



**FOR  
SALE**

**PRIME CONSENTED INDUSTRIAL / WAREHOUSE SITE FOR SALE**  
**STAIRBRIDGE LANE, BOLNEY, HAYWARDS HEATH RH17 5PA**  
 13 Acre site with outline planning permission for 10 units totalling 220,357 sq ft

## DESCRIPTION

Prime South East development site with outline planning permission for 10 E(G) B2 & B8 flexible use commercial units totalling 220,357 sq ft.

## LOCATION

The site is extremely well located at the front of the Bolney Grange Industrial Estate which is just off the A2300 & A23 and likely to appealing to Mid Sussex occupiers but also Brighton / Sussex Coast where there are limited options and also Crawley / Horsham.

Burgess Hill & Burgess Hill Station - 4 miles  
 Haywards Heath & Haywards Heath Station - 6 miles  
 Crawley - 11 miles  
 Brighton - 12 miles  
 Gatwick Airport - 16 miles  
 M25 - 27 miles

## KEY FEATURES

- One of the few consented / permitted sites in Mid Sussex
- Outline planning for 10 E(G) B2 & B8 flexible use commercial units from 10,000 sq ft, totalling @ 220,357 sq ft
- Planning application details which contains additional information: [DM/23/3208 | Outline application for the erection of 10x Class E\(g\), B2 and B8 Flexible Use Commercial Units including details of access and layout. | Land At Bolney Grange Industrial Park Jobs Lane Hickstead West Sussex](#)
- No BNG plan approval required
- 24hr access
- Rents achieved at nearby Panattoni Park at £16.50 per sq ft
- Good leasehold demand and strong freehold demand in the area

## DATA ROOM LINK

[Click here](#)

## PRICE

On application.

## VAT

VAT will be chargeable on the terms quoted.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.



**1 Location Plan**  
1 : 2500

## VIEWINGS – 01293 441300

Tim Hardwicke

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Charlie Patey-Johns

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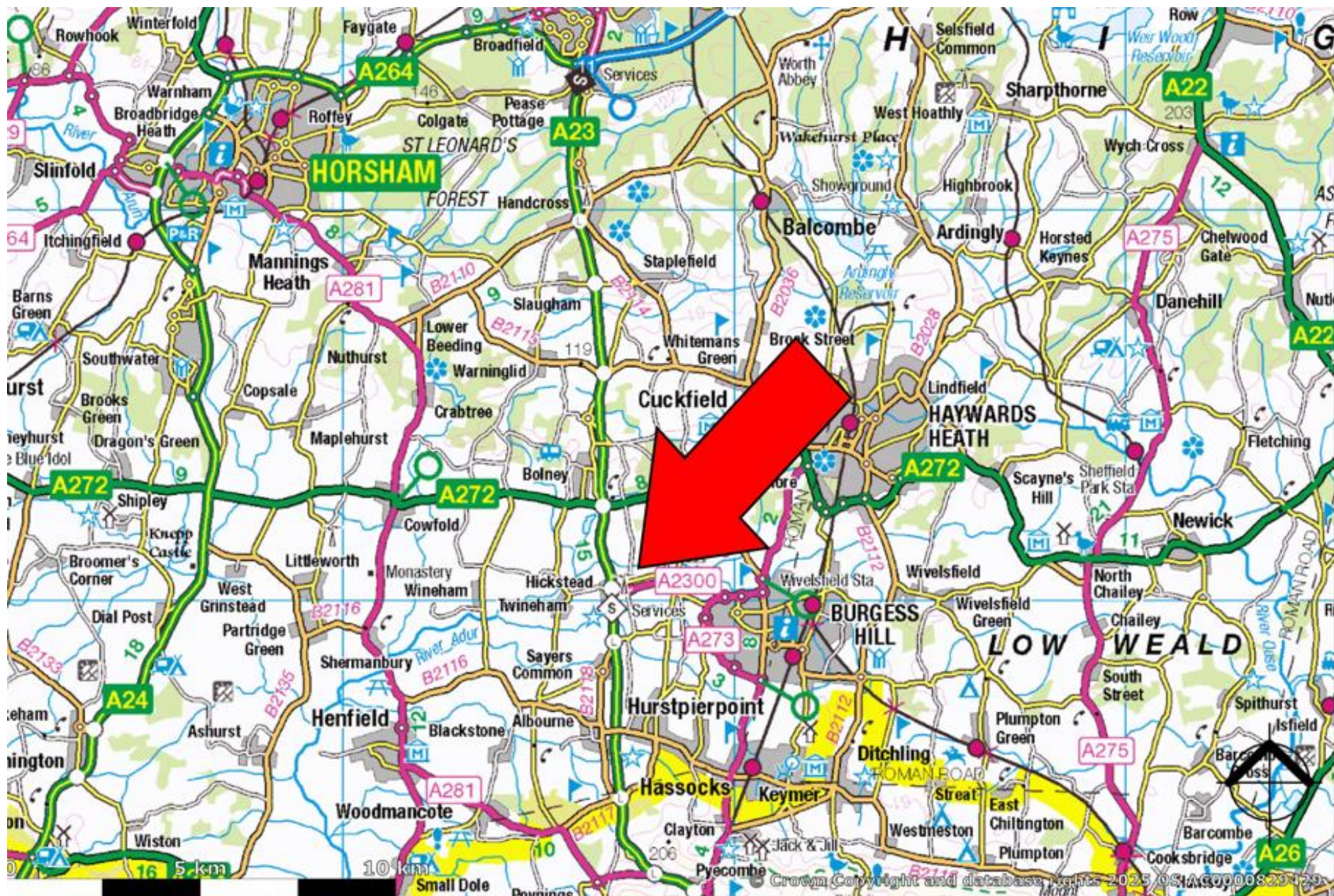
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