

DEVELOPMENT OPPORTUNITY

FOR SALE ON THE INSTRUCTIONS OF THE COMER GROUP

ROWFANT HOUSE

Wallage Lane, Crawley, RH10 4NG

COMER | GROUP



Key Highlights

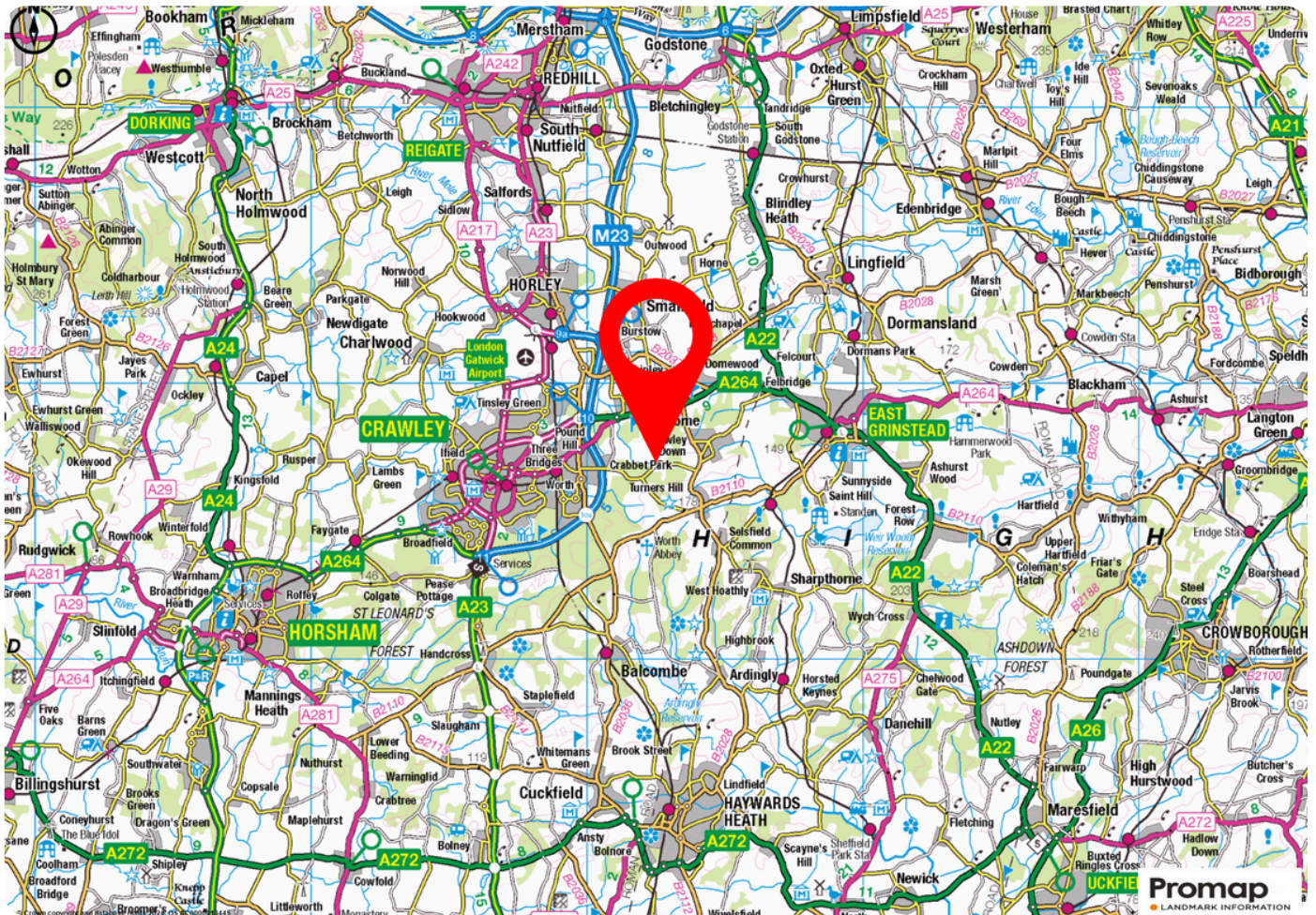
- Excellent development opportunity for residential, commercial, leisure, care or other institutional type uses (STP)
- Buildings include a Grade II* Listed house alongside a former care home set in gardens with an ornamental lake
- Property totals approximately 9.52 hectares (23.52 acres)
- Freehold for sale with vacant possession
- Offers invited on an unconditional and subject to planning basis

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PROPERTY DESCRIPTION

The property extends to approximately 9.52 hectares (23.52 acres). Rowfant House is Grade II* listed and extends to approximately 20,198 sq ft (1,876.5 sq m). There is also a former care home, previously converted from an old stable block, situated on the site that totals 7,504 sq ft (697.2 sq m). There are two mobile homes (1 & 2 The Cabins) situated on the northern part of the property. All buildings are vacant and are in need of varying degrees of repair.

The overall property is broadly rectangular in shape and there is one vehicular access points via Wallage Lane. Historically there was also an access via an unmetalled road to a farm and riding stables, to the north and north east respectively, but this hasn't been used for some time. The site is relatively flat in nature. The property is surrounded by woodland and agricultural land.

LOCATION

Rowfant House is located in the rural hamlet of Rowfant, approximately 6 miles from Gatwick Airport, 4 miles from Crawley, 6 miles from East Grinstead and 32 miles from Central London. The property is located south of the A264 and east of the M23 on Wallage Lane.

Rowfant House is located between junction 10 (North) and 10A (South) of the M23, with A and B classified roads linking to Turners Hill Road and Wallage Lane.

Crawley Down provides a range of local services including a dental surgery, supermarket, butchers, pharmacy, newsagents and a pub.

The nearest train station is Three Bridges in Crawley, which provides services that run directly into London Bridge with a journey time of approximately 35 minutes. This station also provides connectivity to East Grinstead and Brighton and the nearest major airport, Gatwick.

FLOOR AREA (GIA)	SQ M	SQ FT
MAIN HOUSE	1,876.5	20,198
CARE HOME	697.2	7,504
TOTAL	2,573.7	27,702

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PLANNING

Mid Sussex District Council (MSDC) are the administrative authority responsible for determining planning applications at the property. MSDC adopted the Mid Sussex District Plan 2014-2031 on 28th March 2018. Mid Sussex District Council are in the process of reviewing their local plan which is currently at examination.

We understand that Rowfant House use class is Sui Generis, having previously been granted change of use from a dwelling to a wedding venue. Rowfant House Care Home is understood to be C2.

Outline planning permission (DM/17/3091) for 2 new 4 bedroom dwellings to be constructed to the east of the care home was granted in February 2018. A reserved matters application (DM/20/0389) was approved in May 2020. We understand the permission has not been implemented.

In July 2022, Listed Building Consent was granted for the erection of a marquee within the walled garden. Application reference (DM/21/2512).

We are of the opinion that the property has potential for several alternative uses, including residential, leisure, care and retirement (STP).

Community Infrastructure Levy

MSDC have not adopted CIL.

TITLE AND TENURE

Freehold for sale with vacant possession.

The property is registered at the Land Registry and is formed of two separate title numbers, WSX349021 which includes the majority of the property and WSX8656 which is an area of woodland to the south.

The property is to be sold subject to, and/or with the benefit of, any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.



Western elevation of Rowfant House



Former Care Home

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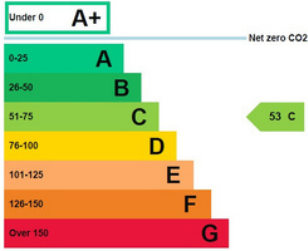
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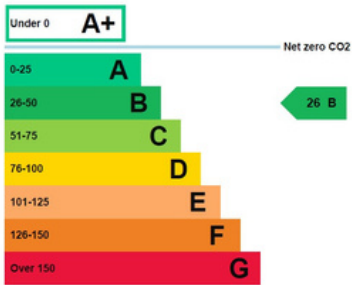
EPC Ratings

Copies of the Energy Performance Certificates can be seen in the data room.

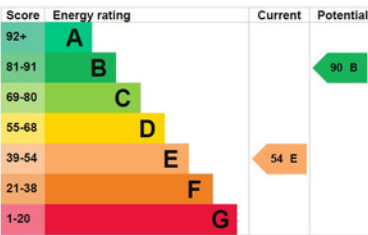
Rowfant House - Rated C



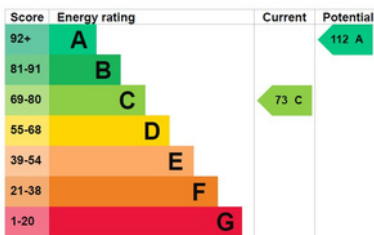
Rowfant Care Home - Rated B



1 The Cabins - Rated E



2 The Cabins - Rated C



Front elevation of Rowfant House

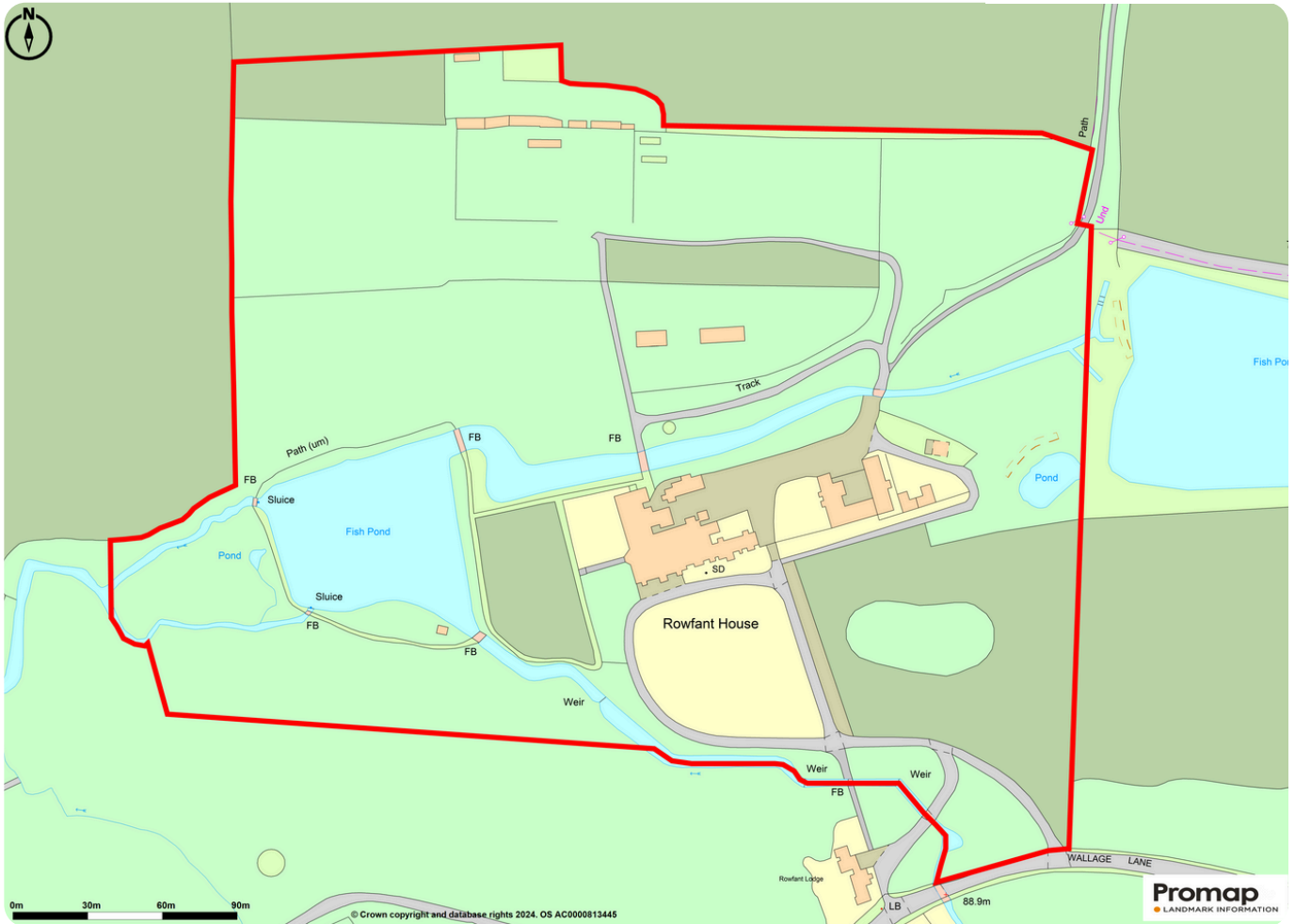


Rowfant House - Front Reception Room

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DATA ROOM
ROWFANT HOUSE

COUNCIL TAX
Rowfant House: Band H - The rate payable for 2024/25 is £4,478.72.

BUSINESS RATES
A proportion of Rowfant House 'Club & Premises' has a rateable value of £10,750.

ACCESS
Vehicular access to the property is via Wallage Lane which is an adopted highway. West Sussex County Council are responsible for the maintenance and repair.

SERVICES
Mains water and electricity. Private drainage. None of the services have been surveyed or tested.

LOCAL AUTHORITY
Mid Sussex District Council.

METHOD OF SALE
The property is for sale via Private Treaty. Offers are invited on an unconditional and subject to planning basis. Other sale structures may be considered.

AML
Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

VIEWINGS
Strictly by appointment only.

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

VAT
We understand the property has been elected for VAT.

CONTACTS

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