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The Bluebird Estate, Brighton Road, Bolney,  
West Sussex RH17 5NA

FOR SALE: COMMERCIAL DEVELOPMENT LAND WITH PLANNING APPROX' 4.8 ACRES

# LOCATION

The site is situated on the west side of the A23 trunk road to the rear of the established Ricebridge Estate at Bolney. Use postcode RH17 5NA. Burgess Hill is just 3 miles to the east, Brighton less than 10 miles to the south and Crawley 13 miles to the north.

## Description

The site forms commercial development land being sold with vacant possession comprising approximately 4.8 acres. It benefits from outline planning consent Planning Ref: DM/18/4697, for Mid Sussex District Council, for the construction of four 47,097 sq ft (4,375 m2) GEA B1c, B2, B8 units, with associated landscaping and planting.

We anticipate that amendments may be possible to the consented scheme subject to purchasers own discussions with the planning department at Mid Sussex District Council.

Site Plan - [click to download](#)

## Key Features

- Rarely available commercial development land
- Established business location just off A23
- Planning in place for development
- Suit owner occupier or developer

## Amenities

- Outline Planning consent in place
- Potential to build bespoke units to suit
- Adjoining established Ricebridge Estate
- Located just off the A23
- A Starbucks, Burger King and Travelodge are all at Bolney Services within 1 mile

## Terms

The site is available for sale freehold.

## Price

Offers in excess of £2m (OIXS Two Million Pounds).

## Planning

See Mid Sussex District Council planning portal - DM/18/4697.

## VAT

VAT will be payable on the price.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Strictly via prior appointment through Joint Sole Agents:  
Graves Jenkins - 01293 401040; and  
White Over & Co Ltd - 01273 494977





GET IN TOUCH  
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