

CONSENTED RESIDENTIAL DEVELOPMENT SITE WITH PARKING IN AFFLUENT TOWN CENTRE



Queensmere House, 49 Queens Road, East Grinstead, West Sussex, RH19 1BG



FREEHOLD FOR SALE

- Central location ten-minute walk from train station
- Affluent area
- Walking distance to local amenities
- Site size 0.39 acres
- Former educational facility
- 14,617 sq ft existing GIA
- 21,743 sq ft proposed GIA
- Consent for conversion to 14 flats
- 14 Car spaces post development (42 existing)
- Scope to improve upon existing planning consent
- Freehold
- Offers in excess of £1.75 million



Location

Situated behind the town's main retail area and only a 10 minute walk from the railway station, the property is ideally located with easy commuting options.

East Grinstead Railway station offer services into London Victoria and M23 is only a 20 minute drive away by car which provides easy access to Gatwick Airport and the M25.

Description

The property comprises a former educational facility of modern construction under a series of tiered pitched tile roofs. The property is arranged internally over four floors with an undercroft area located at the rear of the property. Stairwells are allocated at both the north and the south ends of the buildings in addition to a lift well.

Accommodation

Site area of approximately 0.16 Hectares (0.39 Acres)

We understand the property to currently have the following GIA

Name	Sq ft	Sq m
Lower Ground	527	48.96
Ground	4,637	430.79
1st	5,597	519.98
2nd	3,853	357.96
Total	14,614	1,357.7

Upon completion, the proposed scheme is to have a total GIA of 2,020 sq m (21,743 sq ft).

Planning

Under planning reference DM/17/2725 permission was granted for conversion to 14 flats. Groundworks have been undertaken and the Local Authority has confirmed planning is extant.

The proposed plans are for the development of 14 flats as per the below schedule. This would see a new additional set back third floor and the infilling of existing undercroft areas.

	2 Bed 4 Person	3 Bed 5 person duplex	3 Bed 6 Person duplex	Subtotal
Lower Ground	-	1	2	3
Ground	-	1	4	5
1st	1	1	1	3
2nd	-	2	1	3
3rd	-	-	-	-
Total	1	5	8	14

It is felt that there is scope to improve upon the existing consent by increasing the number of units and or altering the configuration. This would be subject to obtaining the necessary consent and parties will need to take their own advice in this regard.

For further information, please email mking@vailwilliams.com who will be able to provide access to the data room.

Local Authority

Mid Sussex District Council

01444 458166

enquiries@midsussex.gov.uk

Tenure

The property is held freehold under title number WSX2709

Terms

We are instructed to seek unconditional offers in excess of £1,750,000 for the freehold interest.

VAT

We understand the property is not elected for VAT.

Legal Costs

Each party to bear their own professional costs incurred in the transaction.

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.



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