

# FOR SALE

## 13.38 Acres

**FREEHOLD COMMERCIAL  
DEVELOPMENT SITE**

Available as a whole or in part

Detailed planning consent  
for 140,170 sq ft of  
Industrial / Warehousing /  
Car Showroom

Also suitable for open  
storage, leisure and  
recreational uses (STPC)

### Brinsbury Fields

A29 Stane Street, Adversane,  
Horsham, West Sussex, RH20 1DJ



**Vail  
Williams**

Crawley / Gatwick

< To Billingshurst

To Pulborough >

**HEPWORTH**  
CRAFT BEER AT ITS BEST

A29

Architectural  
— PLANTS —

**Brinsbury  
College**



## Summary



Prominent roadside location on the A29 between Billingshurst and Pulborough



Implemented and detailed planning consent for 140,170 sq ft of car showroom and industrial space (B1c/B2/B8), with potential to change to full industrial use\*



The site would suit a variety of commercial uses such as retail, leisure, open storage and offices\*



Total site approximately 13.38 acres (12.6 acres net)



Approximately 13,000 vehicles passing by daily  
(Source: [roadtraffic.dft.gov.uk](https://roadtraffic.dft.gov.uk))

\*subject to planning consents





# Location

The site is situated approximately 3 miles north of the centre of Pulborough and approximately 2.5 miles south of Billingshurst. Horsham is approximately 9 miles to the northeast and Petworth 8 miles to the west.

The site is located adjacent to Hepworth Brewery, Architectural Plants and Brinsbury College Campus (part of the Chichester College Group).

Benefitting from a local bus stop to the college, high volume of traffic passing by on the A29 (approximately 13,000 vehicles daily) and a prominent position in view of the railway line.

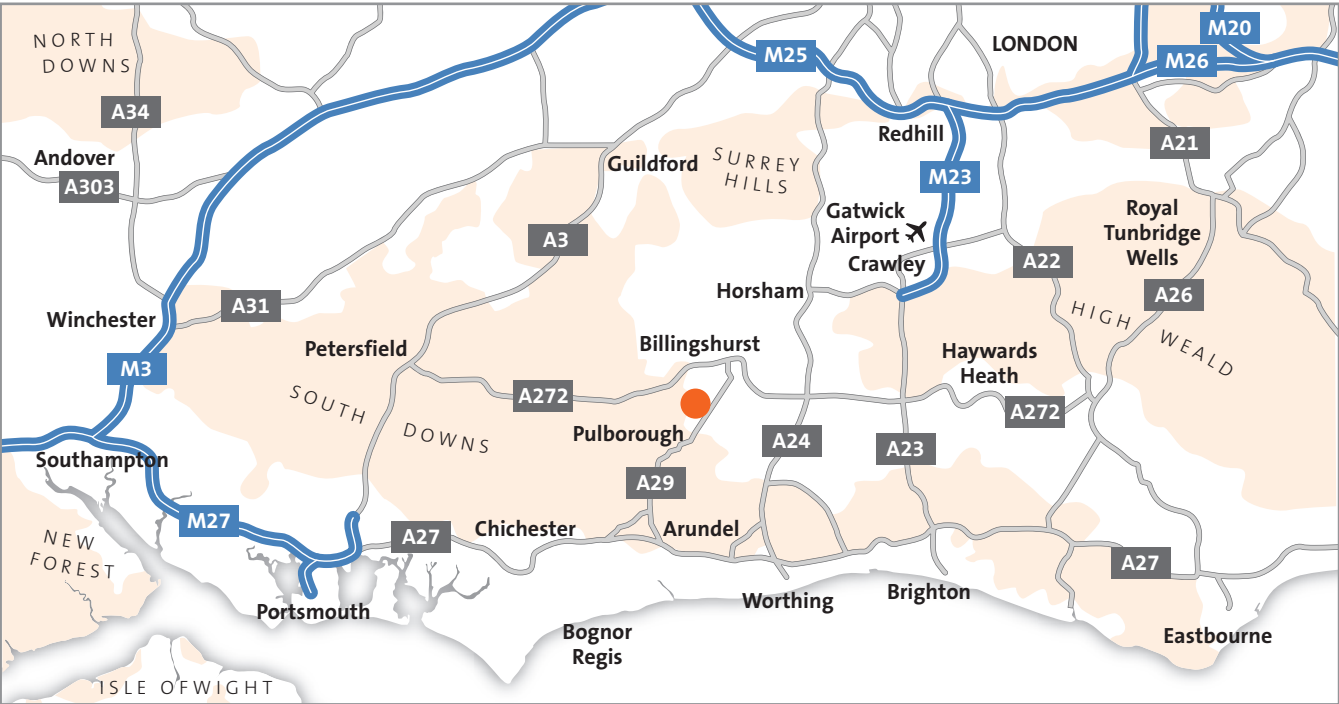
## Drive Times

|                 |          |            |
|-----------------|----------|------------|
| Horsham         | 11 miles | 22 minutes |
| Chichester      | 20 miles | 40 minutes |
| Guildford       | 20 miles | 41 minutes |
| Petersfield     | 24 miles | 46 minutes |
| Gatwick Airport | 25 miles | 37 minutes |
| Brighton        | 25 miles | 49 minutes |

## Rail Times

|                                  |            |
|----------------------------------|------------|
| Billingshurst to Gatwick Airport | 38 minutes |
| Billingshurst to London Victoria | 81 minutes |
| Pulborough to Chichester         | 33 minutes |
| Pulborough to Portsmouth         | 63 minutes |

Nearby occupiers include:



# Opportunity

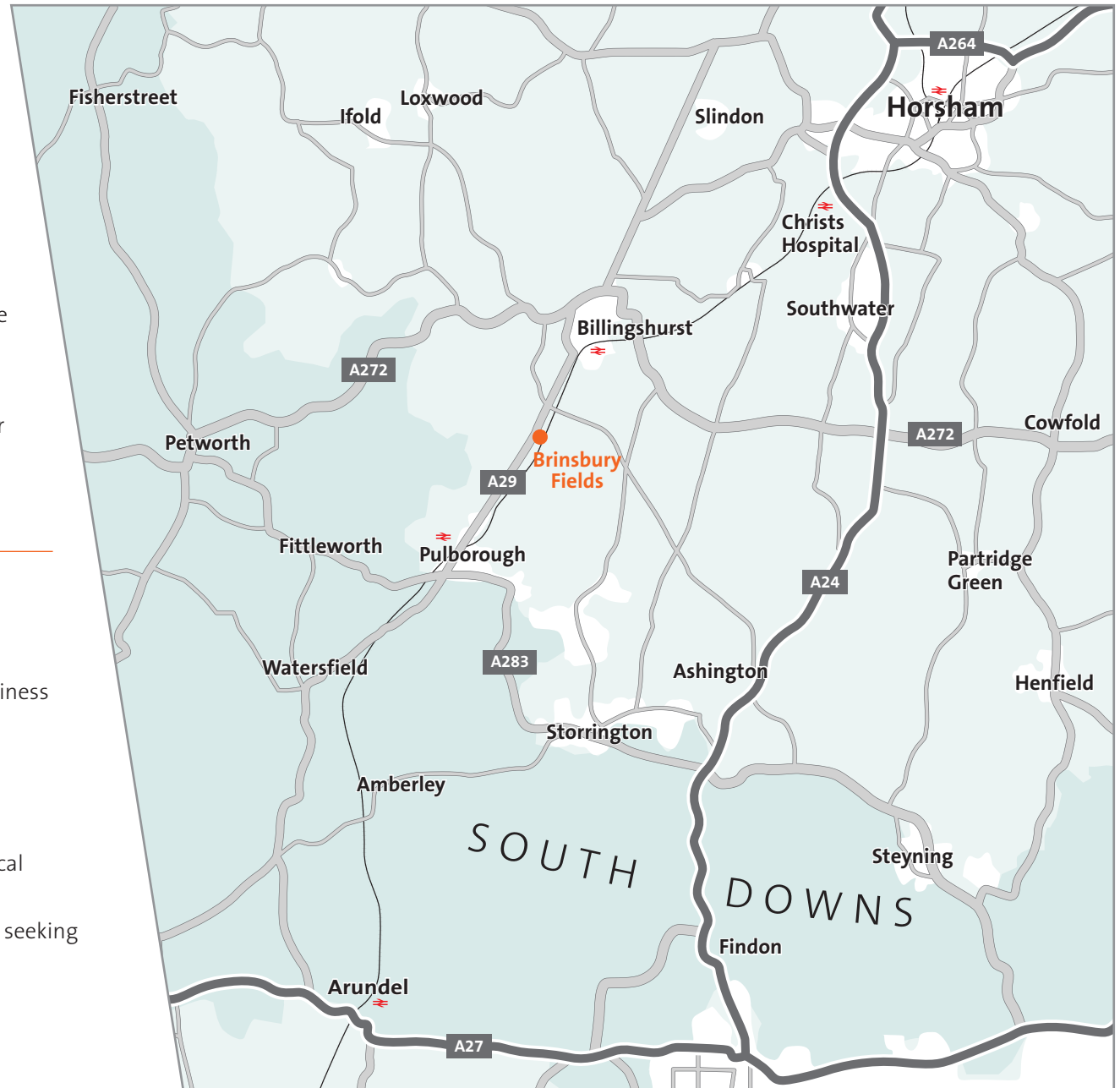
Freehold industrial and showroom development site, strategically located on the A29 within the highly popular district of Horsham. Located to the north is Billingshurst Trade Park which is home to Screwfix, Toolstation and Howdens, together with Morrisons, Lidl and Costa Coffee. The location is subject to further development at the junction of the A29/A272 where a new Euro Garages with convenience store, Triumph motorcycle garage and new industrial units (under construction).

Brinsbury Fields is an excellent opportunity suitable for developers and/or commercial owner occupiers.

## Horsham Economic Overview

- Estimated 7,620 businesses
- 147,500 population
- £2.8 million Gross Value Added (2022)
- An entrepreneurial district – one of the highest business start-up rate in West Sussex
- 72% of businesses are rurally based
- High employment rate – 88.6% economically active (UK rate 78.4%)
- Concentration of Professional, Scientific and Technical businesses
- Increasing demand from companies not in the area seeking to relocate to area
- 69% of commercial space built before 1980
- Lack of freehold and leasehold employment land

(Sources: ONS / Horsham Economic Strategy 2017-2027)



# Planning

Application Reference Number: DC/16/2963 (Amendment reference: DC/19/0814)

Construction of car showrooms with associated offices and ancillary facilities, vehicle workshops, a Head Office, B1c/B2/B8 use class business units to the rear, soft landscaping and infrastructure works, all with the related provision of educational facilities for Chichester College (Brinsbury Campus).

The vendor has implemented the consent by commencing part of the access road works following the discharge of all the relevant pre-commencement conditions.

The site is suitable for a range of commercial uses subject to planning and any fresh planning application will need to meet the Water Neutrality requirements of Horsham District Council.



## Schedule of Accommodation

Approximately as per current planning consent

|                              | sq m          | sq ft          |
|------------------------------|---------------|----------------|
| Car Showrooms                | 2,821         | 30,370         |
| Industrial / Warehouse Units | 10,200        | 109,800        |
| <b>TOTAL</b>                 | <b>13,021</b> | <b>140,170</b> |





## Services

The vendor is currently investigating electric power capacity for the site and likely costs. Further details upon request.

There is no gas to the site.

Water supply available.

## Data Room

Further plans and documents are available to serious applicants. Access to the data room is available by request by emailing [jcollins@vailwilliams.com](mailto:jcollins@vailwilliams.com)

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## VAT

VAT is not applicable to this site.

## Method of Sale

Offers invited for the freehold of the land on an unconditional basis with a preference for a sale of the whole.

## 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.

## More Information

Please contact selling agents Vail Williams for more information and for site inspections.



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