

WEST HOATHLY BRICKWORKS, HAMSEY ROAD, SHARPTHORNE, EAST GRINSTEAD RH19 4PB

ALL ENQUIRIES

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Opportunity Summary

- Former brick factory and quarry within the attractive village of Sharpthorne, 5 miles south of East Grinstead and circa 30 miles south of central London.
- Approximately 9,915 sq m (106,725.24 sq ft) GIA of existing floorspace together with extensive areas of open storage.
- All proposals for the site and buildings will be considered.

Location

The site is located on the edge of Sharpthorne, Mid Sussex approximately 5 miles south of East Grinstead.

The site is well positioned to benefit from the strategic road network, with the A22 (leading to the M23) approximately 5 miles to the north. Nearby amenities include two recreational grounds, a Church hall, local grocery stores, a Post Office and a range of leisure and amenity businesses. There are numerous schools within a short distance of the site, including: Greenfields Independent Day & Boarding School, Philpots Manor School and West Hoathly C of E Primary School.

The Bluebell Heritage Railway, from East Grinstead Station to Sheffield Park Station, runs directly adjacent to the site and can be accessed from Kingscote Station 2.5 miles to the north.

Within the wider locality lies Ashdown Forest (4.5 miles to the east), one of the largest public access spaces in the South East and at the heart of the High Weald AONB. To the north of the site (c. 5 miles) lies the Weir Wood Reservoir which is both a nature reserve and local attraction.

Connections



Road

South of the site is Top Road, the main throughfare through Sharpthorne, which connects the village to the wider road network. East Grinstead, located 5 miles north of the site, via Grinstead Lane or the A22. Crawley and Junction 10A of the M23 are located approximately 9 miles west of the site.

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Rail

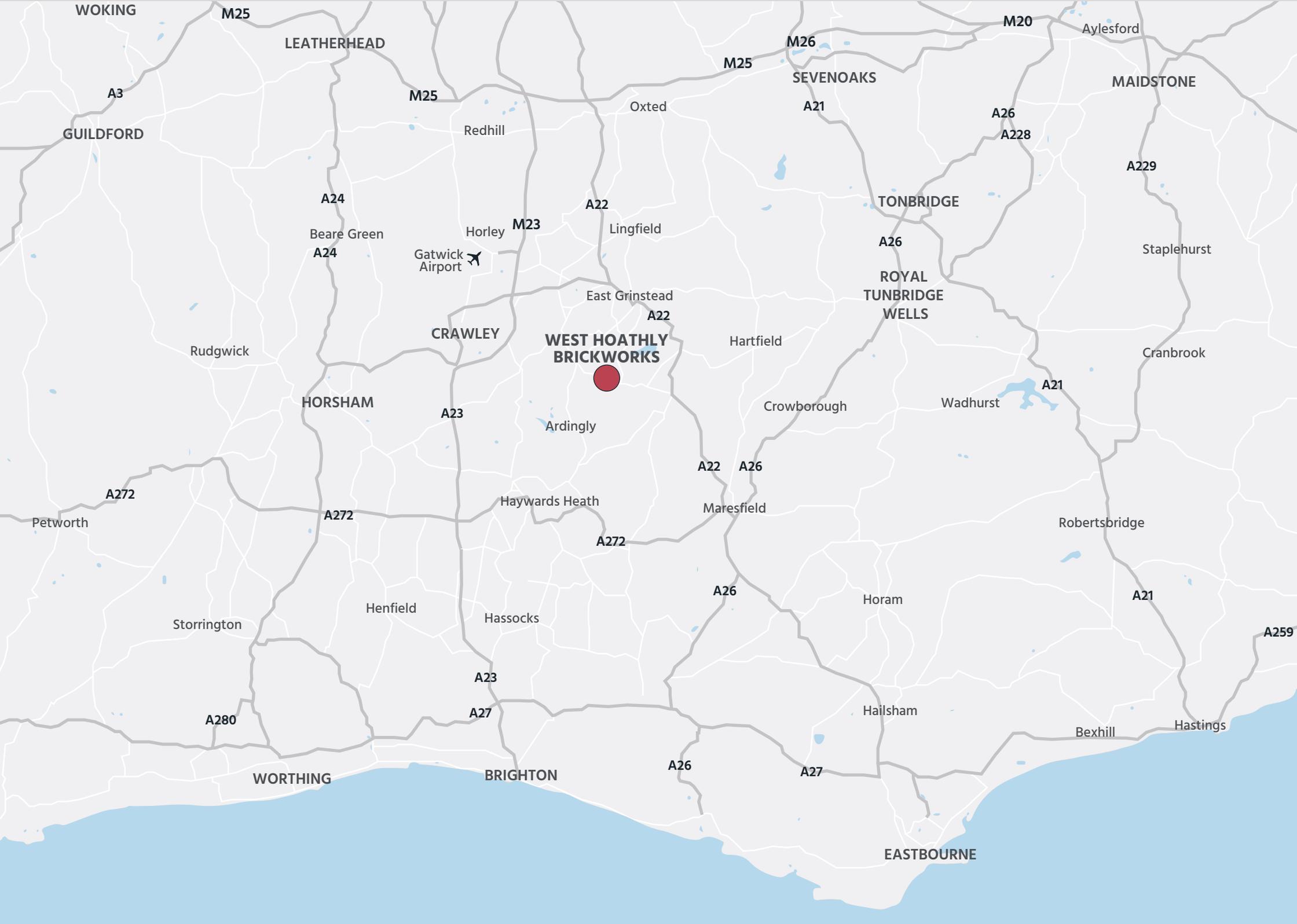
The closest train station is East Grinstead which offers direct services to London Victoria in 54 minutes. Balcombe Train Station is located 7 miles to the south west and is served by Southern and Thameslink, providing direct links into London Bridge with journey times from 39 minutes. Other destinations include London St Pancras, Farringdon and City Thameslink, London Luton Airport Cambridge, Bedford and Brighton.

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Air

London Gatwick Airport is located 12.4 miles to the north west of the site, handling over approximately 45 million passengers per year. Heathrow, and London City Airport are all also accessible from the site.



**WEST HOATHLY
BRICKWORKS**





Description

The Brickworks is currently in the process of being decommissioned, although prior to this had been in operation since the late 1800's. The existing accommodation comprises a variety of buildings including offices, manufacturing sheds and plant associated with the site's former use.

The existing accommodation was primarily constructed in the 1970's and 1980's, although one earlier building remains on the western edge of the built up area. It should be noted that there are no statutory or locally listed buildings on the site and it does not fall within a conservation area.

The existing buildings on the site extend to approximately 106,725.24 sq ft GIA (9,916 sq m).

Since cessation in 2020 the site operating permit has been surrendered indicating, from the Local Authority perspective, that the site does not pose an environmental concern.

Planning

The site lies within the jurisdiction of Mid Sussex District Council and there are no statutory or locally listed buildings on the site and no Conservation Areas close to the site.

The existing use of the Brickworks includes Office (Class E), General Industrial (Class B2) and Storage or Distribution (Class B8). The adopted Mid Sussex District Plan 2014-2031 shows the site to be located within the Countryside and High Weald AONB.



The Site

The site has extensive hard standing cover and a combination of industrial and office buildings.

Water flows through the centre of the site in a series of ponds and culverts, flowing ultimately to a local stream via the Bluebell railway. The Bluebell Line forms the western boundary of the former brickworks..





Enquiries

All proposals for the site will be considered.

Contacts

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