

TO LET / FOR SALE

COMMERCIAL BROWNFIELD DEVELOPMENT LAND ON MAIN A ROAD APPROX 6.5 ACRES (2.63 HECTARES)

Toat Cafe and hand car wash site, Stane Street,
Pulborough, RH20 1DN



Summary

Available Size	6.50 Acres
EPC Rating	Upon enquiry

Key Features

- Expressions of interest invited on a freehold or leasehold basis

Location

The site is situated to the north-east of Pulborough, accessed off the main A29 (Stane Street,) providing easy access to Billingshurst which is approximately 5 miles to the north-east, Petworth 6 miles to the west and Arundel 10 miles to the south.

Description

A prominent site which fronts the A29 (Stane Street) and is currently occupied by the Toat Cafe and a hand car wash.

Accommodation

The site comprises the following approximate gross external area, equating to approximately 6.5 acres (2.63 hectares):

Description	sq ft	sq m
Total approximate area	283,140	26,304.57

Planning

The site has been allocated for commercial development as part of the emerging Pulborough Neighbourhood Plan (NHP) for the following use classes; B2, B8, C1, E, F1, F2 and motor sales showrooms and leisure parkland.

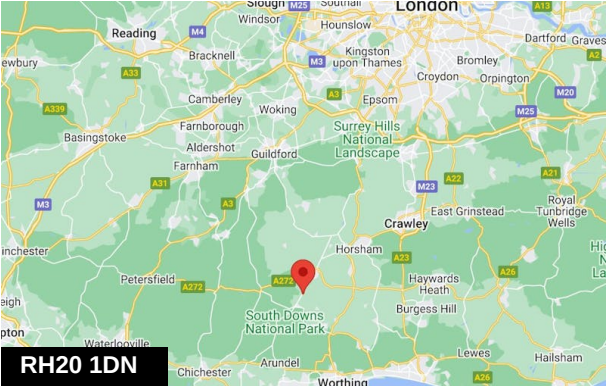
Tenure

Our clients are seeking initial expressions of interest on a freehold or leasehold basis, conditional on planning being granted, for part or all of the site in order to further shape a draft masterplan.

VAT may be applicable to any offer made for the site.

Legal Costs

Each party is to be responsible for their own legal costs.



Viewing & Further Information



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