



Sussex
Police & Crime
Commissioner



FREEHOLD FOR SALE

SHW

DEVELOPMENT – RESIDENTIAL OR COMMERCIAL – 0.3 ACRES (0.12 HECTARES)
Pulborough Police Station, 13 London Road, Pulborough, West Sussex, RH20 1AP

**MAKING
PROPERTY
WORK**

SHW.CO.UK

£850,000 Freehold

DESCRIPTION

Disused vacant former police station over ground and first floors with extensive car parking, garages and gardens extending to c. 0.3 acres (0.12 hectares).

LOCATION

- Heart of the village on A29 London Road.
- Mixed use area adjoining Pulborough Health Centre.
- Popular residential village.
- Mainline railway with connecting services via Horsham to Gatwick and London.

ACCOMMODATION GIA (MAIN BUILDING)

	SQ FT	SQ M
Ground Floor	1475	137
First Floor	1227	114
TOTAL	2702	251

- Plus 4 garages (total GIA 667sq ft).

AMENITIES

- Prominent A29 frontage.
- Walking distance Pulborough mainline railway station.
- Good range local amenities including local shops and supermarkets, health facilities, pubs and restaurants
- Pulborough Brooks nature reserve.
- South Downs National Park nearby.
- Freehold with Vacant Possession.

OPPORTUNITY

- Scope for refurbishment, extension or newbuild STPP.
- Suitable for owner occupiers, builders and developers.

PRICE

£850,000.

RATES

The current 2017 Rateable Value of the property is £19,500.

VAT

The property is not elected for VAT.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.

DATA ROOM

The following documents can be viewed in our Data Room [Click here](#)

- Current floor plans
- Title Documents



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