

BEST BIDS DEADLINE 17th JUNE 2025
SEE DATA ROOM FOR THE BID PROCEDURE



FOR SALE

POVEY CROSS ROAD HORLEY RH6 0AE

**FORMER FIRE STATION ON A SITE OF APPROX. 1 ACRE
WITH DEVELOPMENT POTENTIAL**

2,841 - 12,319 SQ FT (263.93 - 1,144.44 SQ M)



All photography was taken in April 2023

HORLEY FIRE STATION

POVEY CROSS ROAD HORLEY RH6 0AE

DESCRIPTION

The purpose built fire station sits on a large broadly rectangular site extending to circa 1 acre, with two principal buildings. The main build extending to some 9,000 sq ft, houses appliance garage with vehicle inspection pit, offices, canteen and dormitory accommodation.

To the rear of the site is a storage/ garage unit, extending to some 2,500 sq ft with an eaves height of circa 4½ metres.



24/7 ACCESS



LEVEL
ACCESS DOORS



EXTENSIVE
YARD



MAINS GAS
WATER & SEWAGE



3 PHASE
ELECTRICITY



CAR PARKING
FRONT AND REAR



SHOWERS



MALE & FEMALE
FACILITIES



FORMER
CANTEEN



OFFICE
SPACE



MEETING
ROOMS



FORMER DORMITORY
FACILITIES



CLOSE to
M23



PROMINENT
LOCATION



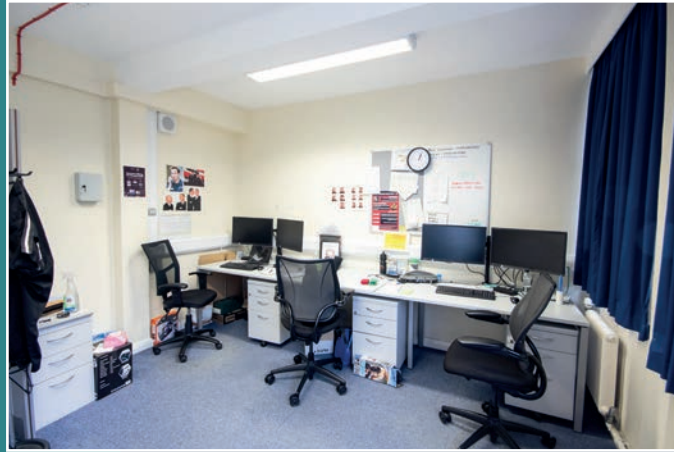
CLOSE TO
GATWICK



ACCOMMODATION (GIA)

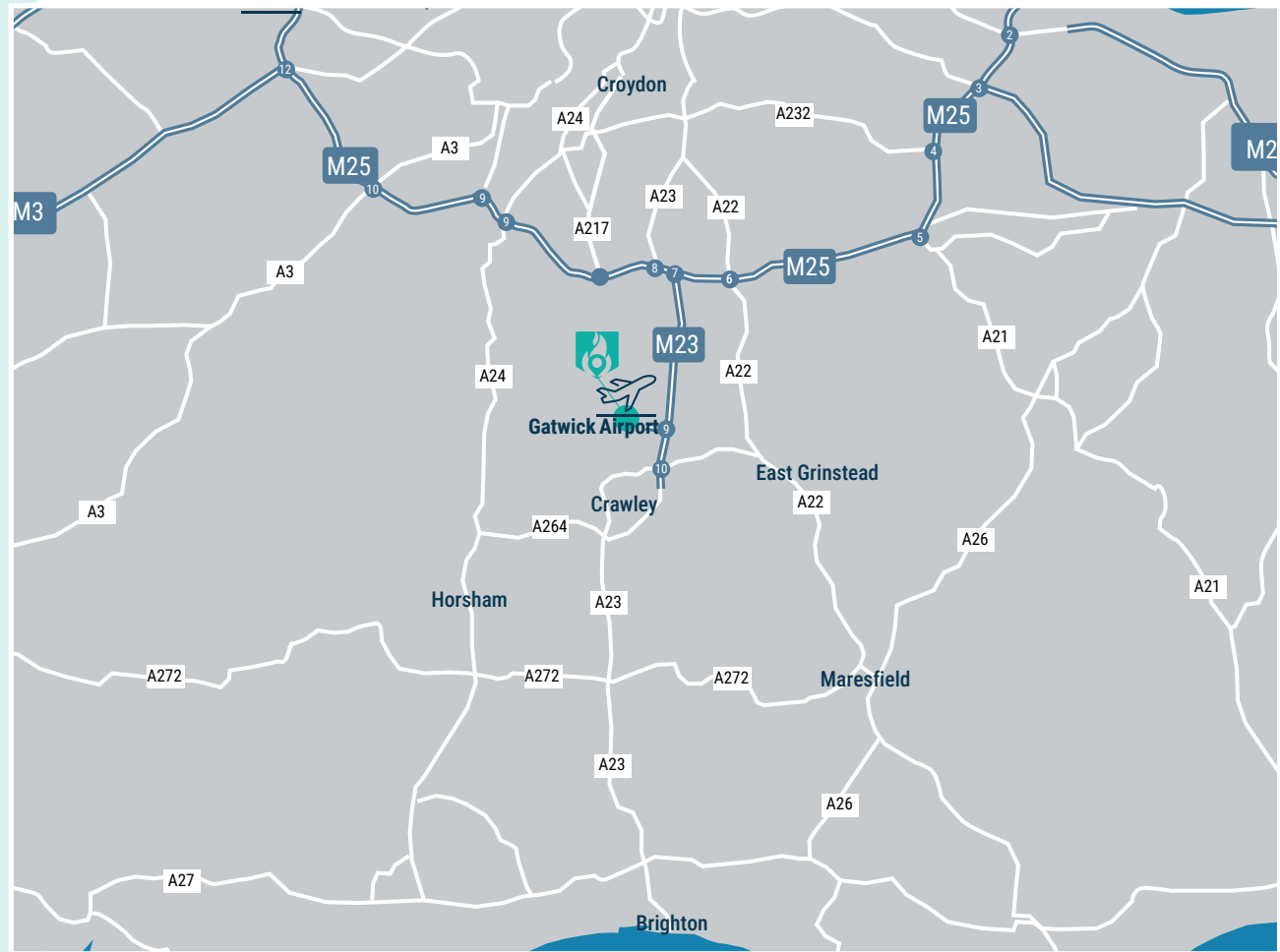
The property extends as follows on a GIA Basis

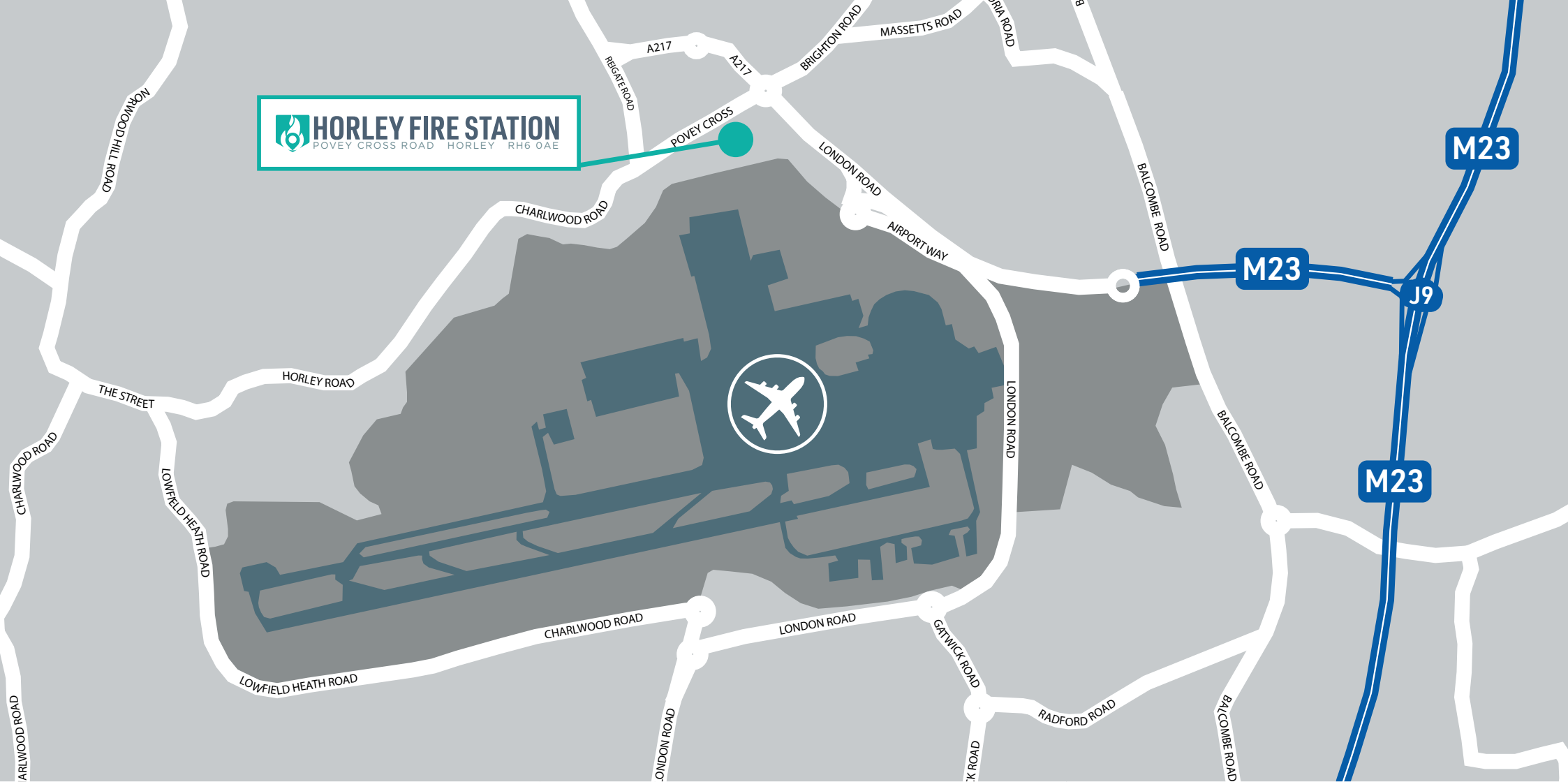
FLOOR AND USE	SQ FT	SQ M
Main Building First Floor	3,110	288.92
Main Building Ground Floor	6,368	561.59
Garage Mezzanine	2,841	263.93
TOTAL	12,319	1,144.44



LOCATION

The property has extensive frontage onto Povey Cross Road, a few hundred yards from the junction of the A217 and A23. The Crawley Local Plan identifies the property as being within the Gatwick Airport Boundary from a Planning Policy perspective. The rear immediately abounds Gatwick Airport. Crawley is some 3 miles to the south, Junction 9 of the M23 2 miles away and Redhill 6 miles to the north.





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PLANNING

The current use is Sui Generis, and the Current Crawley Local Plan identifies that the site sits within the Gatwick Airport boundary. Prospective purchasers are recommended to undertake their own research on the suitability for their specific use.

PRICE

Guide price of £3,000,000 for the freehold interest

DATA ROOM

To view the data room [click here](#)

RATES

Rateable value to be reassessed. Current RV as a fire Station is £99,000.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC of D99.





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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Stiles Harold Williams nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

Note: All plans not to scale.



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