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

FOR SALE

1.50 ACRES (0.61 HECTARES)

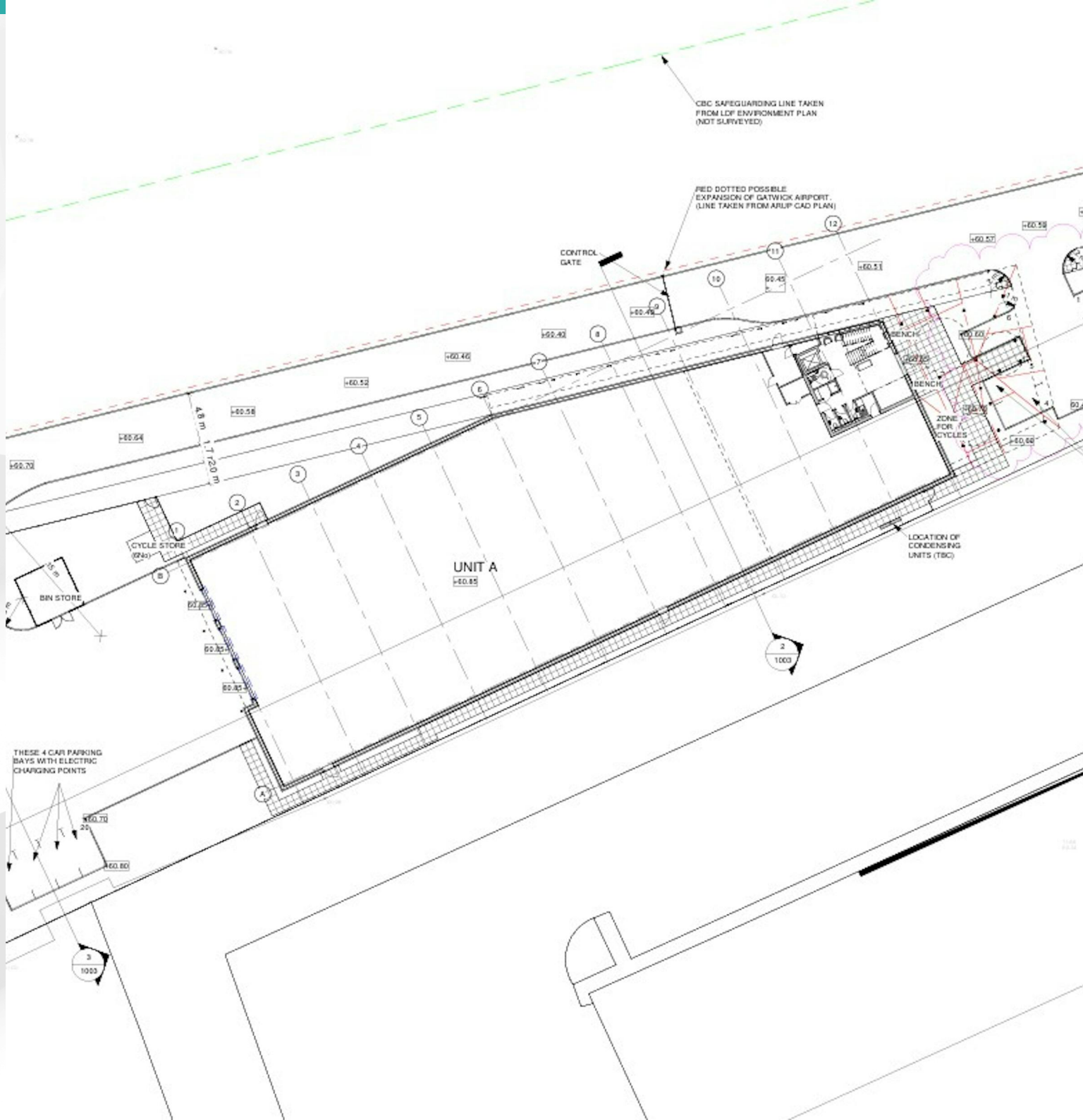
Vail Williams

Summary

FREEHOLD WAREHOUSE 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 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

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 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 (reference CR/2019/0696/FUL) 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

Steve Berrett
sberrett@vailwilliams.com
07780 324 996
01293 612600

Ken Boyle (KBA)
KBA Property Consultants
07711 068015
kenboyle@kba-property.co.uk

Vail Williams

Vail Williams 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 ccordance 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 he 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. Generated on 15/10/2026