LAND AT QUEEN VICTORIA HOSPITAL
Oakfield Way, East Grinstead RH19 3DZ

Key Highlights

- Total site area of approximately 4.6 acres (1.88 hectares)
- Allocated for residential development
- Pre-application advice for 40 dwellings
- Located in the popular commuter town of East Grinstead
- 1.2 miles from East Grinstead Station / Town Centre
- Attractive Wooded Backdrop
- Adjacent to Queen Victoria Hospital

Instruction on behalf of

Queen Victoria Hospital
NHS Foundation Trust
**Description**

The site currently comprises a mixture of wooded area, open areas, tracks and a pond equating to 4.656 acres (1.884 hectares). It is accessed via Oakfield Way, a quiet residential road comprised predominantly of modern semi-detached houses with garaging at the end of the road. There is housing immediately to the west of the Property, with the hospital premises to the east and a protected woodland to the north. There are some TPOs on site, further information is provided on the data site. Topographical and site plans are available.

The Property comprises surplus land owned by the neighbouring hospital. Queen Victoria Hospital plans to reinvest the sale proceeds back into the hospital estate. The hospital specialises in reconstructive surgery and burns care.

---

**Location & Situation**

The Property is located to the north of East Grinstead town centre. East Grinstead is a popular location for commuters and families being approximately 27 miles to the south of London, 21 miles north east of Brighton and 10 miles south east of the M25. Local towns Crawley and Haywards Heath are accessed via the A264 and B2028 respectively, in approximately 30 minutes.

The local area offers a good range of local amenities with East Grinstead Town Centre being 0.8 mile to the south of the Property. This includes a range of local and national retailers, restaurants, supermarkets and leisure facilities. There are a number of schools within East Grinstead and a larger choice of primary, grammar/state and private schools in the surrounding towns and villages.

National rail services are available from East Grinstead station which is located 1.2 miles to the south east of the Property and provides regular services to London Victoria in just under an hour.

---

SAVILLS SEVENOAKS
74 High Street
Sevenoaks TN13 1JR
+44 (0) 1732 789 750
sites.savills.com/landatqueenvictoriabrdistry
Planning

The local planning authority is Mid Sussex Council (Mid Sussex District Plan 2014 – 2031). The site falls within the Ashdown Forest 7km Zone of Influence and lies within the East Grinstead settlements boundary. East Grinstead is a Category I settlement. We assume as the land is associated with a hospital it is in a C2 use.

The Property has been allocated for housing under policy EGB Stonequarry Woods. Currently, there is no planning permission in place, however positive pre-application advice has resulted in a plan to develop 17 new houses and 23 apartments. Improvements to the pond and play area were specified, along with further protection for the green link to the north. The provision of 40% affordable housing has been referenced. Policies protecting the hospital and woodland to the north are also in place.

We consider that residential use is the most likely development scenario and that there is potential for retirement and care uses too.

Further details are available in our data site.

DHA Planning and Cowan Architects have advised our clients to date.

Method of sale

The property is offered for sale by informal tender and an offer deadline is advised in the accompanying covering letter.

Tenure

The freehold title of the property is registered under part of the title number WSX199517 but will be sold with vacant possession. Our client will retain a right of way through the property to the hospital.

VAT

In the event that a sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT, any tax will be payable by the purchaser.

Services

We understand that mains services are in close proximity either in the public highway or the hospital estate.

Further Information

The following further information is available at https://sites.savills.com/landatqueenvictoriahospital

- Pre - application
- Surveys
- Land registry
- Site Plan
- Topographical plan
- TPO information

Viewings

The site can easily be viewed from Oakfield Way. Please notify Savills of all viewings in advance.