



Commercial Local Centre

Imberhorne Farm, East Grinstead

Leasehold and Freehold Expressions of Interest Invited



Development Summary

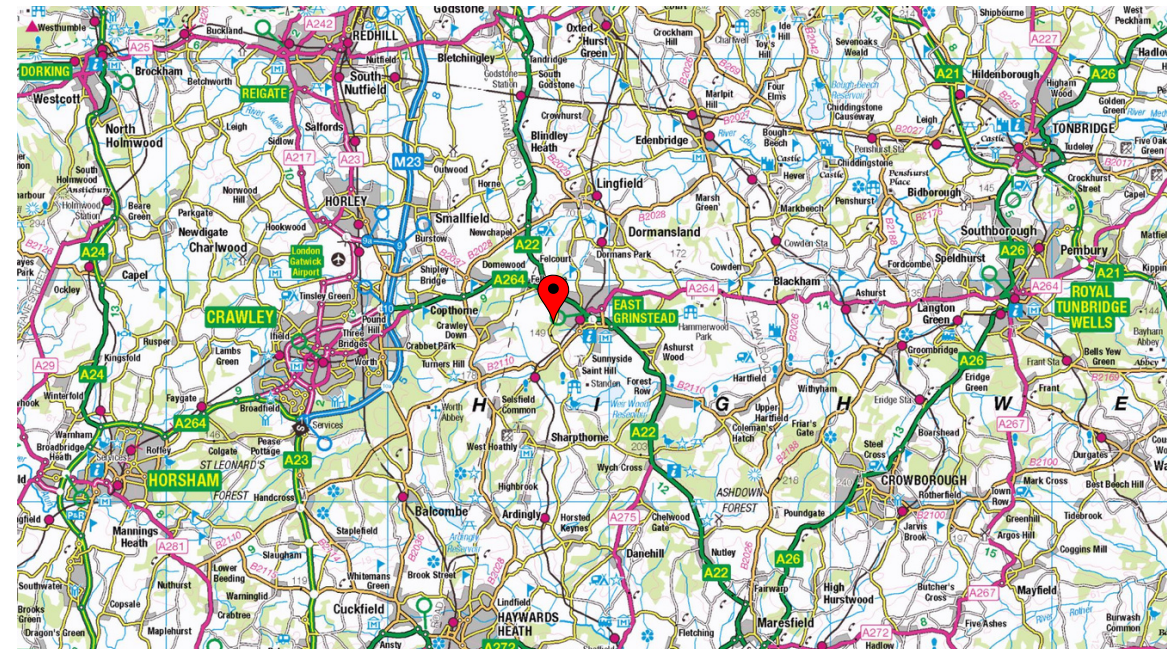
- Attractive Local Centre Site
- Adjacent to new 550 residential led scheme with 150 care village also proposed
- East Grinstead town centre and the wider town centre catchment also within 2km of the site
- Allocation for commercial development
- Local Centre Site extends to approximately 1.44 acres (0.54ha)
- Up to 499 sq m of retail space, plus a requirement to deliver a 400 sq m healthcare facility
- Of interest to food store retailers, day nursery operators, destination retailers and quasi commercial users
- All proposals must be submitted by midday Thursday 30th July 2026.

Location

The site is located less than 2 kilometres (km) west of East Grinstead town centre, within the north of the administrative boundary of Mid Sussex. It is well located in terms of local, national and international destinations; Crawley, London and Brighton are readily accessible via the M23 and A23 (approximately 8km away) and Gatwick International Airport is approximately 13km north west of the site, allowing easy access to UK and international destinations.

The scheme (see overleaf) provides two traffic free pedestrian and cycle routes, providing connections to East Grinstead town centre, the site is ideally located for local journeys to be made by sustainable modes of transport. Heathcote Drive provides an alternative route into East Grinstead Town Centre, which is less than 2km from the site. It is approximately 1.5km from East Grinstead Train Station, which provides a rail link to London (and stations in between).

The site is close to bus stops on Imberhorne Lane and London Road (A22) providing frequent services to East Grinstead Town Centre, Tunbridge Wells, Crawley and Gatwick. The site has great local connections with Imberhorne Secondary school directly adjacent, Imberhorne Estate within a 2 minute walk from the site and the Worth Way (linking East Grinstead and Crawley together).



Site Description

The site is approximately 81.73 hectares (Ha) total in size, with an additional area of 38.67ha proposed for use as SANG land. The site comprises a number of agricultural fields and hedgerows, which form part of Imberhorne Farm. There are three listed buildings adjacent to the site: Imberhorne Farm (Grade II) and Imberhorne Farm Cottages (Grade II*) inset along the southern site boundary, and Gullege Farm (Grade II) to the western boundary.

The land slopes gradually to a low point, of approximately 90m AOD, along the northern boundary. The site has a gently undulating topography, influenced by a small tributary watercourse which runs from Imberhorne Farm towards the northern boundary of the site.

The boundaries of the site are defined by the Worth Way linear country park and an existing bridleway to the south, Imberhorne Lane, development at the Oaks and the playing fields of Imberhorne Upper School to the east, the Birches Woodland to the north and existing hedgerows, field boundaries and farmland to the west. The bridleway crosses the site east-west, providing access to the Imberhorne Farm House complex, Gullege House and the Worth Way long distance path (PRoW: 44bEG-1). A permissive public footpath follows the eastern boundary of the site, providing a traffic free link between the bridleway and Imberhorne School.

The local centre forms 1.44 acres (0.54ha) of the overall site and is highlighted on the plan in yellow above.



Yellow area is the location of the local centre

Planning

Hybrid planning was obtained for 1) outline planning permission for a mixed use development comprising up to 550 dwellings (Use Class C3), a care village of up to 150 dwellings (Use Class 2), land for a 2 form entry primary school (including early years provision and special needs education provision), mixed use neighbourhood centre, allotments, landscaping and sustainable urban drainage; and 2) full planning permission for playing fields, new sports pavilion, and running track associated with Imberhorne Secondary School, a Suitable Alternative Natural Greenspace (SANG) with associated car park, access from Imberhorne Lane, internal road to the SANG, pedestrian/cycle link from Imberhorne Lane and associated landscaping and infrastructure.

The Neighbourhood Centre is required to deliver a 400 sqm healthcare facility (for which there will be no land receipt) and retail space of "at least" 499 sqm. The building can be up to 3 storeys in height with potential for residential above (STP). The parcel will need to provide sufficient parking provision.



Tenure & Opportunity

Offers are invited on both a freehold serviced site basis, subject to planning and vacant possession. In addition to this offers are invited on a leasehold basis. If the latter, we require details from each occupier in respect of their proposed use and timescales, along with site requirements including; site size, site location, building(s) size, number of car parking spaces and whether the occupier would look to build the building(s) themselves or take a unit in a shell and core condition with capped services subject to AFL.

Method of Sale

The various site elements are being leased or being sold by way of informal tender. All proposals must be submitted by midday Thursday 30th July 2026.

EPC

No buildings are present on site. The EPC's will be assessed upon completion of the development.

Viewing

For a formal viewing strictly by appointment with Savills

Adam Bullas

abullas@savills.com
023 8071 3957
07812 965 395

Samuel Hart

samuel.hart@savills.com
023 8071 3957
07812 425 097

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