

# Kilnwood Vale

HORSHAM, WEST SUSSEX, RH12

Excellent Convenience Store & Public House Opportunity



CREST  
NICHOLSON

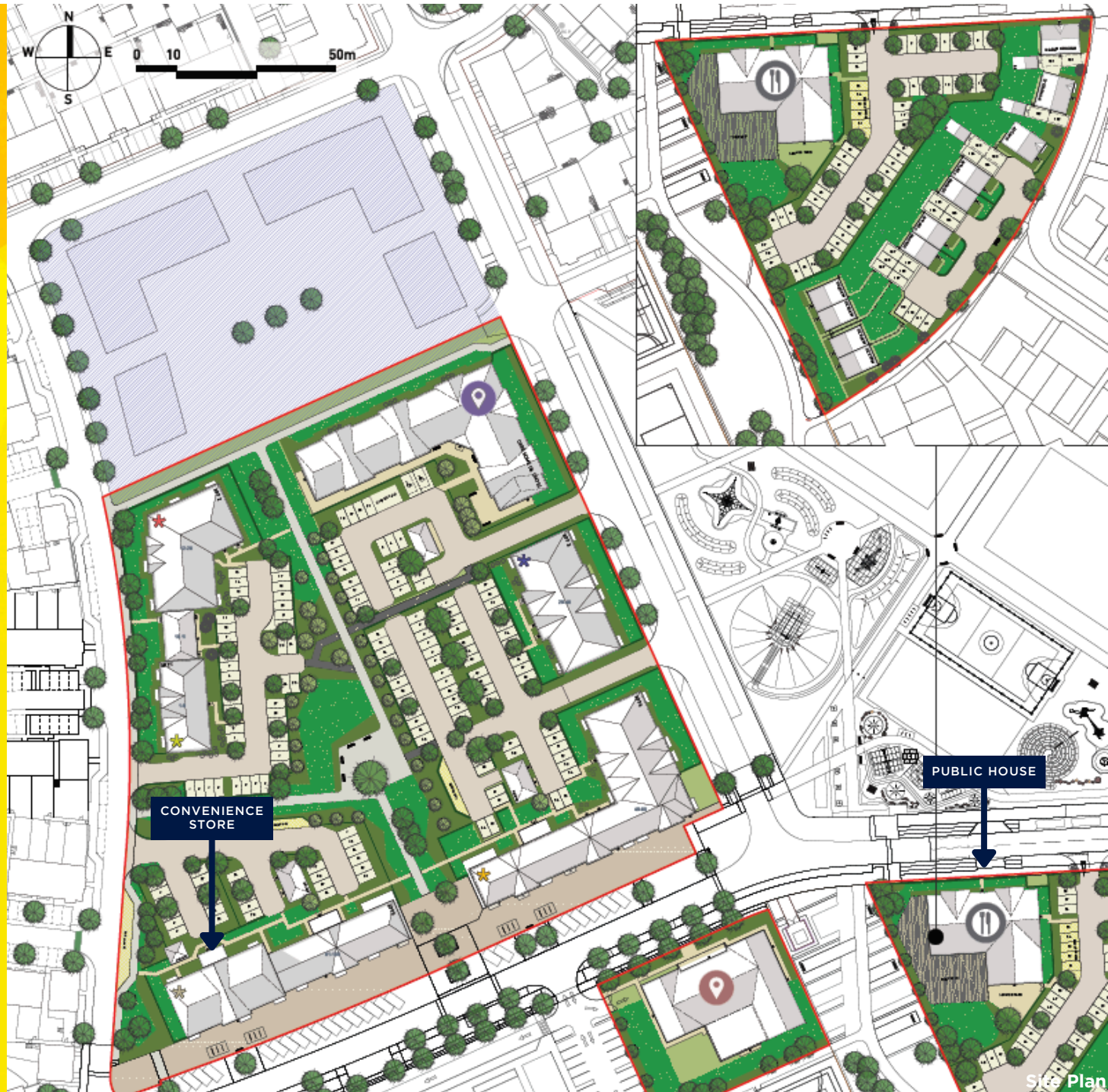


savills

Plan for reference only

## KEY HIGHLIGHTS

- A fully serviced greenfield freehold parcel of land with reserved matters planning permission for a public house
- A separate retail unit with planning permission for a convenience store granted
- Both elements form part of the Kilnwood Vale urban extension for 2,750 homes
- 400 sq metre (4,305 sq ft) convenience store
- 525 sq metre (5,651 sq ft) public house
- Site area of 0.83 acres for public house
- Freehold Offers are invited for the pub site and Leasehold Offers for the convenience store.



## LOCATION

Kilnwood Vale is a large-scale urban extension within close proximity to Gatwick, developed by Crest Nicholson, that is transforming a former landfill site into a community with housing, a primary school, employment, and retail uses, along with extensive green spaces. The project is designed to create a vibrant new neighbourhood, with a Neighbourhood Centre planned in phases, and has been recognised with an award for its sustainable brownfield regeneration.

Kilnwood Vale is situated on the western edge of Crawley to the north of the A264, west of Bewbush and east of Faygate. The site is located in the administrative boundary of Horsham District Council (HDC), with the eastern boundary of the site lying on the border of Crawley Borough Council (CBC).

Nearby towns include Crawley and Horsham which offer a good range of shops and services. Nearest supermarkets include a Tesco and Asda with an M&S Food and Tesco Express within a two mile drive of the site.

In 2019, Kilnwood Vale Primary School opened which has capacity for up to 420 students. A nursery was also opened at Kilnwood Vale in September 2024. Other nearby primary schools include Seymour Primary School, Southgate Primary, Northgate Primary School, Broadfield Primary Academy, and St Francis of Assisi Catholic Primary School. For secondary education, Ifield Community College and Thomas Bennett Community College are also in the area.



## CONNECTIVITY

### Train

The nearest railway stations to Kilnwood Vale are Ifield located to the north east and Faygate located to the south west. Crawley station is 3.7 miles from the site and offers a direct service to London Bridge and London Victoria.

### Road

The site benefits from good road connections with the A264 providing connectivity into the nearby towns of Crawley and Horsham as well as to the wider national road network, including M23 which connects into the M25.

### Air

The nearest international airports is London Gatwick, located 6.5 miles to the north and London Heathrow, located 47 miles to the north west.

### Bus

There is a bus service operated by Metrobus to and from Kilnwood Vale providing access to Gatwick Airport and Manor Royal business park in Crawley.

## THE SITE

The site has reserved matters planning permission (REF:DC/23/0856) for a public house and convenience store (see yellow outlines on the aerial photo provided) on the scheme.

The site is fully remediated to a standard suitable for development. The site was formally 'landfill' that accepted inert wastes for disposal as a land raise operation from the early 1970s until its closure in May 2006. Crest Nicholson have undertaken all of the required remediation and warranties are available.

The site is gently sloping from south to north. A topographical survey is provided in the data room. The site is to be sold 'as is' in terms of the existing levels.

Savills are currently marketing the residential development plots on the neighbouring Phase 3DEFG, comprising 182 units. Crest Nicholson are retaining the remaining 98 units within that phase.

There are 8 additional retail units that will be available 'To Let' which will be available in due course, but any expressions of interest in this space is also invited.

For a detailed breakdown of planning, legal and technical information including reports, please refer to the Land Sale Pack and appendices included in the Data Room.

## FLOOR AREAS

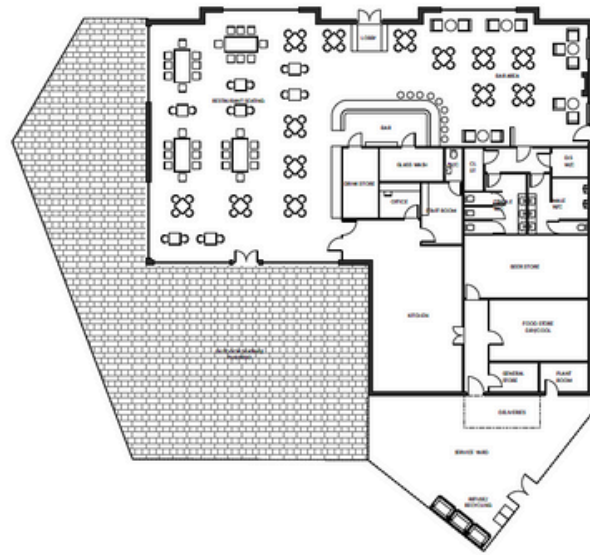
Areas	Sq. ft	Sq. m
Convenience Store	5,651	525
Public House	4,306	400
8 Retail Units	Availability TBC	Availability TBC

Floor plans are available within the Data Room.

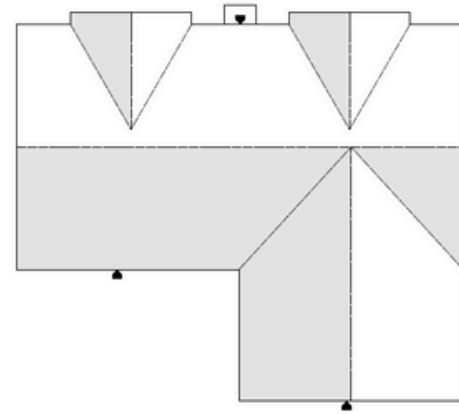


CGI image

# THE PUBLIC HOUSE FLOOR PLANS & ELEVATIONS



GROUND FLOOR



ROOF PLAN



FRONT ELEVATION

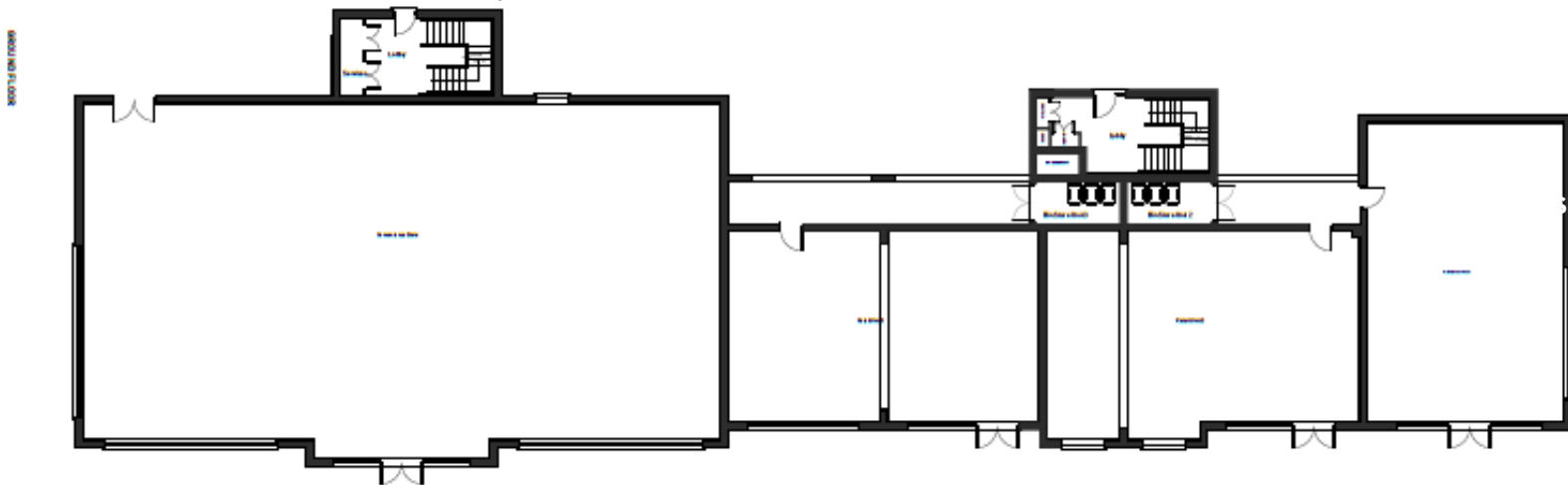
FRONT ELEVATION



REAR ELEVATION

REAR ELEVATION

# CONVENIENCE STORE FLOOR PLANS & ELEVATIONS



## TITLE AND TENURE

Public House - Freehold for sale with vacant possession.

Convenience Store - Leasehold (Term to be agreed), shell and core unit with capped services and vacant possession.

## GUIDE PRICE/ METHOD OF SALE

Public House - The site is offered for sale by private treaty. Freehold offers are invited.

Convenience Store - The site is offered for sale by private treaty. Leasehold offers are invited

## VAT

The Vendor has elected to charge VAT. VAT will be payable on the purchase price / rent.



Aerial Image of Site



Public House Site



Photo Taken from Ground

**Kilnwood Vale, Horsham**

## VIEWING

For a formal viewing strictly by appointment with Savills.

## ANTI-MONEY LAUNDERING

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

## DATA ROOM

Further information including all drawings, technical information, surveys etc. is available to download from our online data room. Please contact Savills for access.

## CONTACT

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