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Household Waste & Recycling Site, Station Road, Forest Row,  
RH18 5DN

FREEHOLD SITE WITH DEVELOPMENT POTENTIAL

# LOCATION



The site is located on the north - eastern edge of Forest Row and occupies former railway land at the northern end of Station Road. Forest Row Fire Station and Forest Row Social Club adjoin the site to the west and a Scout Hut is located adjacent to the eastern boundary. The Forest Way Linear Path runs parallel with the northern of site but existing trees provide a good natural screen along the northern boundary. Industrial development exists to the south and access to the site from Station Road is via an extensive open courtyard area in front of the Fire Station and Social Club buildings.

Forest Row is a large affluent village to the north of East Sussex, located 3 miles south of East Grinstead with a population in the Parish of approximately 5,500 persons at the last Census. The village has retained much of its original character, being close to Ashdown Forest. The towns of Tunbridge Wells, Crowborough and Uckfield are all within easy reach of Forest Row.

[Location Plan](#) - click here to download

## Description

The site has previously been used as a household waste and recycling facility. There is a brick built three bay garage/storage facility to the north west corner of the site. The site is slightly irregular in shape and whilst mainly relatively level with a tarmacked surface there is a change of level with a slope up to the industrial building which extends to about 1,190 sq ft (subject to verification).

## Key Features

- Freehold site with vacant possession
- Considered suitable for a variety of uses (STPC)
- Redevelopment opportunity - subject to all necessary consents

## Accommodation

The site area is calculated to extend to approximately 0.3 acres (0.12ha).

## Tenure

Freehold with vacant possession upon completion.

## Planning

Planning consent was granted in September 1983 for use as a Civic Amenity site for the reception of bulky household waste. Consent for continuation of the use was granted in November 1992 subject

to conditions including "no tipping, processes, operations, active deeds of work" shall be carried out on the site including the loading and unloading of vehicles, except between the following hours on any day, and access to the site shall be prohibited at all other times:

07.00 hours (09.00 hours Sunday) - 21.00 hours Summer;  
07.00 hours (09.00 hours Sunday) - 19.00 hours Winter

As the use has ceased at the site and the previous use under the current planning legislation is Sui Generis, then planning consent maybe required for any future use.

Interested parties are advised to make their own enquiries to the Local Planning Authority (Wealden District Council - t: 01323 443322) for any proposed changes of use/site redevelopment potential.

## Price

The site is offered for sale with vacant possession and offers are invited preferably on a subject to contract only basis for commercial uses. Conditional offers may also be considered. If an offer for a community use is submitted then this needs to outline the benefits.

The purchaser will be required to complete a Pro Forma and to submit it by noon 17 September 2021.

## Site Plan

Site Plan - [click here to download](#)



## Asbestos Survey Report

Report - [click here to download](#)

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## VAT

Offers should be exclusive of VAT which will not be charged on the purchase price unless there is a change of taxation legislation prior to completion (TBC)

## Legal Fees

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

## Viewing Arrangements

The site can be viewed at any time without appointment, however prior a appointment is required for internal access to the site can be made through Agents Graves Jenkins.







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[gravesjenkins.com](http://gravesjenkins.com)



David Bessant

01293 401040  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



CRAWLEY OFFICE  
Crow Place  
17 Brighton Road  
Crawley  
West Sussex  
RH10 6AE