



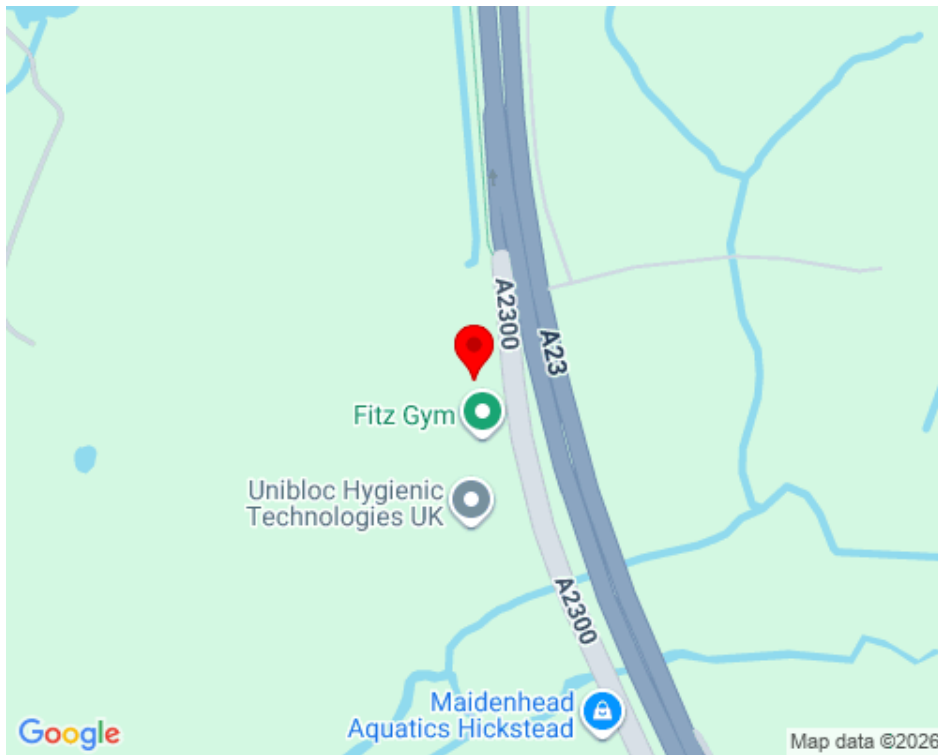
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The Bluebird Estate, Bolney, RH17 5NA
COMMERCIAL DEVELOPMENT LAND WITH PLANNING APPROX' 4.8 ACRES

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.

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.

Planning

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

Key Features:

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

Price:

Offers in excess of £2,000,000

Terms:

The site is available for sale freehold.

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs







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