

PLATTS ISLAND

FREEHOLD EMPLOYMENT DEVELOPMENT SITE

FOR SALE

1.45 HECTARES / 3.6 ACRES

OUTLINE CONSENT FOR
4,627SQM (49,804 SQFT)
14 MODERN INDUSTRIAL UNITS
COMMERCIAL USES: B1B, B1C, B2, B8

PLATTS ISLAND NEWBRIDGE FARM
BILLINGSHURST RH14 9HZ
WHATTHREWORDS /// PURE.REINSTATE.VITAL



THE OPPORTUNITY

Freehold Industrial and Logistics development site, strategically located off the A272 linking to the A3 West (Petersfield) and A23/A24 East (Crawley and Brighton). To the north is Billingshurst Trade Park which completed in 2021 home to Screwfix, Toolstation and Howdens, sitting adjacent to Morrisons, Lidl and Costa Coffee.

- ▶ 88.6% HORSHAM POPULATION ECONOMICALLY ACTIVE ((80.4% SOUTH EAST AND 78.4% UK) WWW.NOMISWEB.CO.UK)
- ▶ OUTLINE CONSENT FOR 4,627SQM (49,804 SQFT)
- ▶ COMMERCIAL USES: B1B, B1C, B2, B8
- ▶ NEW ACCESS TO THE SITE FROM A272 AND PEDESTRIAN LINK TO FOOTBRIDGE OVER A29
- ▶ ASSOCIATED CAR PARKING AND CIRCULATION SPACE
- ▶ 1HR 15MIN BY TRAIN TO CENTRAL LONDON
- ▶ EASY ACCESS BY ROAD TO LONDON, BRIGHTON, GATWICK & HEATHROW AIRPORTS
- ▶ THE SITE HAS OUTLINE PLANNING CONSENT FOR 14 MODERN INDUSTRIAL UNITS WITH PARKING FOR 70 CARS, 8 MOTORCYCLES AND 10 BICYCLES
- ▶ THE SITE MAY SUIT RETAIL, LEISURE, OFFICES OR INDUSTRIAL OCCUPIER OF THE WHOLE
- ▶ ADJOINING NEW EURO GARAGES WITH CONVENIENCE STORE AND TRIUMPH MOTOR CYCLE SHOWROOM DEVELOPMENT (UNDER CONSTRUCTION AND IN SEPARATE OWNERSHIP)
- ▶ PROVISION FOR 17,370 HOMES BETWEEN 2019 AND 2036 AS PER DRAFT HORSHAM DISTRICT LOCAL PLAN 2019-2036 (2020)



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INDICATIVE SITE PLAN

ACCESS ROAD

The access road has been constructed up to the site boundary with the adjoining occupiers contributing towards a service charge for the repair and upkeep.

TOWN PLANNING

Dated October 2022
Application Number: DC/22/0518
Outline Application for redevelopment of the site to provide flexible employment space (Use Classes E(g)(ii) and (iii), B2 and B8) totalling 4,627sqm, ancillary parking and circulation space with all matters reserved except access and layout.

Land Parcel at 507911 125837
Newbridge Road, Billingshurst West Sussex

SERVICES

A new 1000kVa sub station has been installed to serve the scheme and the adjoining PFS and Showroom.
There is no gas to the site.



PROVISION FOR
17,370 HOMES
BETWEEN
2019 AND 2036



EXCELLENT
PROMINENCE
ONTO THE A272
AND A29



STRATEGIC TRANSPORT
LINKS TO
A3 / A23 / A24 VIA A272



CYCLE & PEDESTRIAN
FOOTBRIDGE TO
TOWN CENTRE

PLATTS ISLAND NEWBRIDGE FARM
BILLINGSHURST RH14 9HZ
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PLATTS
ROUNDAABOUT

A272

A29

NEWBRIDGE ROAD

SCHEDULE OF ACCOMMODATION

	SQ M	SQ FT
4 NO 93M ² UNITS WITH 18.5M ² MEZZANINE	446 M ²	4800 SQ FT
4 NO 232M ² UNITS WITH 46.5M ² MEZZANINE	1115 M ²	12001 SQ FT
6 NO 564.5M ² UNITS WITH 18.5M ² MEZZANINE	3066 M ²	33002 SQ FT
TOTAL	4627 M ²	49,803 SQ FT

PLATTS ISLAND / RH14 9HZ
FREEHOLD INDUSTRIAL DEVELOPMENT SITE
1.45 HECTARES (3.6 ACRES)
OUTLINE CONSENT FOR 4,627SQM (49,804 SQFT)



TOOLSTATION

SCREWFIX



HOWDENS

Morrisons

TO A23, CRAWLEY & BRIGHTON

**SPORTS PITCH
& COUNTRY PARK**

**RECYCLING
CENTRE**

PETROL FILLING STATION

TRIUMPH SHOWROOM

DEVELOPMENT SITE



TRIUMPH

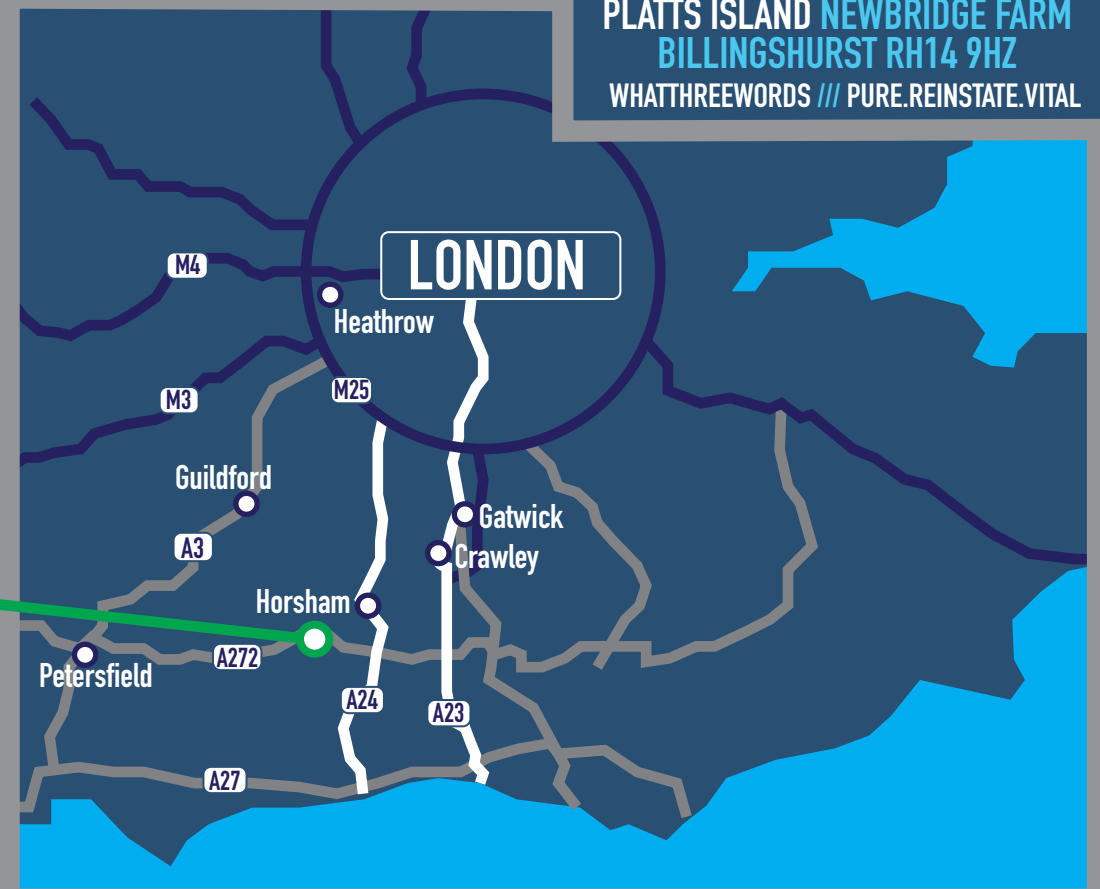
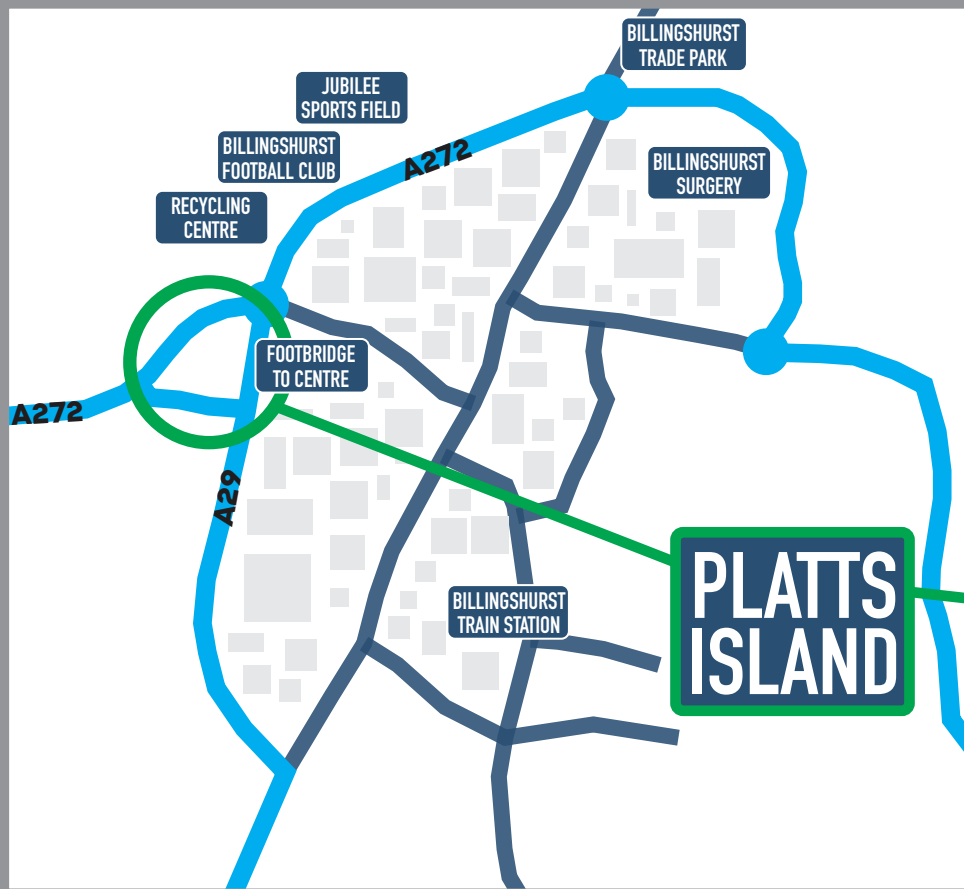
A29

A272

FOOTBRIDGE

NEWBRIDGE ROAD

TO A3 & PETERSFIELD



LOCATION

Platts Island is located to the West of Billingshurst, an established town in the Horsham District of West Sussex located approximately 9 miles from Horsham Town Centre.

The site sits north of arable field, accessed via new estate road adjoining Euro Garages and Triumph Showroom fronting A272. Billingshurst is an affluent commuter town with a rapidly growing population, with ease of access to London, Brighton, Gatwick and Heathrow Airport.

The Draft Local Plan outlines that 11,868 new homes have been allocated to be built within 10 miles of the property.

DRIVE TIME	Miles	Time
Horsham	9	17 mins
M23	15	22 mins
Crawley	16	26 mins
Gatwick Airport	24	29 mins
M25	24	45 mins
Brighton	25	45 mins
Heathrow Airport	44	56 mins

RAIL		
Gatwick Airport 31 mins		
London Victoria 1 hr 7 mins		
London Bridge 1 hr 12 mins		
BY FOOT	Miles	Time
Billingshurst Station	1.3	26 mins



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METHOD OF SALE

Offers are invited on an unconditional basis.

SITE INFO

LEGAL COSTS

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

DISCLAIMER

Lambert Smith Hampton give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Date prepared 05/2023