



## The Bluebird Estate

Brighton Road, Bolney, RH17 5NA

**Commercial Development  
land with planning approx'  
4.8 acres**

**4.80 Acres**  
(1.94 Hectares)

- Rarely available commercial development land
- Suit owner occupier or developer
- Planning in place for development
- Established business location just off A23
- Adjoining established Ricebridge Estate

# The Bluebird Estate, Brighton Road, Bolney, RH17 5NA

## Summary

<b>Available Size</b>	4.80 Acres
<b>Price</b>	Offers in excess of £2,000,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Location

The site is situated on the west side of the A23 trunk road to the rear of the established Ricebridge Estate at Bolney. Use postcode RH17 5NA. Burgess Hill is just 3 miles to the east, Brighton less than 10 miles to the south and Crawley 13 miles to the north.

## Description

The site forms commercial development land being sold with vacant possession comprising approximately 4.8 acres. It benefits from outline planning consent Planning Ref: DM/18/4697, for Mid Sussex District Council, for the construction of four 47,097 sq ft (4,375 m2) GEA B1c, B2, B8 units, with associated landscaping and planting.

We anticipate that amendments may be possible to the consented scheme subject to purchasers own discussions with the planning department at Mid Sussex District Council.

## Planning

See Mid Sussex District Council planning portal - DM/18/4697

## Specification

- Outline Planning consent in place
- Potential to build bespoke units to suit
- Adjoining established Ricebridge Estate
- Located just off the A23
- A Starbucks, Burger King and Travelodge are all at Bolney Services within 1 mile

## Terms

The site is available for sale freehold.

## Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



## Viewing & Further Information



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