



48 LONDON ROAD (R), CRAWLEY, RH10 8JQ

£1,500,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

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Description

Freehold development site for sale with planning now granted for demolition of an existing detached house and construction of a brand new collection of 22 units comprising 21 apartments and 1 new detached house

CIL Estimate £184,000

As part of the committee report, the planning officer has added the below extra contributions

- Employment and Skill contribution (£8,645)
- Sustainable Transport Contribution (£2,132)
- An affordable housing contribution (based on the Public Art contribution of 1% of build costs)(£33,166)
- Open space (£72,600)
- New and replacement tree planting and/or a financial contribution towards off-site provision, calculated using the formula set out in Policy DD4 of the Local Plan and the Green Infrastructure Supplementary Planning Document
- Travel plan and monitoring fee
- Late stage review – affordable housing
- Air Quality Damage Mitigation cost of £3,072

Total: £119.615



Location

The site sits in Crawley's established Northgate area, within one of West Sussex's best-connected towns, positioned equidistant between London and Brighton at the heart of the Gatwick Diamond. The property is close to Crawley town centre, Queens Square and County Mall, with London Road Retail Park nearby for everyday shopping.

Excellent rail, bus and road links, plus close proximity to Gatwick Airport, make it ideal for commuters and businesses alike. Recent approved residential schemes on London Road reflect strong ongoing investment confidence in the immediate area

Dataroom

Access code: crawley1

Terms

Offers in excess of £1,500,000 are invited

Viewings

Contact sole agents Christopher St James 020 8296 1273

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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