



**PLOT A, JERSEY FARM BUSINESS PARK, COUNTY OAK  
WAY, CRAWLEY, RH11 7ST**

**FOR SALE**

**1.50 ACRES (0.61 HECTARES)**



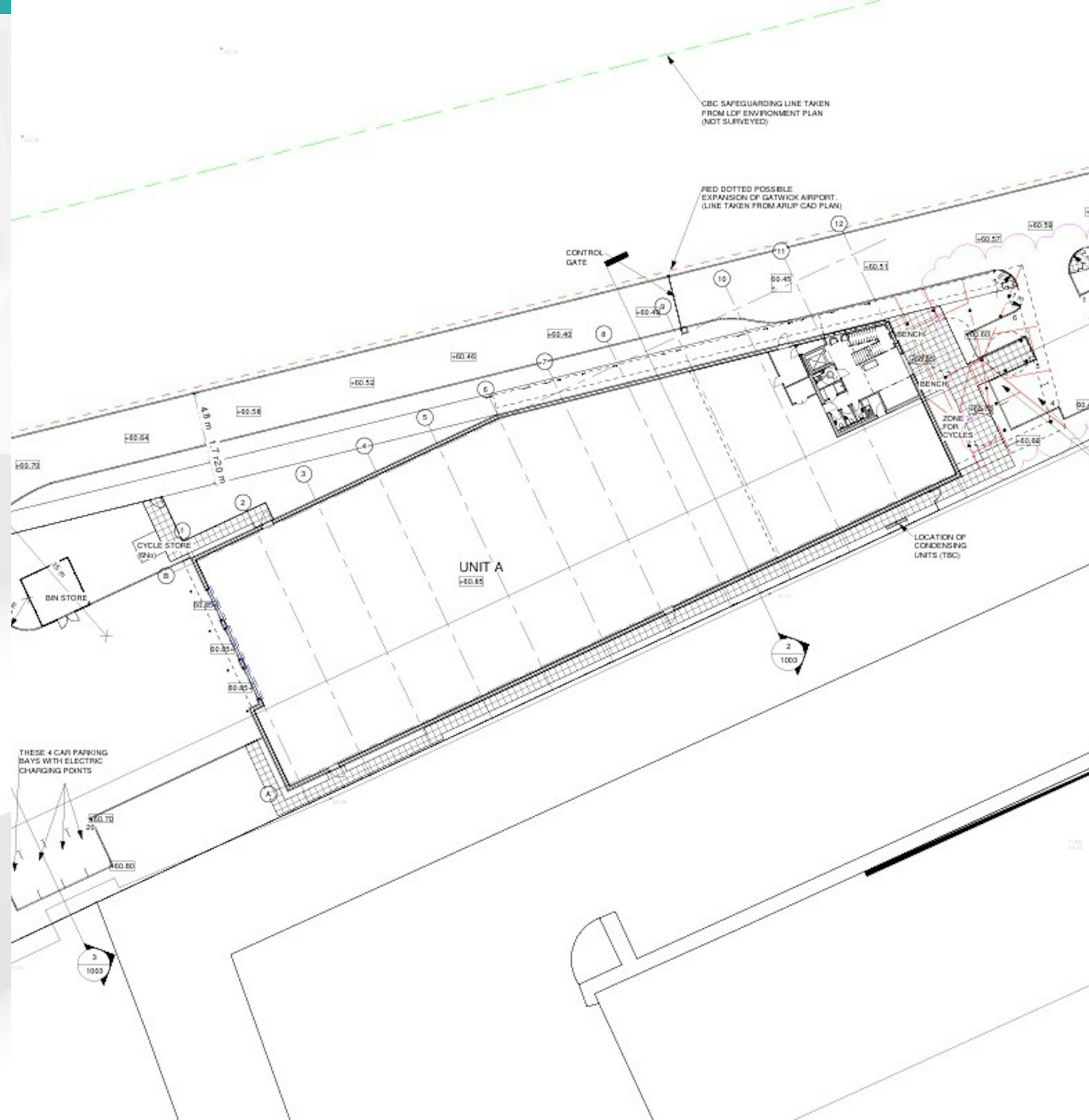
**Vail  
Williams**

# Summary

## FREEHOLD INDUSTRIAL DEVELOPMENT LAND FOR SALE

|                |                        |
|----------------|------------------------|
| Available Size | 1.50 Acres             |
| Price          | £1,850,000 Guide price |

- Prime freehold commercial site extending to approximately 1.5 acres
- Existing planning consent for a 19,121 sq ft industrial / warehouse development
- Established Manor Royal commercial location
- Suitable for owner occupiers, developers and investors
- Potential for a variety of alternative commercial uses, subject to planning
- Vacant possession available
- Rare opportunity to acquire development land in one of the South East's strongest industrial hubs



# Location



**Plot A, Jersey Farm Business  
Park County Oak Way, Manor  
Royal, Crawley, RH11 7ST**

Jersey Farm Business Park is located on County Oak Way within Manor Royal, Crawley's principal commercial district.

The site benefits from exceptional connectivity, situated approximately:

- 0.25 miles from the A23
- 3 miles from Junction 10 of the M23
- 4 miles from London Gatwick Airport
- 2 miles from Crawley Town Centre

County Oak retail park is located at the end of the road and is home to a wide range of retailers such as Smyths Toys, M&S food hall, Aldi, Halfords, Next and Boots.



# CGI of permitted consent

SEY  
FARM  
BUSINESS  
PARK



GATWICK  
RH11 7ST



# Further Details

## Description

Plot A Jersey Farm offers a unique opportunity to acquire a strategic commercial development site within Manor Royal Business District, one of the South East's premier industrial and logistics locations.

The site benefits from an existing planning consent for a modern industrial/warehouse building extending to approximately 19,121 sq ft, providing purchasers with the opportunity to deliver a ready-made industrial scheme in a market characterised by strong occupational demand and limited supply.

In addition, the site may offer future potential for a wider range of commercial uses, subject to securing the necessary planning permissions.

## Tenure

Freehold with vacant possession.  
Title No. WSX447948

## Further Information

Planning documentation, title information and supporting technical information are available upon request.

## Existing Planning Consent

Valid planning permission has been granted, and we understand it remains extant, for the development of:

- Ground Floor Warehouse - 15,577 sq ft
- First Floor Offices - 3,544 sq ft
- Total - 19,121 sq ft

Interested parties may wish to investigate alternative uses. Purchasers should rely upon their own planning enquiries with Crawley Local Planning Authority.



## Enquiries & Viewings



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