

Roof Space at Ocean House

Hazelwick Avenue, Three Bridges, Crawley RH10 1NP

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Executive Summary

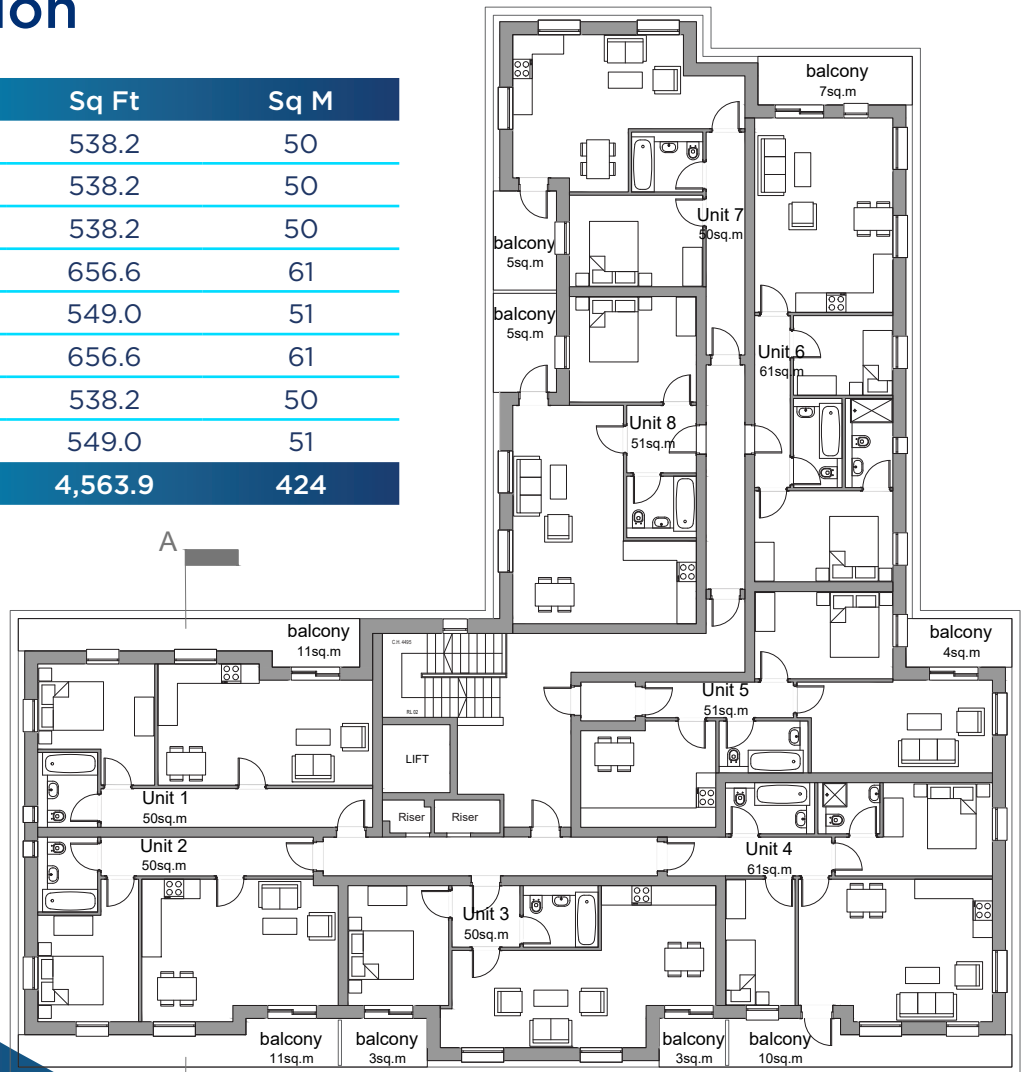
- Located **0.2 miles from Three Bridges Train Station** which offers direct services to London Victoria and Blackfriars in only 36 mins.
- An **existing block of 29 flats** arranged over ground and three upper floors.
- There is a lift in the building which plans to be extended to incorporate the new development.
- **Consent was granted by Crawley Council (ref: CR/2017/0594/FUL) for the erection of a single storey roof extension to provide 8 self contained flats.**
- The proposed development will comprise **6 x 1 bed and 2 x 2 bed flats.**
- **Total proposed NIA - 4,564 sq ft.**
- All CIL and S106 financial contributions have already been paid.
- Local agents figures suggest a **GDV in excess of £2,000,000.**
- **Long Leasehold** - the freehold of the entire block, which produces £7,250 pa, is available by separate negotiation.
- Guide Price - **£500,000** Subject To Contract.



Proposed Schedule of Accommodation

Unit	No. of Beds	Sq Ft	Sq M
1	1	538.2	50
2	1	538.2	50
3	1	538.2	50
4	2	656.6	61
5	1	549.0	51
6	2	656.6	61
7	1	538.2	50
8	1	549.0	51
Total		4,563.9	424

Proposed Roof Plan



Proposal

Guide Price - **£500,000** STC.

Contact

For further details or to arrange a viewing, please contact us:

Rebecca Searle

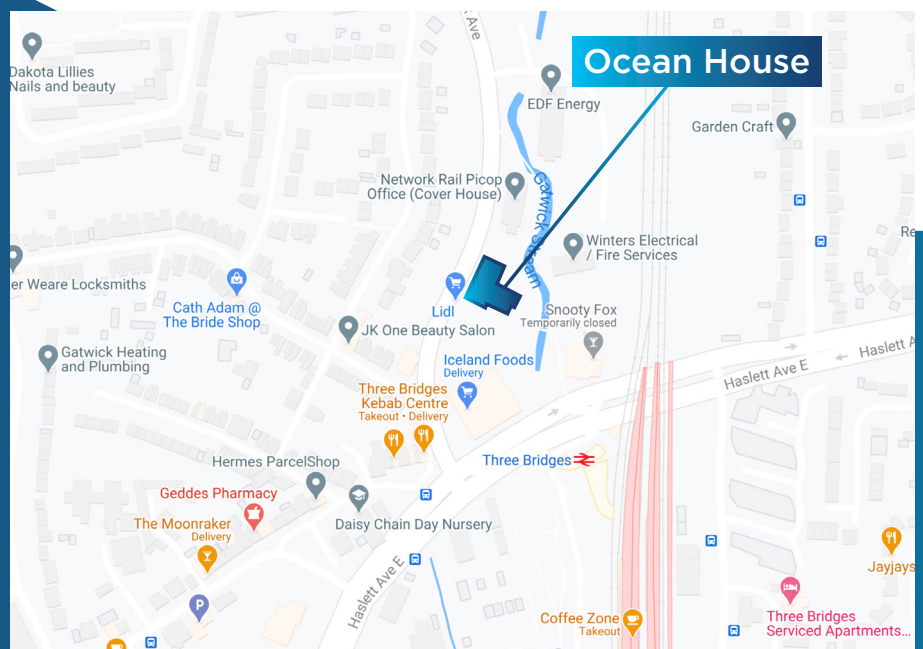
+44 (0)20 7266 8524
 +44 (0)7886 370 042
r.searle@estate-office.com

Jamie Smaje

+44 (0)20 7266 8500
 +44 (0)7773 435 990
j.smaje@estate-office.com



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