



BROADFIELD HEALTH CENTRE

CRAWLEY RH11 9YZ

ON BEHALF OF THE NHS PROPERTY SERVICES

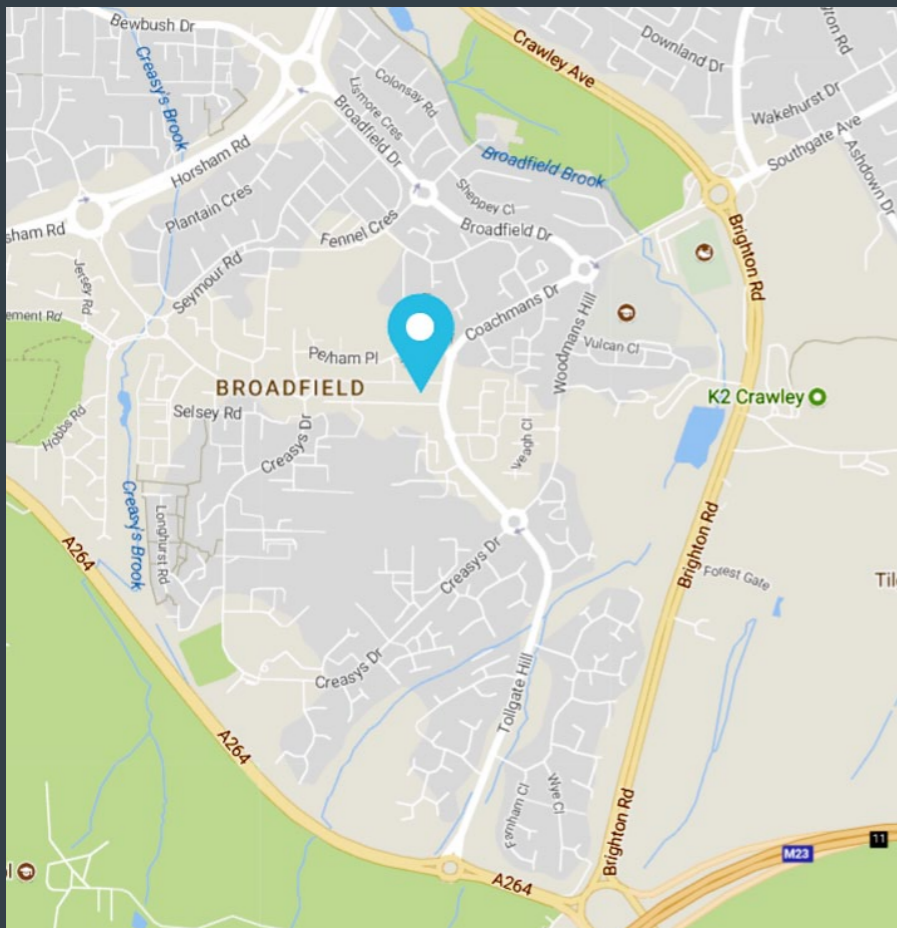




## DEVELOPMENT SUMMARY

- ▶ Freehold Residential Development Opportunity.
- ▶ An opportunity to purchase a prominent freehold site in Broadfield, to the south of Crawley.
- ▶ A pre-application meeting has been carried out which in principle supports a planning application for 16 residential units.
- ▶ In total the site area extends to approximately 0.554 acres (0.224 hectares).
- ▶ Good accessibility to London via the M23 motorway, and trains from Crawley station.
- ▶ The freehold interest is available for sale as a whole on an unconditional basis by informal tender.





## LOCATION

Broadfield is located in the south west of Crawley. It is a short drive to Crawley station, and the various other amenities that Crawley town centre has to offer.

Transport links are excellent with 4 trains to central London every hour, taking an average of around 40 minutes. All of these trains go via Gatwick station making Crawley an ideal location for commuters travelling to Gatwick or London.

The site benefits from a nearby dentist surgery, library, community centre and replacement doctors surgery.

## DESCRIPTION

- ▶ The site comprises a disused health centre (use class D1) with parking fronting Broadfield Place and Coachmans Drive. In total, the freehold buildings that are being offered for sale have a GIA of 8,243 sq ft (766 sq m) and a NIA of 7,398 sq ft (687 sq m)
- ▶ The plot is approximately 0.554 acres (0.224 hectares) with direct vehicular access from Broadfield Place.
- ▶ Currently the building is vacant, and arranged over 1 to 2 storeys.

## PLANNING

- ▶ Crawley Borough Council have provided positive feedback for the proposed scheme of 16 units following a pre-app.
- ▶ The minutes from the pre-app meeting can be found in the data room.





## SCHEDULE OF PROPOSED ACCOMMODATION

Unit	Type	Area (Sq M)	Area (Sq Ft)
Flat 1	1 Bed 2p	67	721
Flat 2	2 Bed 3p	68	732
Flat 3	2 Bed 3p	68	732
Flat 4	1 Bed 2p	67	721
Flat 5	2 Bed 4p	77	829
Flat 6	1 Bed 2p	67	721
Flat 7	2 Bed 3p	68	732
Flat 8	2 Bed 3p	68	732
Flat 9	1 Bed 2p	67	721
Flat 10	2 Bed 4p	77	829
Flat 11	2 Bed 2p	65	700
Flat 12	1 Bed 2p	67	721
Flat 13	2 Bed 3p	68	732
Flat 14	2 Bed 3p	68	732
Flat 15	1 Bed 2p	67	721
Flat 16	2 Bed 4p	77	829
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1 Bed	6	402	4,327
2 Bed	10	704	7,578
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<b>Total Residential</b>	<b>16</b>	<b>1,106</b>	<b>11,905</b>

## TITLE INFORMATION

The property to be sold is the whole of the land comprised in Land Registry title number WSX67018, being the area shown edged red on the Land Registry title plan.

The title documentation can be found in the data room.





# FURTHER INFORMATION

## Local Authority

Crawley Borough Council  
Town Hall  
The Boulevard  
Crawley  
West Sussex  
RH10 1UZ

Telephone: 01293 511803

## EPC

A recent EPC can be found in the data room.

## Vacant Possession

The site will be offered with vacant possession.

## Method of Sale

The freehold interest is to be made available for sale as a whole, by informal tender. Offers are invited on an unconditional basis.

All bids should be received no later than midday on 30th November 2018.

## Inspection

The property may be inspected strictly by prior appointment only through the vendor's sole selling agent Cluttons LLP.

A number of block viewing days will be arranged.

## VAT

The property is not elected for VAT.

## Further Information

Full details of the planning permission, along with other associated and relevant information are available to download from [www.broadfield-crawley.com](http://www.broadfield-crawley.com)

## CONTACT

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# CLUTTONS

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