

FREEHOLD PREMISES / DEVELOPMENT OPPORTUNITY FOR SALE

PRIVATE
CAR PARK

GUIDE PRICE : £1,500,000

ON THE INSTRUCTION OF



Sussex
Police & Crime
Commissioner

**FORMER EAST GRINSTEAD POLICE STATION, EAST COURT
HOUSE, EAST GRINSTEAD, WEST SUSSEX, RH19 3LS**

FOR SALE

12,304 SQ FT (1,143.08 SQ M) APPROXIMATELY 1.24 ACRES (0.50 HA)



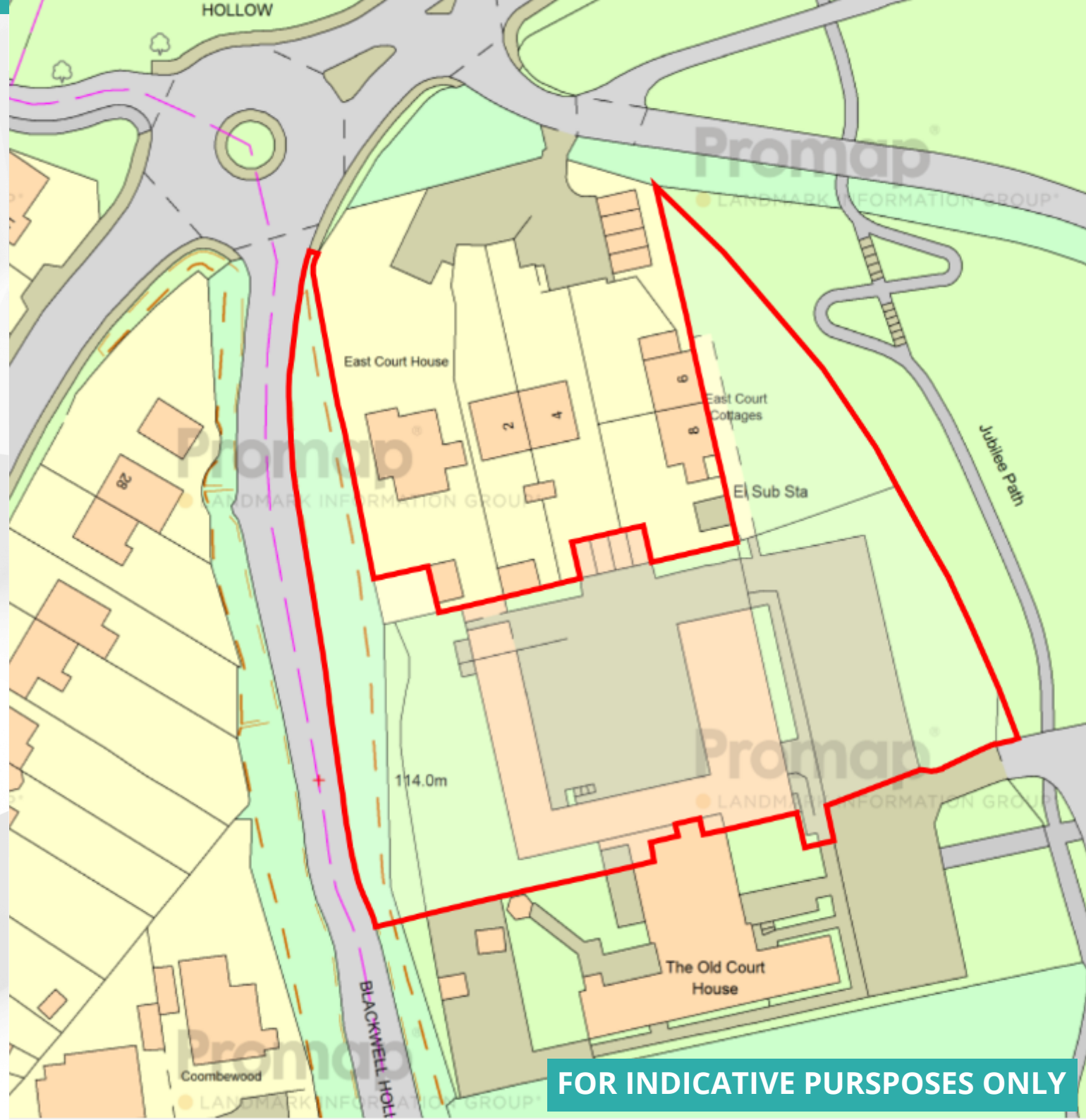
**Vail
Williams**

Summary

Freehold Premises / Development Opportunity For Sale

Available Size	12,304 sq ft
Guide Price	£1,500,000
EPC Rating	Available upon request

- Central urban location
- Close to local retail amenity
- Affluent area
- East Court Bus stop located at entrance to College Lane
- Short distance from East Grinstead Railway Station
- Approximately 1.24 Acres
- Freehold
- Vacant possession
- Site allocation for 22 dwellings
- Would suit variety of different uses (STPC)
- Existing Use: Sui Generis



FOR INDICATIVE PURPOSES ONLY

Location

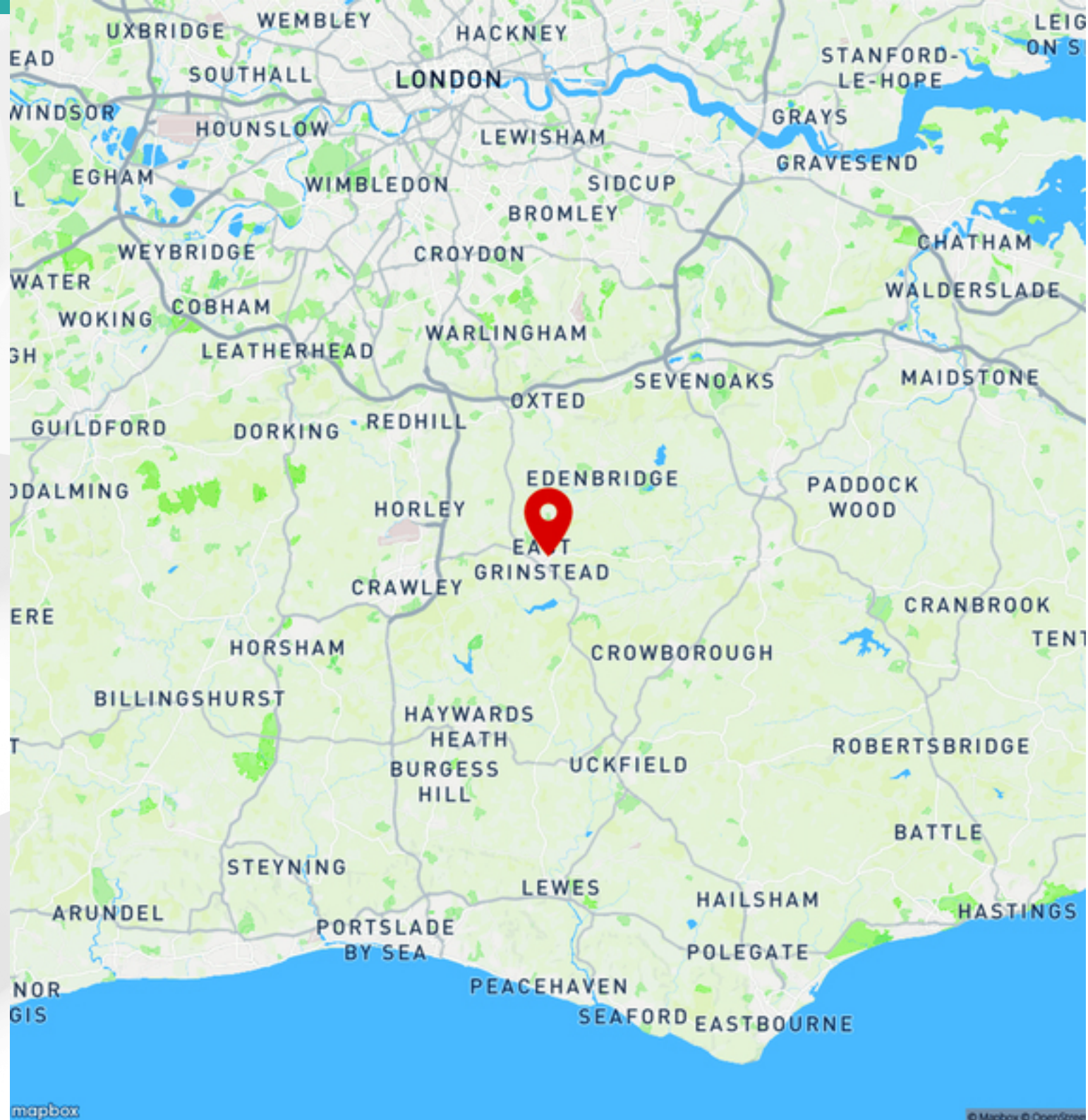


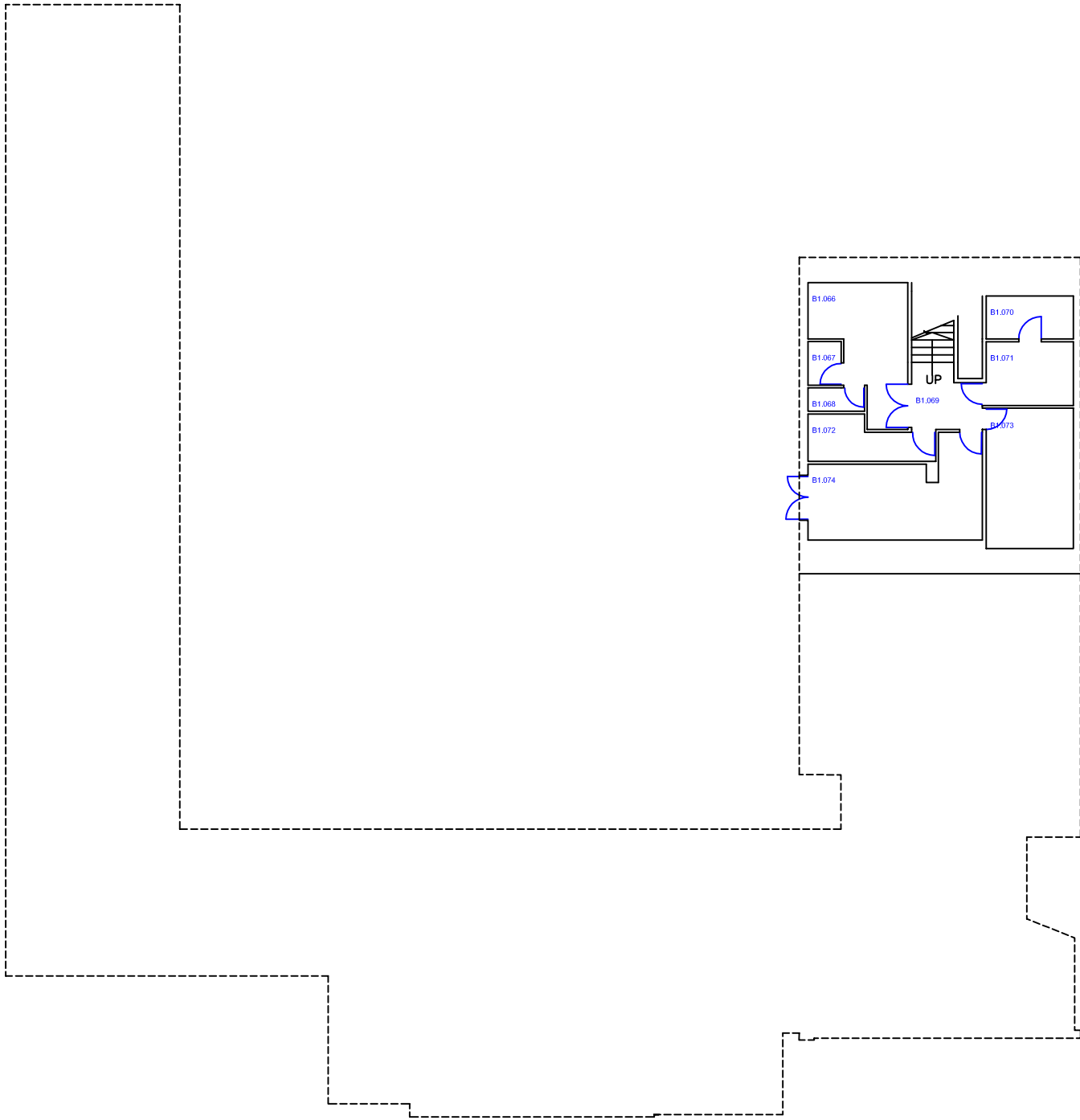
**Former East Grinstead Police Station East Court House,
College Lane, East Grinstead,
West Sussex, RH19 3LS**

East Grinstead is an affluent town in West Sussex, England, near the East Sussex, Surrey, and Kent borders, 27 miles (43 km) south of London, 21 miles (34 km) northeast of Brighton, and 38 miles (61 km) northeast of the county town of Chichester.

East Court estate is located to the east of College Lane / Blackwell Hollow (B2110) and several unnamed roads run through the estate which take access from A264 (Holtye Road) at the north and Estcots Drive at the south. Town Centre and Transport amenity are within close proximity of the subject property.

The wider site, known as East Court Estate comprises of town council offices, an Ambulance station, East Court Mansion (a grade II listed wedding venue and event space), Meridian Hall (event space), WW2 War Memorial, Garden of Remembrance, Meridian Line (a series of marker stones measuring Greenwich time) & Terraced Gardens.





BASEMENT

XX	XXXXXXXX	00/00/00	XXX	XXX
Rev	Revision Note	Date	Drawn	Chk

HAMSON
Partnership

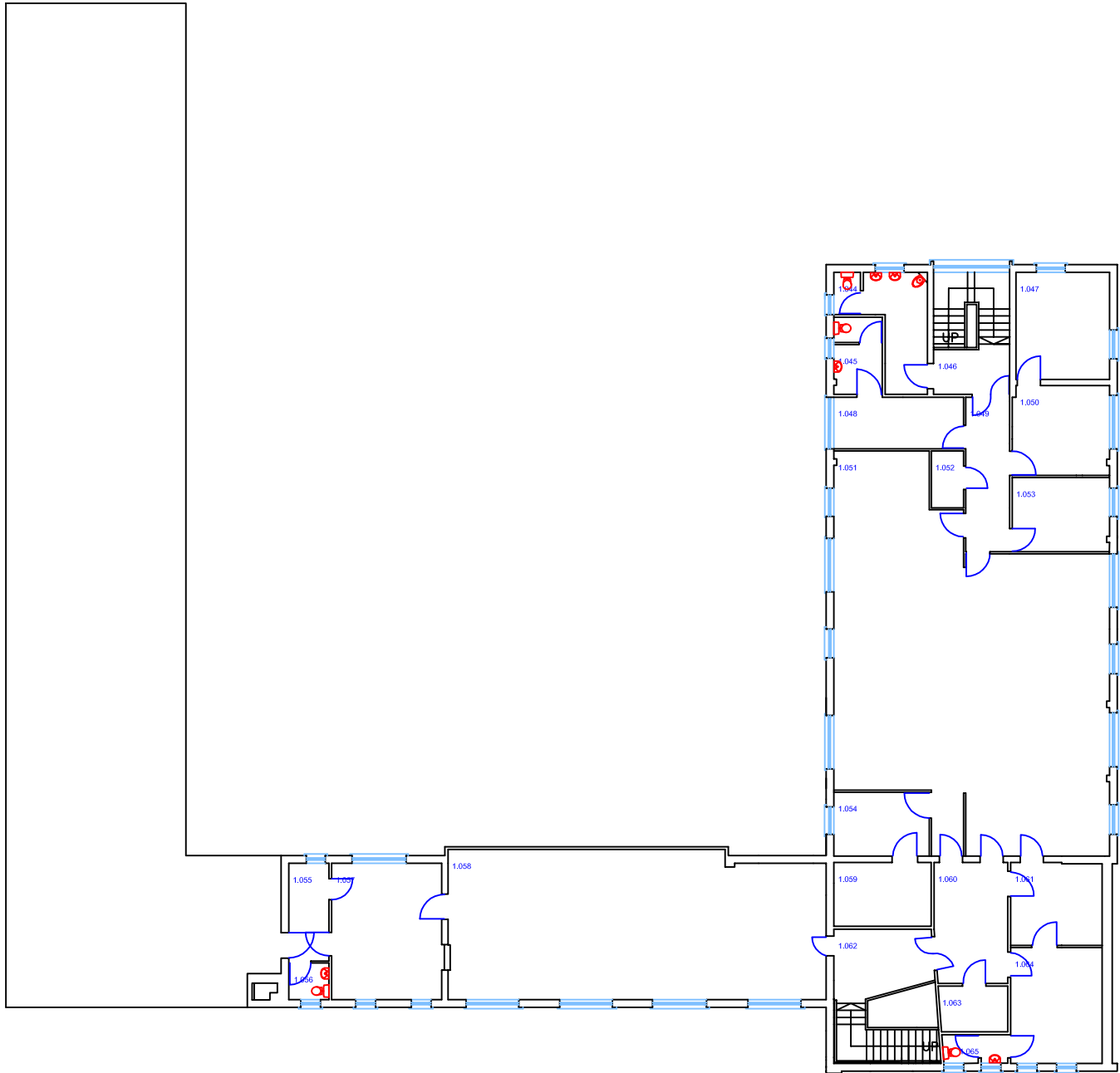
Hayworth House
Market Place
Haywards Heath
West Sussex. RH16 1DB
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e : info@hamsonts.co.uk
w : www.hamsonts.co.uk
Building Consultancy
Building Services Engineering
Health, Safety and Fire
Sustainability Consultants



FACILITIES DEPARTMENT

Sussex Police Headquarters,
Malling House, Church Lane,
Lewes, East Sussex, BN7 2DZ

Site name EAST GRINSTEAD PS	Site Code 025	Est Code	Division NDD
Address East Court East Grinstead West Sussex RH19 3LX			
Drawing number 025-East Grinstead-NDD	Revision	Scale NTS	
Date 19/03/10	Drawn by Arney	Checked by WDE	



FIRST FLOOR PLAN

XX	XXXXXXXX	00/00/00	XXX	XXX
Rev	Revision Note	Date	Drawn	Chk

HAMSON

Partnership

Hayworth House

Market Place

Haywards Heath

West Sussex RH16 1DB

t : 01444 433964

f : 01444 436164

e : info@hamsonts.co.uk

w : www.hamsonts.co.uk

Building Consultancy

Building Services Engineering

Health, Safety and Fire

Sustainability Consultants



FACILITIES DEPARTMENT

Sussex Police Headquarters,
Malling House, Church Lane,
Lewes, East Sussex, BN7 2DZ

Site name	Site Code	Est Code	Division
EAST GRINSTEAD PS	025		NDD
Address			
East Court			
East Grinstead			
West Sussex			
RH19 3LX			
Drawing number	Revision	Scale	
025-East Grinstead-NDD		NTS	
Date	Drawn by	Checked by	
19/03/10	Amey	WDE	

Further Details

Description

The former police station is a two-storey semi-detached building that is U shaped and measures 0.50 hectares (1.24 acres). It is attached via a linking access way to the former magistrates Court, Old Court House at the south.

To the front (east) of the building there is a private car park with 24 spaces. To the rear (west) there is a large yard area and a line of large storage units and a block of four single garages and additional parking. The site takes access from an unnamed road within the East Court Estate.

To the south of the site is the Old Court House, a two-storey former magistrate court now providing community space. To the north of the site are two-storey residential dwellings.

Accommodation

We understand the property to have the following Gross Internal Area:

Name	sq ft	sq m
Basement	853	79.25
Ground	4,886	453.92
1st	4,021	373.56
Ancillary - Garages (rear)	1,906	177.07
Ancillary - Garages (side)	639	59.37
Total	12,305	1,143.17

Total site area approximately 1.24 Acres (0.50 Hectares).

Title

The property is currently held under three land registered titles WSX232096, WSX359731 and WSX418693, which will be included in the sale.

Tenure and Sale

The property is to be sold Freehold with vacant possession, at a guide price of £1,500,000 (one million, five hundred thousand pounds).

Offers are sought on an unconditional basis however conditional offers may be considered.



Planning

The current police station use for the property is defined as Sui Generis.

Under site policy SA18 the site has been considered capable of accommodating 22 residential units in a mixture of 1 and 2 bed units.

The property would lend itself to other alternative uses such as medical, educational and office subject to gaining the necessary consent.

Viewings

Block viewings are taking place for internal inspections. Please contact sole agents Vail Williams LLP for further information.

Method of Sale

Sale by informal tender. We are instructed to obtain offers in writing by **Wednesday 2nd August 2023**.

Offers should outline following information;

- Price
- Purchaser name and address
- Intended use
- Proof of funds
- Timescale to complete purchase
- Outline any conditions/surveys or approvals required

Please note the vendor is not committed to accepting the highest or any offer. The offer is not binding and on acceptance of any offer, the transaction proceeds subject to contract.

VAT

We understand that the property is not elected for VAT.

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.







Enquiries & Viewings



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