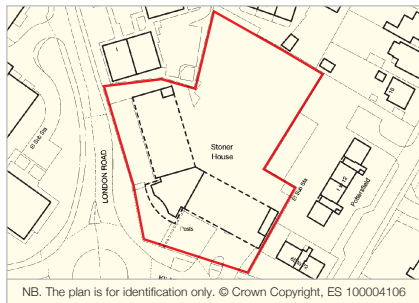


Crawley Stoner House, London Road, West Sussex RH10 8LJ

- **A Freehold Detached Town Centre Office Building**
- Extending (GIA) to Approximately 4,059 sq m (43,691 sq ft)
- **Planning Permission Granted for 111 Self-Contained Flats extending to (GIA) Approximately 7,569 sq m (81,472 sq ft) including Part Conversion and Part New Build**
- **A separate Consent for Permitted Development for Seventy-Six Self-Contained Flats**
- Possible potential for Further Development subject to consents
- Site extending to Approximately 0.447 Hectares (1.106 acres) including extensive Off-Street Parking
- Walking distance to Crawley Rail Station

Vacant Possession

SIX WEEK COMPLETION PERIOD AVAILABLE



To View

The property will be open for viewing every Monday before the Auction between 11.15 a.m. – 12.15 p.m., every Wednesday between 9.30 a.m – 10.30 a.m. and every Saturday between 1.00 p.m. – 2.00 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Ingram Winter Green
(Ref: Michael Compton).
Tel: 0207 845 7408.
Email: michael.compton@iwg.co.uk

**VACANT –
Freehold Building with Planning**



Tenure

Freehold.

Location

Stoner House is located at the junction of London Road and Kilnmead. Local shops and amenities are within walking distance, including Country Mall Shopping Centre in Crawley town centre. Crawley Rail Station is within walking distance and provides a regular and direct service to London Victoria Station, with a journey time of approximately 40 minutes. Local bus routes run along London Road and the M23 Motorway is easily accessible to the east.

Description

The property comprises a detached office building arranged over ground and four upper floors occupying a site which extends to approximately 0.447 hectares (1.106 acres). There is extensive off-street parking to the rear.

Existing Accommodation

Ground Floor GIA Approximately	286 sq m	(3,078 sq ft)
First Floor GIA Approximately	969 sq m	(10,341 sq ft)
Second Floor GIA Approximately	937 sq m	(10,088 sq ft)
Third Floor GIA Approximately	936 sq m	(10,075 sq ft)
Fourth Floor GIA Approximately	931 sq m	(10,021 sq ft)

Planning

Local Planning Authority: Crawley Borough Council.
Tel: 01293 438343.

Planning Consent

Planning permission was granted on 26th February 2016 for 'external alterations and extensions to existing building in connection with its use as 111 flats (Use Class C3), together with site works and landscaping.

Permitted Development

The property benefits from a separate consent under permitted development for conversion of the existing to provide 76 self-contained flats (72 x one bedroom and 4 x two bedroom flats).

Both sets of plans and planning permission documents are available from the auctioneers upon request. Please email jimmy.bruce@allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.

Proposed Accommodation

If the planning consent for 111 units is implemented in accordance with the plans, it will provide the following accommodation.

Floor	Unit	Unit Type	NIA		New Build/Refurb
			sq m	sq ft	
Ground	001	Two Bedroom Accommodation	75	807	New Build
Ground	002	Two Bedroom Accommodation	75	807	New Build
Ground	003	One Bedroom Accommodation	49	527	New Build
Ground	004	One Bedroom Accommodation	57	614	New Build
Ground	005	One Bedroom Accommodation	58	624	New Build
Ground	006	One Bedroom Accommodation	48	517	New Build
First	100	Two Bedroom Accommodation	75	807	Refurbishment
First	101	Two Bedroom Accommodation	75	807	Refurbishment
First	102	One Bedroom Accommodation	49	527	Refurbishment
First	103	One Bedroom Accommodation	57	614	Refurbishment
First	104	One Bedroom Accommodation	58	624	Refurbishment
First	105	One Bedroom Accommodation	48	517	Refurbishment
First	106	One Bedroom Accommodation	48	517	New Build
First	107	Studio Accommodation	38	409	Refurbishment
First	108	Studio Accommodation	38	409	Refurbishment
First	109	Studio Accommodation	38	409	Refurbishment
First	110	Studio Accommodation	37	398	Refurbishment
First	111	One Bedroom Accommodation	47	505	Refurbishment
First	112	One Bedroom Accommodation	37	398	Refurbishment
First	113	One Bedroom Accommodation	37	398	Refurbishment
First	114	One Bedroom Accommodation	37	398	Refurbishment
First	115	One Bedroom Accommodation	37	398	Refurbishment
Second	200	One Bedroom Accommodation	51	548	Refurbishment
Second	201	One Bedroom Accommodation	50	538	Refurbishment
Second	202	One Bedroom Accommodation	58	624	Refurbishment
Second	203	One Bedroom Accommodation	48	517	Refurbishment
Second	204	Two Bedroom Accommodation	77	829	Refurbishment
Second	205	Two Bedroom Accommodation	75	807	Refurbishment
Second	206	One Bedroom Accommodation	50	538	New Build
Second	207	Studio Accommodation	38	409	Refurbishment
Second	208	Studio Accommodation	38	409	Refurbishment
Second	209	Studio Accommodation	38	409	Refurbishment
Second	210	Studio Accommodation	38	409	Refurbishment
Second	211	One Bedroom Accommodation	47	505	Refurbishment
Second	212	Studio Accommodation	37	398	Refurbishment
Second	213	Studio Accommodation	37	398	Refurbishment
Second	214	Studio Accommodation	37	398	Refurbishment
Second	215	Studio Accommodation	37	398	Refurbishment
Second	216	Studio Accommodation	37	398	Refurbishment
Third	300	One Bedroom Accommodation	50	538	New Build
Third	301	Studio Accommodation	38	409	Refurbishment
Third	302	Studio Accommodation	39	419	Refurbishment
Third	303	Studio Accommodation	39	419	Refurbishment
Third	304	Studio Accommodation	38	409	Refurbishment
Third	305	One Bedroom Accommodation	47	505	Refurbishment
Third	306	Studio Accommodation	37	398	Refurbishment
Third	307	Studio Accommodation	37	398	Refurbishment
Third	308	Studio Accommodation	37	398	Refurbishment
Third	309	Studio Accommodation	37	398	Refurbishment
Third	310	Studio Accommodation	37	398	Refurbishment
Third	311	Studio Accommodation	37	398	Refurbishment
Third	312	Studio Accommodation	37	398	Refurbishment
Third	313	Studio Accommodation	37	398	Refurbishment
Third	314	Two Bedroom Accommodation	75	807	Refurbishment
Third	315	One Bedroom Accommodation	47	505	Refurbishment
Third	316	Studio Accommodation	38	409	Refurbishment
Third	317	Studio Accommodation	38	409	Refurbishment
Third	318	Studio Accommodation	38	409	Refurbishment
Third	319	Studio Accommodation	38	409	Refurbishment

Floor	Unit	Unit Type	NIA		New Build/Refurb
			sq m	sq ft	
Fourth	400	One Bedroom Accommodation	50	538	New Build
Fourth	401	Studio Accommodation	38	409	Refurbishment
Fourth	402	Studio Accommodation	38	409	Refurbishment
Fourth	403	Studio Accommodation	38	409	Refurbishment
Fourth	404	Studio Accommodation	38	409	Refurbishment
Fourth	405	One Bedroom Accommodation	47	505	Refurbishment
Fourth	406	Studio Accommodation	37	398	Refurbishment
Fourth	407	Studio Accommodation	37	398	Refurbishment
Fourth	408	Studio Accommodation	37	398	Refurbishment
Fourth	409	Studio Accommodation	37	398	Refurbishment
Fourth	410	Studio Accommodation	37	398	Refurbishment
Fourth	411	Studio Accommodation	37	398	Refurbishment
Fourth	412	Studio Accommodation	37	398	Refurbishment
Fourth	413	Studio Accommodation	37	398	Refurbishment
Fourth	414	Studio Accommodation	37	398	Refurbishment
Fourth	415	Studio Accommodation	37	398	Refurbishment
Fourth	416	One Bedroom Accommodation	47	505	Refurbishment
Fourth	417	Studio Accommodation	39	419	Refurbishment
Fourth	418	Studio Accommodation	37	398	Refurbishment
Fourth	419	Studio Accommodation	38	409	Refurbishment
Fourth	420	Studio Accommodation	38	409	Refurbishment
Fifth	500	One Bedroom Accommodation	50	538	New Build
Fifth	501	One Bedroom Accommodation	53	570	New Build
Fifth	502	One Bedroom Accommodation	54	581	New Build
Fifth	503	One Bedroom Accommodation	54	581	New Build
Fifth	504	One Bedroom Accommodation	54	581	New Build
Fifth	505	One Bedroom Accommodation	51	548	New Build
Fifth	506	One Bedroom Accommodation	51	548	New Build
Fifth	507	One Bedroom Accommodation	50	538	New Build
Fifth	508	One Bedroom Accommodation	50	538	New Build
Fifth	509	One Bedroom Accommodation	54	581	New Build
Fifth	510	Two Bedroom Accommodation	89	958	New Build
Fifth	511	Two Bedroom Accommodation	78	840	New Build
Sixth	600	One Bedroom Accommodation	50	538	New Build
Sixth	601	One Bedroom Accommodation	53	570	New Build
Sixth	602	One Bedroom Accommodation	54	581	New Build
Sixth	603	One Bedroom Accommodation	54	581	New Build
Sixth	604	One Bedroom Accommodation	54	581	New Build
Sixth	605	One Bedroom Accommodation	51	548	New Build
Sixth	606	One Bedroom Accommodation	51	548	New Build
Sixth	607	One Bedroom Accommodation	50	538	New Build
Sixth	608	One Bedroom Accommodation	50	538	New Build
Sixth	609	One Bedroom Accommodation	54	581	New Build
Sixth	610	Two Bedroom Accommodation	89	958	New Build
Sixth	611	Two Bedroom Accommodation	78	840	New Build
Seventh	700	One Bedroom Accommodation	56	602	New Build
Seventh	701	Two Bedroom Accommodation	121	1,302	New Build
Seventh	702	Two Bedroom Accommodation	86	926	New Build
Eighth	800	One Bedroom Accommodation	56	602	New Build
Eighth	801	Two Bedroom Accommodation	114	1,227	New Build
Eighth	802	Two Bedroom Accommodation	86	926	New Build
Total Proposed NIA			5,472 sq m	58,900 sq ft	
Total Proposed GIA			7,569	81,472	
Overall Scheme Total (NIA)		111 Units	5,472 sq m	58,900 sq ft	
Overall Unit Mix		52 Studios	44 x 1 Bedroom	15 x 2 Bedroom	
New Built Units		–	30 x 1 Bedroom	10 x 2 Bedroom	
Affordable Units		–	12 x 1 Bedroom	4 x 2 Bedroom	





CGI