



Red line for indicative purposes only

Land at 29 Paddockhall Road, Haywards Heath, RH16 1HQ

SUMMARY

- Colliers International are instructed by Mid Sussex District Council to dispose of the Red Cross Hall, associated garages and large car parking area opposite the councils offices.
- Existing detached community hall with associated garages, large car park and additional grassed areas.
- Approximately 800 metres from Haywards Heath Railway Station.
- Site measures circa 0.59 acres (0.24 hectares)
- Planning consent (DM/18/4841) for 8 dwellings including 5 x 3 bedroom houses and 3 x 2 bedroom affordable rent flats
- Freehold for sale with vacant possession

LOCATION

Haywards Heath is 35 miles south of central London, 12 miles north of Brighton and 8 miles south east of Crawley. The A272 wraps around the south of the town and less than a mile from the subject site. The town has excellent rail access, with a direct train service to London Victoria (50 minutes) and London Bridge (44 minutes) operating every 10 minutes at peak times. The station also provides a regular service to nearby Gatwick Airport (15 minutes). Princess Royal Hospital is located a mile south east of the town centre inside the A272. Paddockhall Road runs parallel to the trainline and the site is a 10 minute walk from Haywards Heath Station.

DESCRIPTION

The site area measures circa. 0.59 acres (0.24 hectares) and is rectangular in shape. The site is predominantly flat with a slight slope facing onto Paddockhall road and small downhill gradient from the car park onwards. Currently two existing structures on the site, the old community hall and a detached garage. The property bordered by Paddockhall Road to the west, Oaklands Road to the south and Boltro Road to the east with two dwellings on the northern boundary.



Source: Googlemaps.com



CGI for indicative purposes only, Source: Axiom Architects

GUIDE PRICE

Offers are invited via informal tender with a guide price of **£800,000** requested in an **unconditional format**.

PLANNING

The has planning (DM/18/4841) for demolition of existing buildings and erection of No. 8 dwellings comprising of 5 x 3 bedroom houses with attached garages and a block of 3 x 2 bedroom flats designated as Affordable Rent tenure. Includes creation of cycle store / refuse storage building, with associated car parking, landscaping works and changes to access onto Oaklands road.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The site, outlined in red on the above Ordnance Survey extract (for identification purposes only), is to be sold subject to any rights of way, restrictions or easements, which may exist whether or not mentioned in these particulars. The site is to be sold unconditionally.

TENURE & LEGAL

The property is offered Freehold and will be available with vacant possession. Each party to bear own legal costs.

VAT

The property is not elected for VAT.

METHOD OF SALE

The property is for sale by informal tender. All offers should be submitted formally in writing by **12noon on Wednesday 12th August**. All parties should have full consideration of the Legal Information including, draft contract and bidder instructions provided within the Sales Pack.

The Vendor is not obliged to take the highest or any offer received.

VIEWINGS & FURTHER INFORMATION

Strictly by prior appointment with sole agents, Colliers International. For further information please contact:

Matthew Earnshaw

Residential Development
Direct: 020 7344 6561
Mobile: 07860 180317
Email: matthew.earnshaw@colliers.com

Harry Chaplin-Rogers

Residential Development
Direct: 020 7487 1791
Mobile: 07902 703419
Email: harry.chaplin-rogers@colliers.com

