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PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

For Sale: Residential Development Opportunity

31 Dobson Road & Land Adjoining, Langley Green, Crawley, RH11 7UH



A detached 3 bedroom house within a generous plot plus an adjoining area of amenity land extending in total to approximately 0.236 acres, offering scope for residential development, subject to all necessary consents. The site is situated in a popular residential neighbourhood to the north of Crawley town centre and just to the west of Gatwick Road and the Manor Royal Business District.

KEY FEATURES

- Excellent Residential Development opportunity
- Site area approximately 0.236 acres
- Close to Manor Royal Business District
- Offers invited

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LOCATION

The property is situated on the eastern side of Dobson Road just off Martyrs Avenue close to London Road (A23). Local shops, schools and other amenities are available within the neighbourhood of Langley Green and Crawley town centre is approximately 1 mile to the south. The area is well served by local bus routes and Gatwick Airport is approximately 2 miles to the north.



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PROPERTY DETAILS

Residential
Development Site
(STPC)

£POA

DESCRIPTION

The site currently comprises a detached two storey 3 bedroom house, understood to have been built in the 1980's set in its own grounds, together with an adjacent rectangular area of amenity land which combined extend to approximately 10,284 sq ft (0.236 acres). The amenity land is currently overgrown and contains five protected Lime trees to the north of the site and one protected Oak tree to the west. Within the centre of the site are two protected Ash & Sycamore trees under TPO Ref: 16.5.32. See attached TPO Plan.

[Click here to download TPO plan](#)

[Click here to download Promap Extract](#)

[Click here to download Aerial View](#)

TENURE

Freehold interest in the site as a whole is for sale with vacant possession or subject to the current premises (as required), upon completion.

TENANCIES

The property is currently let on various assured shorthold tenancies producing a total income of £2,520 per calendar month.

SERVICES

All main services are understood to be available however perspective purchasers are advised to make their own enquiries of the relevant utilities to satisfy themselves of the availability and adequacy of services or any proposed development.

PLANNING

Pre-application advice has been sought from the Economic and Environmental Services Department of Crawley Borough Council on a proposal to construct a two storey block of flats with roof accommodation to provide 5 x two bedroom flats, following the demolition of the existing dwelling. The proposal would also include the provision of 8 car parking spaces.

See attached Advice Letter dated 7 November 2017 for further information.

[Click here to download Advice Letter - 7 November 2017](#)

[Click here to download associated plans & elevations \(Dwgs 1, 2 & 3\)](#)

TERMS

Offers are invited on a subject to contract only basis. However consideration will also be given to offers made on a subject to planning basis.

NB The vendor is also willing to consider joint venture proposals to develop the site. Further details on application.



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VAT

We understand that the property is not elected for VAT and therefore VAT will not be payable on the purchase price.

LEGAL FEES

Each party to be responsible for their own costs incurred.

VIEWING ARRANGEMENTS

For access to the site and further information please contact sole Agent Graves Jenkins

CONTACT



David Bessant MRICS
bessant@gravesjenkins.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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