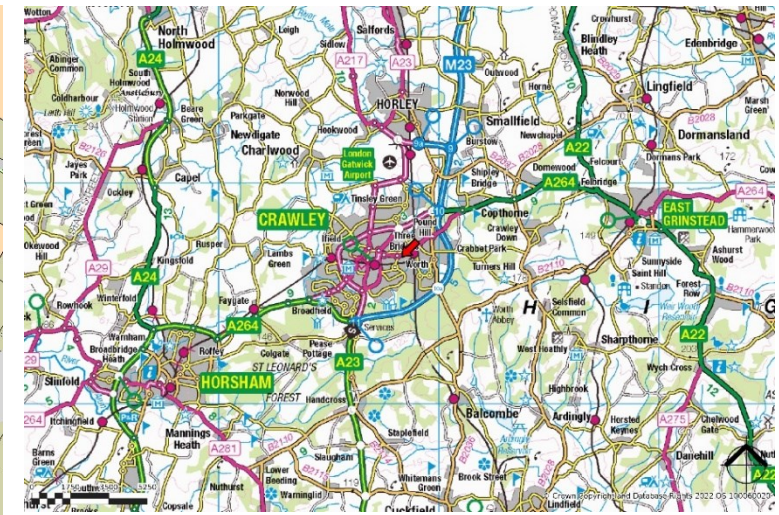
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LOCATION

- Located in the popular West Sussex town of Crawley.
- Occupies a prominent position on Haslett Avenue East.
- Crawley town centre within a mile providing shops and amenities including at the County Mall and High Street.
- A short walk to Three Bridges Station, Crawley station approximately 1 mile west providing direct links to London, Gatwick and Brighton.
- Less than 5 miles from Gatwick Airport.
- Excellent road access via M23 providing direct access to M25.



DESCRIPTION

- The site comprises a car park, playground, vacant outbuildings and a substation.
- Shared vehicular access directly off Russell Way.
- Total site area 0.786 acres (0.318 hectares).



RnH
 Prepared by: RnH Architects Ltd
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 Date: 19.07.2019
 Scale: 1:500
 Drawing No: PL_800_190719



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DEVELOPMENT OPPORTUNITY/PLANNING

- The site comprises a car park, playground, vacant outbuildings and a substation.
- Total site area 0.786 acres (0.318 hectares).
- Listed in Crawley's Strategic Housing Land Availability Assessment (SHLAA) 2020 as a Key Housing Allocation for 30 dwellings.
- Preliminary plans have been drawn up for a comprehensive residential development of 44 flats across 7 storeys plus 73 parking spaces and associated amenity space.
- The scheme comprises 12 x 1 bedroom flats, 27 x 2 bedroom flats and 5 x 3 bedroom flats (Total NIA – 28,981sq ft).
- The substation building needs to be re-provided to serve Equinity located in the adjoining building to the west. We have agreed a location in principle with Equinity for the new sub-station which is shown in the Data Room.

ACCOMMODATION

	NO
1 bedroom flats (540sq ft +)	12
2 bedroom flats (657sq ft +)	27
3 bedroom flats (927sq ft each)	5



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GUIDE PRICE

Offers in Excess of £2,000,000.

METHOD OF SALE

Inviting Unconditional and Subject to Planning Offers for the freehold interest.

VAT

VAT will be chargeable on the terms quoted.

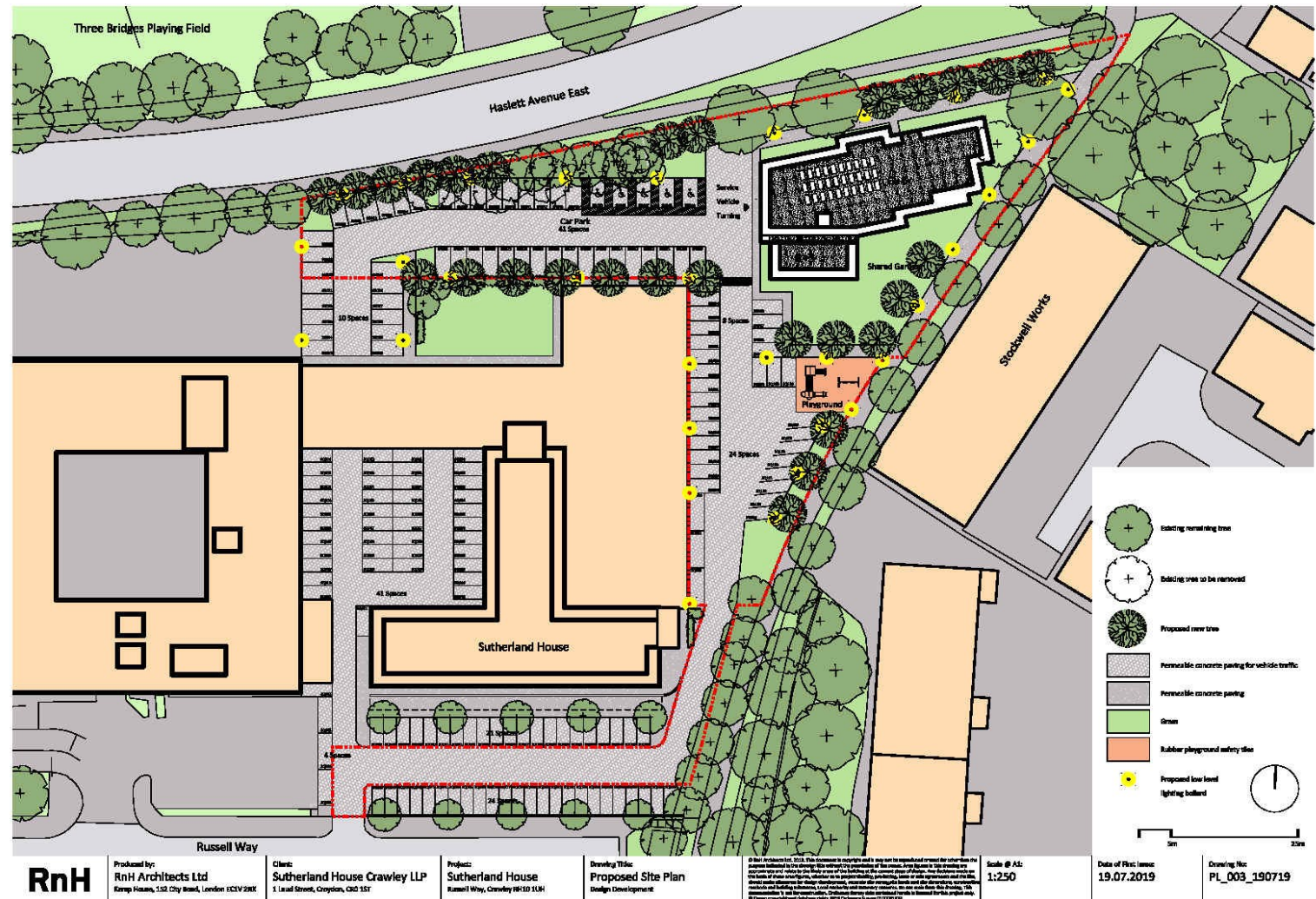
LEGAL COSTS

Each party is to be responsible for their own legal fees.

FURTHER INFORMATION

Additional information can be viewed in our data room ([Click here](#)) including:

- Title documents
- Existing site plan
- Crawley SHLAA 2020
- Crawley Brownfield Register 2020
- Proposed site plan and floor plans
- Proposed CGIs
- Design and Access statement
- Schedule of Proposed Floor Areas
- Schedule of Photos
- Mark-up of substation



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