



FOR SALE

Newpound, Wisborough Green
Billingshurst, West Sussex RH14 0AZ



Key Features

- Industrial / warehouse site with substantial frontage (approx. 100 metres) to the B2133
- Four existing buildings suitable for refurbishment and ongoing use or redevelopment
- Within 2 miles of Billingshurst and 7.5 miles of Horsham
- Suitable for developers, investors and owner occupiers

Location

Newpound is a rural hamlet and commercial area located just northeast of Wisborough Green in West Sussex.

Centred around Newpound Lane and the B2133, it sits about 1 mile from the picturesque village of Wisborough Green and is positioned roughly 2.5 miles north west of Billingshurst. Horsham is approx. 7.5 miles to the east. There are stations in both Billingshurst and Horsham with a quickest travel time of 1 hour 5 minutes by train.

The A272 is located within 1 mile to the south of the property.

The subject property fronts onto the B2133 with a frontage of approx. 100 metres. According to Loxwood Parish Councils there are circa 5,400 to 7,000 vehicle movements on the B2133 per day.





Description

The property comprises a site of approx. 2.19 acres on which there are four buildings.

To the main site – outlined in red – are three buildings:

Green House: Located to the front of the site and comprising an older steel framed 'North Light' building which has been used for both retail and warehouse purposes historically. The property is unused currently and in need of refurbishment or redevelopment

Middle warehouse: Comprising a more modern two bay warehouse. The building has been significantly fitted out for a mix of office, storage and distribution with significant first floor areas

Rear warehouse: Comprising a pre-fabricated concrete framed building last used for warehouse purposes

To the north of these three buildings there is a substantial open yard / parking area (NB the two areas shown outlined in orange are not included within our clients ownership).

To the south of the main site is East House - shown with a dashed red outline. East House is a 2 storey office building fronting on to the B2133 with parking to the front of the building.

Planning

The units have been used for a mix of industrial, warehouse and offices uses, which fall into use classes E and B8.

Redevelopment / Refurbishment Potential

The site offers various options to include:

- Wholesale redevelopment. Indicative schemes have been prepared to provide circa 2,855 sq m (30,730 sq ft) footprint of new units on the site
- Alteration / Refurbishment and ongoing use of the existing buildings to let to third parties and / or for an owner occupier and potential development of the yard

Interested parties are advised to make their own planning enquiries in this regard.

Building	Floor	Sq M	Sq Ft	EPC Rating	Rateable Value
Green House	Ground	600	6458	D - 87	£39,750
	First / Mezzanine	TBC	TBC		
Middle Warehouse	Ground	900	9688	C - 58	£107,000
	First / Mezzanine	TBC	TBC		
Rear Warehouse	Ground	695	7482	D - 88	£55,000
East House	Ground	192	2067	C - 69	£28,000
	First / Mezzanine	192	2067		



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Terms

The property is offered for sale with vacant possession. Price on application.

East House is also being offered for sale independently. Consideration will be given to selling the entire site or the main site less the East House building.

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Andrew Halfacree
a.halfacree@flude.com
01273 727070

Will Thomas
w.thomas@flude.com
01273 727070

Mark Minchell
m.minchell@flude.com
01243 929136

www.flude.com

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

