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A24 

**OLD BARN
GARDEN
CENTRE**

**FOR SALE /
TO LET**

LAND – 9 ACRES (3.64 HECTARES)

**Land At Thistleworth Farm, Grinders Lane, Dial Post, Horsham, West Sussex,
RH13 8NR**

DESCRIPTION

The site and associated land is adjacent to the southbound carriageway of the main A24 road and comprises a largely level and rectangular site which is clear.

Approximately 2.5 acres has been up until recently used as a construction/demolition/excavation waste recycling facility.

The site/land is accessed from Grinders Lane.

LOCATION

The site is located on the west side of the main A24 approximately 1.5 miles to the north of the village of Ashington and 9 miles south of Horsham.

Access to the site is from Grinders Lane opposite the Old Barn Garden Centre.

AMENITIES / OPPORTUNITY

- Freehold site adjacent to main A24.
- Clear and largely level site.
- Total site area 9 acres.
- Services - Water and Electricity are on site.

DATA ROOM

To view the data room click [here](#)

RATEABLE VALUE

We are verbally advised the rateable value is £31,000 (2023).

RENT

A new lease is available for a term to be agreed – Rent £240,000 PAX

PRICE

Alternatively our client would consider an unconditional sale of the freehold interest in the site - £4,750,000 Offers in the region of

PLANNING

Planning permission exists on approximately 2.5 acres of planning application no. WSCC/009/20 "Change of use from agricultural land to a construction / demolition / excavation waste recycling facility". Further details and associated documents can be found at <https://westsussex.planning-register.co.uk/Planning/Display/WSCC/009/20>. The remaining 6.5 acres is currently agricultural land.

AML

Upon agreement of Heads of Terms, a mandatory purchaser/tenant KYC documentation request will be made.

VAT

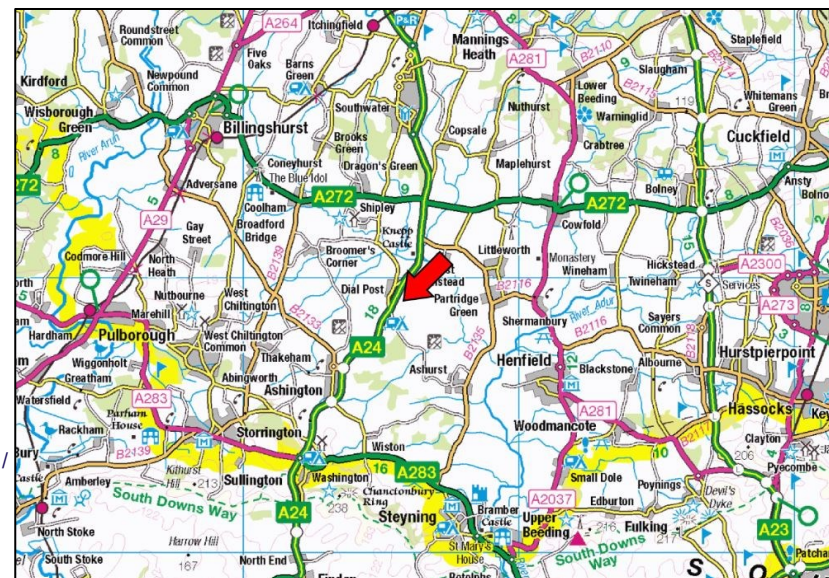
We understand that the site/land is not elected for VAT.

LEGAL COSTS

Each party responsible for their legal costs.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS – 01903 229200

Duncan Marsh

t: 01903 229201

e: dmarsh@shw.co.uk



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