



## 39-41 Goffs Park Road

Crawley, RH11 8AX

### **Prime Redevelopment Opportunity – 0.7 Acre Site on a prestigious road in Crawley**

**0.70 Acres**  
(0.28 Hectares)

- Attractive regular-shaped site extending to approx. 0.7 acres (0.28 hectares)
- Suitable for residential, education, medical or owner-occupier schemes
- Prestigious road close to Crawley Town Centre
- Potential for a variety of alternative uses, subject to planning

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## Summary

<b>Available Size</b>	0.70 Acres
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

The property comprises a regular-shaped site situated in an established location on the outskirts of Crawley town centre.

A three-storey building currently occupies the site; however, this was subject to a significant fire several years ago. Planning permission has been granted for its demolition, and the existing structure is not considered suitable for refurbishment or continued use.

The site extends to approximately 0.7 acres (0.28 hectares) and was formerly used as a care facility.

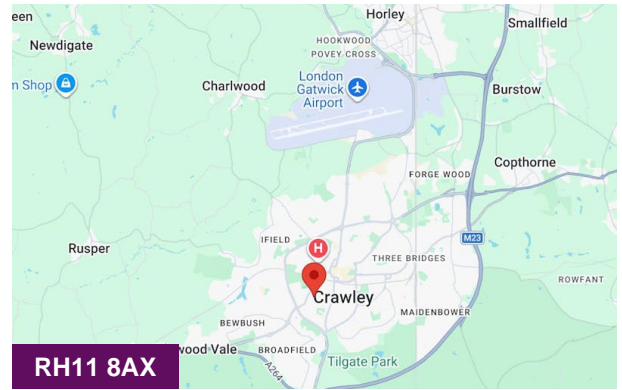
Whilst the site has historically been used for care purposes within C2 (Residential Institutions) of Use Class Order 2020, alternative uses, subject to the necessary consents, will be considered, to include (but not limited to):

- Care or specialist accommodation
- Education, including SEN school or nursery provision
- Massed out residential development
- A private dwelling for owner-occupation
- Medical or healthcare uses
- Office use

Unconditional or subject to planning proposals will be considered and the price to be negotiated on this basis.

## Location

Located in a residential area to the west of Crawley town centre, with easy access to Gatwick Airport and main road links.



## Viewing & Further Information



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