



LAND ON RUSPER ROAD, CRAWLEY, RH11 0LN

DEVELOPMENT LAND FOR SALE
1.97 ACRES (0.80 HECTARES)

Price on Application

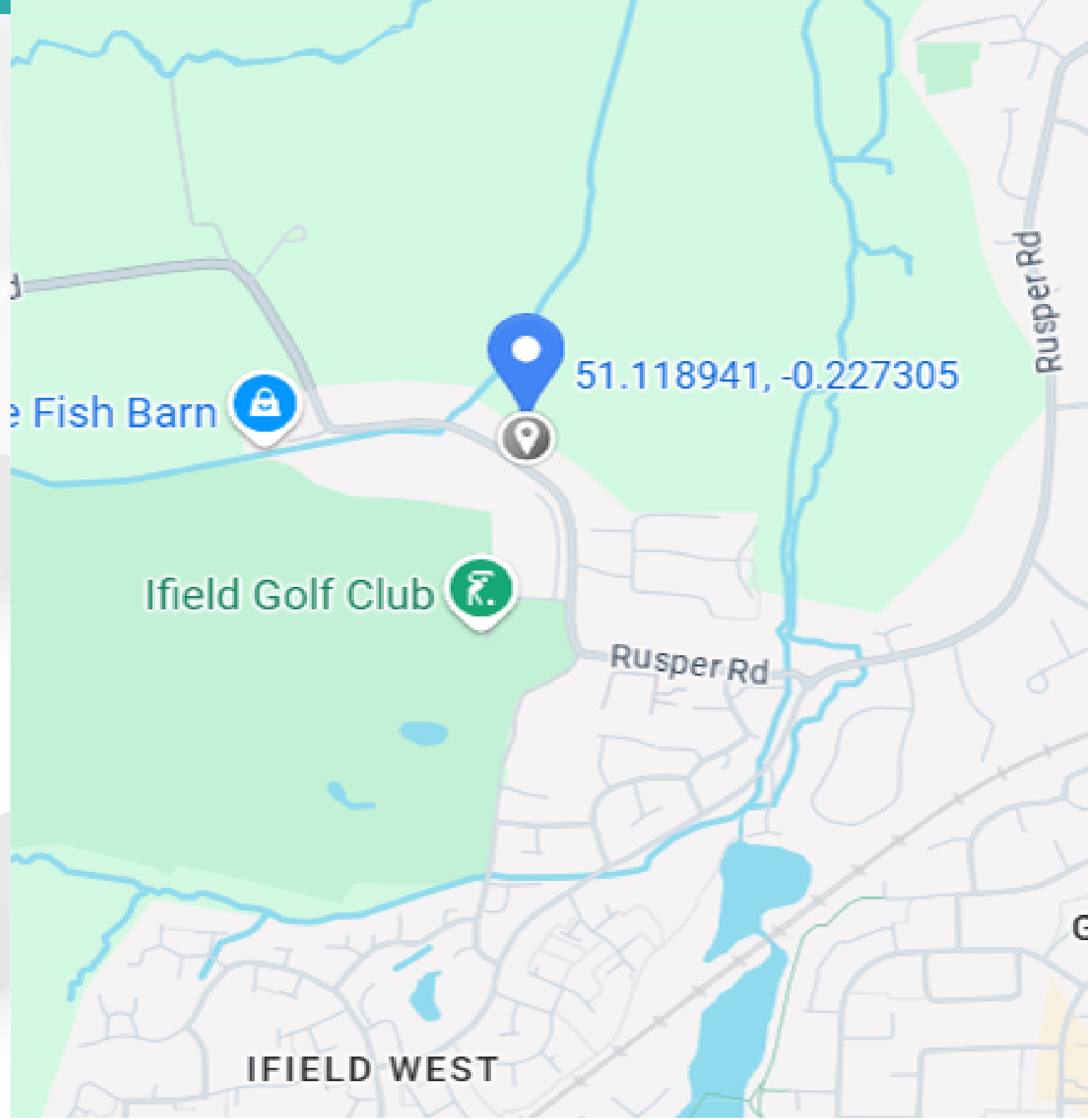


Summary

Prominent development opportunity subject to planning

Available Size	1.97 Acres
Price	Price on application
Offers	Seeking bids unconditional to planning

- Attractive Semi-Rural Location
- Located a short distance from A264 with excellent road communications north and south
- Seeking unconditional offers
- Prominent roadside location
- Indicative scheme suggesting scope for approximately 20 homes (subject to planning)



Location

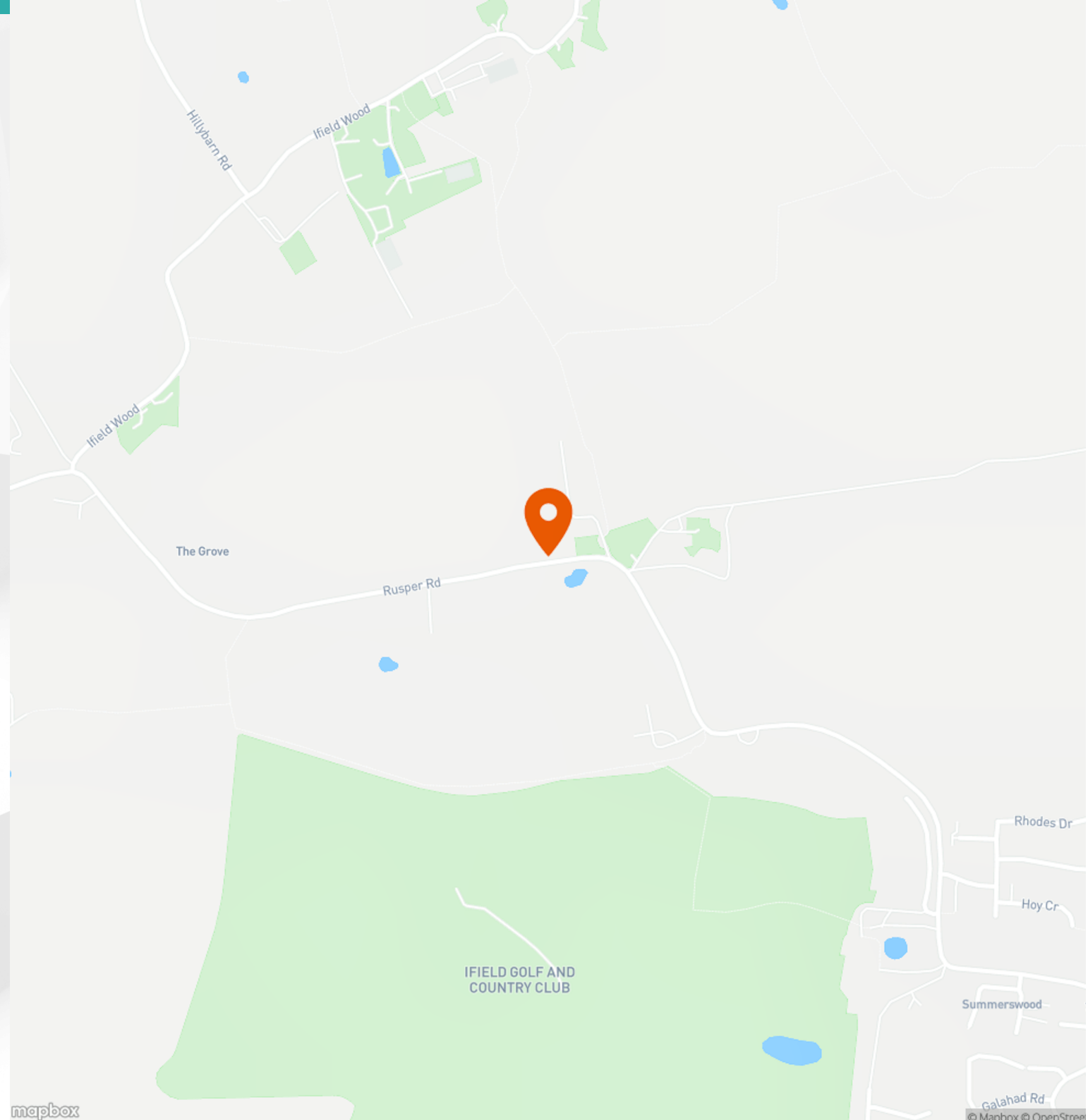


**Land On Rusper Road,
Crawley, RH11 0LN**

The site is situated approximately 3 miles east of Rusper and Crawley. Horsham is approximately 8 miles on the Western Outskirts of Crawley and Gatwick Airport is 8 miles to the northwest.

Crawley is one of the principle property markets in the South East, being located immediately south of London Gatwick Airport with a mix of town centre and out of town industrial supply. The town is very well positioned for transport being adjacent to the M23 Motorway, which provides fast links north to the M25 Motorway and Central London. Gatwick Airport Station offers services by train to London Victoria in approximately 30 minutes whilst Crawley Station offers services in approximately 45 minutes to London Victoria.

The site lies just to the North of Ifield Golf & Country Club, on the rural Rusper Road and is just less than a mile away from Ifield's Village Centre.



Further Details

Description

The site comprises of flat grass land and has one main access point into the site which is surrounded by trees. The site is neighbouring farm land to the north and detached residential dwellings to the south.

Price

We are seeking offers unconditional of planning; price is available upon application.

Tenure

The site is held under a single freehold title WSX315503, which is to be sold with vacant possession.

VAT

VAT may be applicable.

Legal costs

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

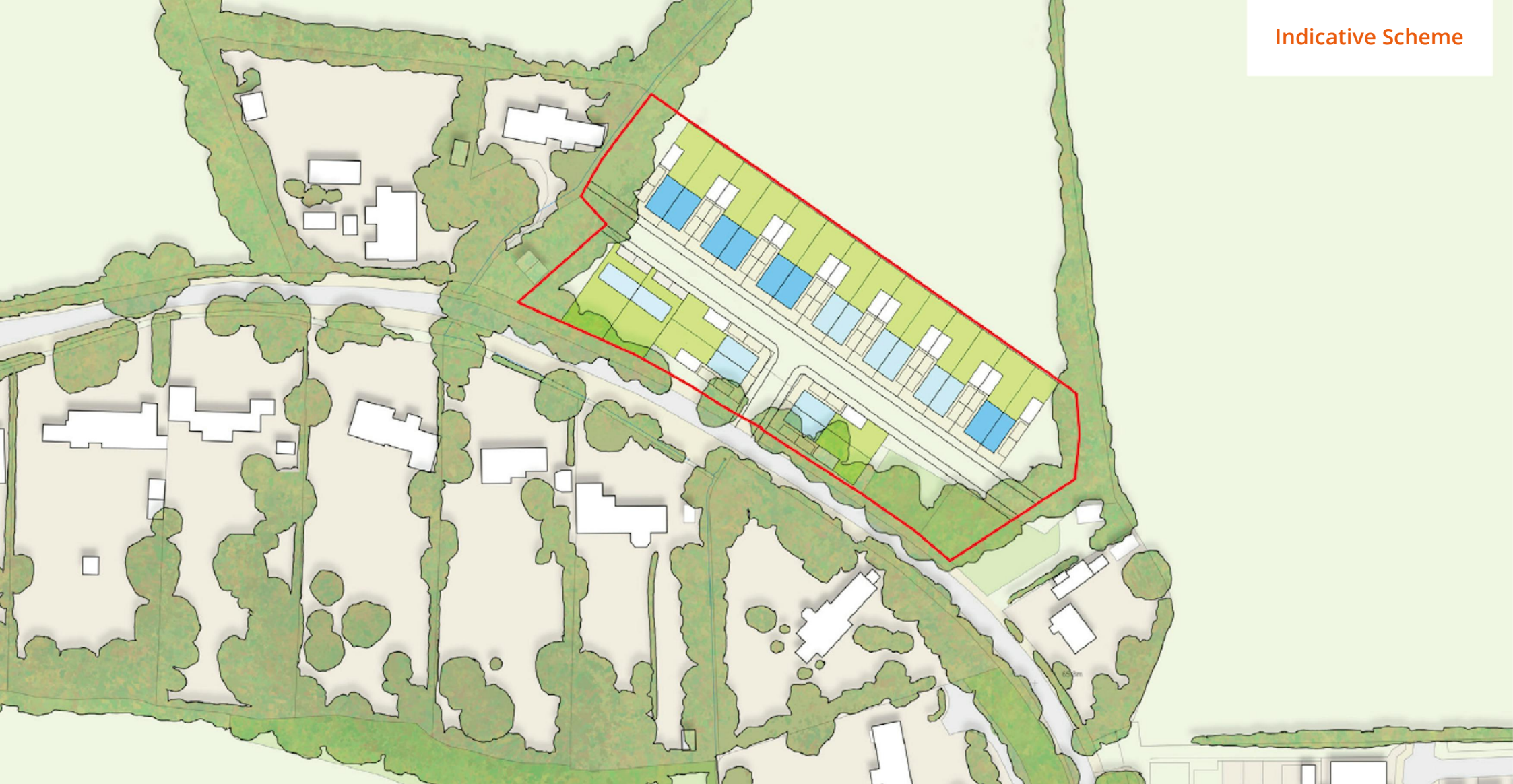
AML

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.

Adjacent Site & Local Plan

The land to the north and nearby is owned by the Homes and Communities Agency and is has been promoted for a major new residential allocation for circa 3000 homes. The land is currently shown within the draft Horsham District Local Plan as a potential strategic housing allocation.

Please [click here](#) for details on local plan.



Enquiries & Viewings



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