

Development Opportunity Rowfant House

Wallage Lane, Crawley, West Sussex, RH10 4NG



■ Attractive buildings including

| | |
|-----------------|--|
| Main House | 1,876.5 sq m (20,198 sq ft) Grade II* listed |
| Care Home | 697.2 sq m (7,504 sq ft) |
| Total site area | 8.9 hectares (22 acres) |

- The buildings include office space, workshop and storage, in beautiful grounds with an ornamental lake
- Currently used as a care home and wedding venue.

- Development potential for residential, commercial, leisure, care home or other institutional type uses.

- Attractive rural location yet close to the A road network and M23

- Rowfant House is offered for sale but Rowfant House Ltd may consider proposals for the repayment of existing debts and recapitalisation of the company and a continuing role in the future development of the property.



Nicholas O'Reilly and Simon Thomas of Moorfields Corporate Recovery LLP, 88 Wood Street, London, EC2V 7QF are Administrators of Rowfant House Ltd.

Location

Rowfant House is located in the rural village of Rowfant, approximately 6 miles from Gatwick Airport, 4 miles from Crawley, 6 miles from East Grinstead and 32 miles from Central London. The property is located south of the A264 and East of the M23 on Wallage Lane.

Rowfant House is located between junction 10 (North) and 10A (South) of the M23, with A and B roads linking to Turners Hill Road, and Wallage Lane.

Crawley Down provides a range of local services, including a Dental Surgery, Local Supermarket, Butchers, Pharmacy, Newsagents and Local Pub.

The nearest station is Three Bridges in Crawley, from where services run directly into London Bridge (circa 35 minutes), Victoria (circa 35 minutes) and also to East Grinstead, Brighton and Gatwick.

Background

Rowfant House and its grounds date back to the 15th Century. The house remained in private ownership until it was acquired in 1962 by the Latvian Lutheran Church in Great Britain and became a hub for community events and a base for the Latvian community. The property operates as a Wedding Venue, Care Home, Religious and Wedding Ceremonies and Private Leisure Venue.

Description

Rowfant House sits on a 22.5 acre site of lawns, mature woodland, fishing lake, walled garden and includes a number of outbuildings. Several of the old trees around the house are subject to Tree Preservation Orders (TPOs). The grounds are surrounded by woodland and fields.

Rowfant House

The main house is Grade II* listed. The accommodation is arranged over two upper floors and there are 24 bedrooms used by guests and live-in staff. The ground floor offers three separate public spaces currently utilised as a bar and restaurant, with a double sided bar serving all rooms. One of the bars forms part of a modern extension to the rear. There is a reception room and two meeting / private dining rooms with staff offices and a working kitchen to the rear. Two of the function rooms are licensed for weddings.

The original part of the property is an L-shaped mansion of two storeys with attic space and rear extensions. The original section of the west wing (south facing elevation) dates back to the 15th century and was refaced in the 16 century. There are a number of original features including C16 fireplaces and C17 Panelling.

To the rear of the main building there has been a modern extension which opens into a courtyard. There are further ancillary

buildings which currently house maintenance and laundry facilities.

Adjoining to the main building is the chapel which is currently used for services by the owners and serves as a chapel for wedding guests. The care home has 21 beds across two floors and includes a dining room, small kitchen, courtyard and living area.

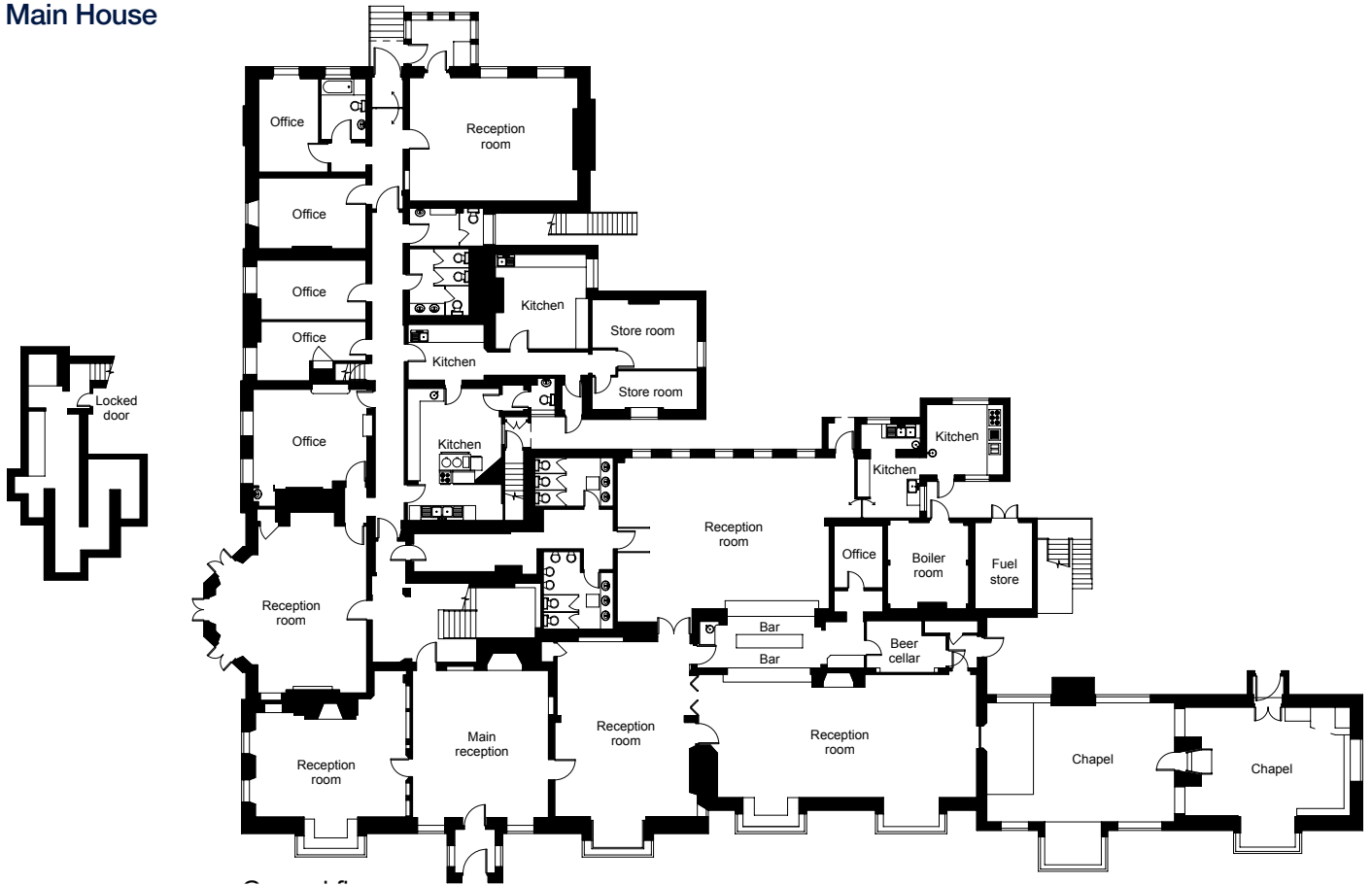
Adjacent to the care home are two small bungalows which are currently under a separate ownership. Please see the website for details of ownership.

In addition to the main house and associated outbuilding grounds there are two temporary cabins used for residential purposes located north of the main house. All access to the separate properties are through the main gate and driveway.

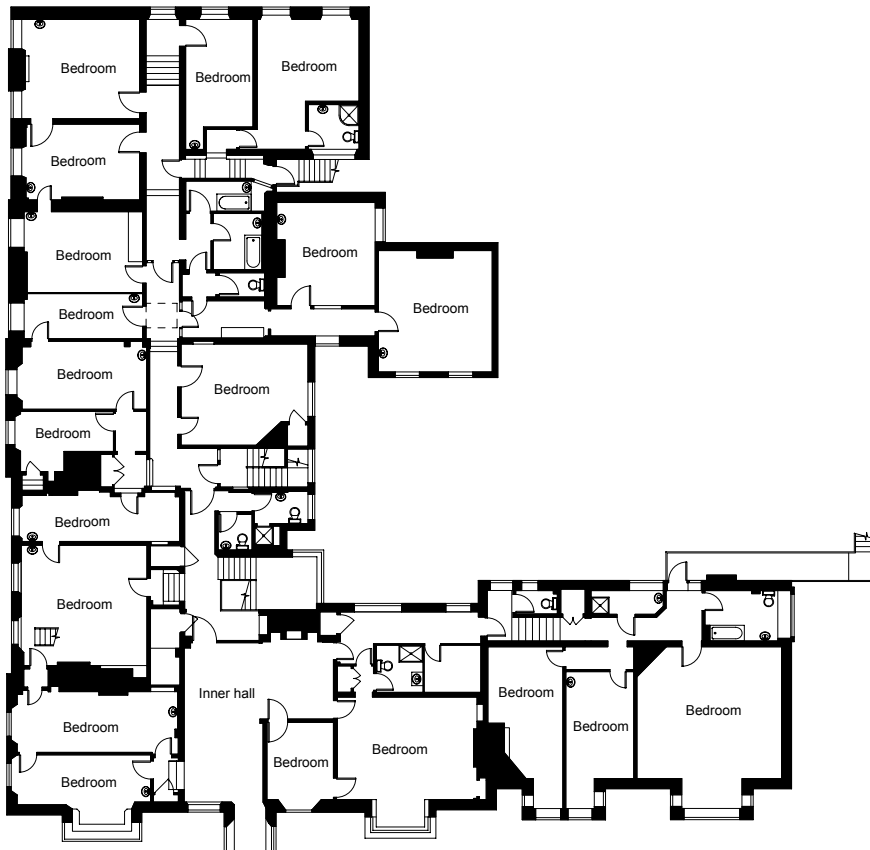
A public access footpath runs through the centre of the property with access through the main gate and archway through to the rear of the garden.



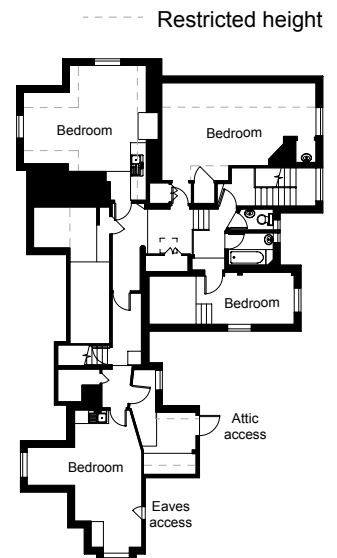
Main House



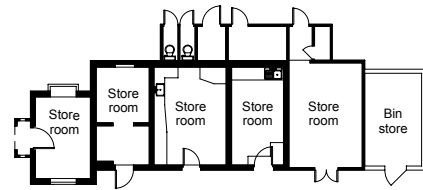
First Floor



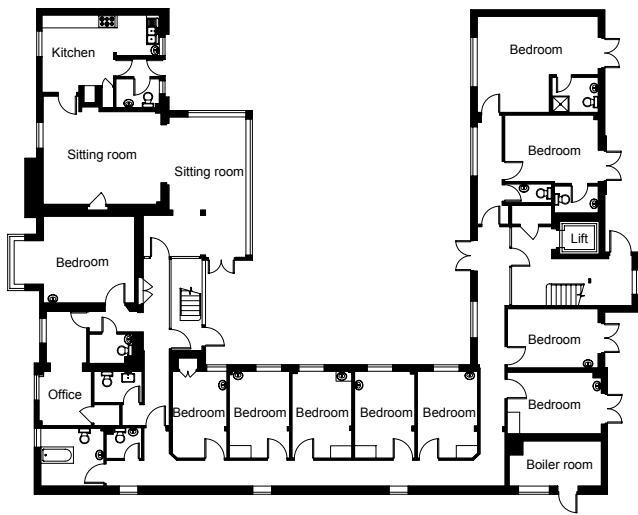
Second Floor



Care Home

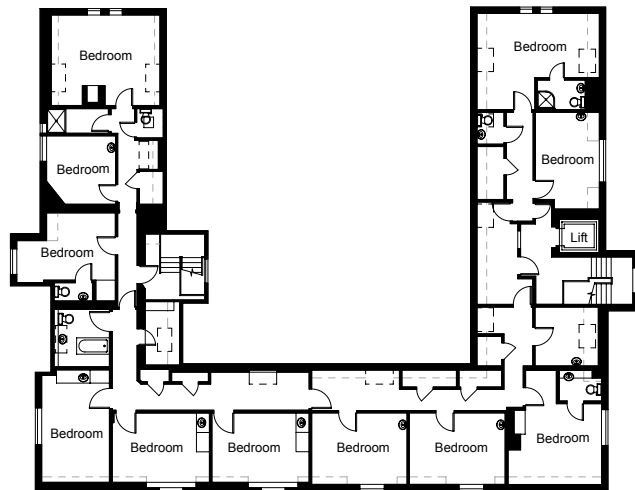


Ground Floor



First Floor

----- Restricted height

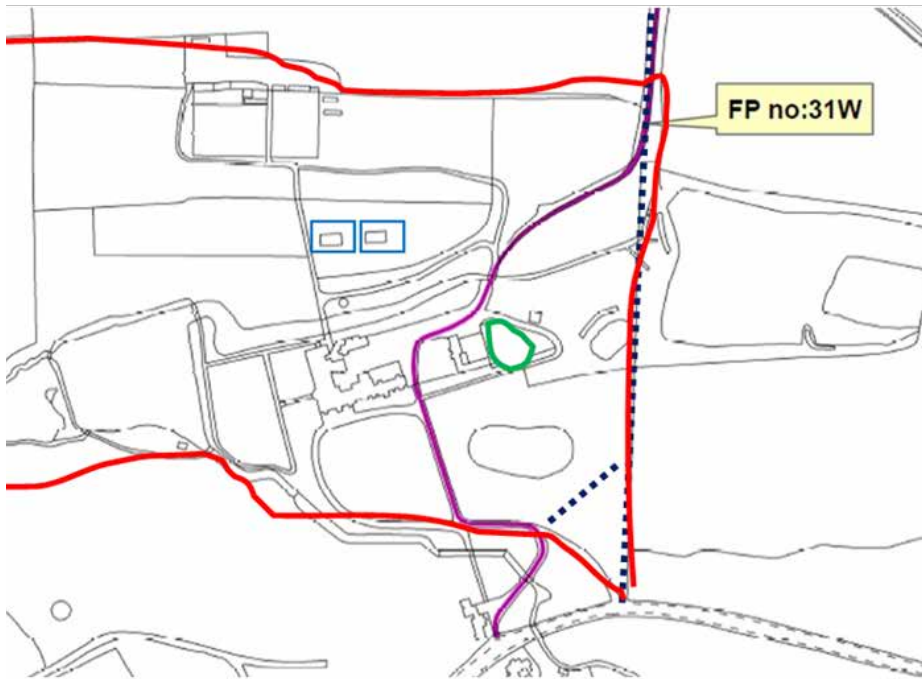


Basis of the transaction

Interested parties should register with the vendors agents, Savills and will be informed of a date for best offers or proposal. The Trustees of the vendor charity (in Administration) will consider proposals for continued participation for either or both of the current uses and have prepared a master-plan: Parties interested in a JV or other forms of co-investment should register the nature of their interest with Savills.

However in either event the purchaser will be expected to exchange contracts promptly following receipt of documentation and to acquire the property on a wholly unconditional basis within a specified period of exchange of contracts, or otherwise put the Administrators in a position to repay the company's debts.

The Administrators and their agents, Savills (UK) Ltd will cooperate with purchaser's inquiries but no reliance will be given. The Administrators are not obliged to accept the highest or any offer.



Legal Ownership

Copies of the legal documents are available from the website.

The property is held on 2 titles:-

1. The registered proprietor of the Main House and immediate grounds is Rowfant House Limited (RHL) with possessory title (WSX349021).
2. The Field Property is held (on absolute title) by London Latvian Evangelical Lutheran Church Limited (LLELCL) under title number WSX8656.

These titles are together edged red : RHL and LLELCL are the same legal entity.

Excluded from the sale is Title number WSX358198 which is a freehold title (edged green) as a result of a sale on 31 May 2013. This transaction was subject to overage arrangements which will be assigned to the purchaser.

There are licence arrangements which are not registered at the Land Registry in relation to 2 temporary cabin home units located behind the tree belt (indicated in blue).

The title for the main house is subject to rights / covenants imposed in the 1962 conveyance which benefit the lodge building.

Foot Path no 31W (in purple) crosses the property via the lodge gates, but this might be relocated subject to the normal processes. There are alternative routes, one of which might be progressed in conjunction with the owner of the lodge, subject to cooperation.

Current business uses

The current uses at the property are being run down. All residential staff are on service tenancies and it is envisaged that Vacant Possession can be offered with the exception of the points set out above.

Town Planning

The local council is Mid-Sussex District Council. Tel: 01444 458 166.

The site currently has a C2 and Sui Generis use class having previously been granted for change of use (from dwelling to wedding venue), Local Policy C14 is relevant, which has a provision for residential reuse of institutional buildings or country houses no longer suitable for single family occupation. We consider there is potential to return the property to a private residence as well as continuing the current C2 use as a care home, or other similar institutional uses. Subject to obtaining the necessary consents, there may also be the opportunity to develop the property for multiple residential uses (C3 use), office/business uses (B1 use) or boutique hotel (C1 use).

An initial indicative scheme has been drawn up by a planning consultant acting for the owners. This shows extensions within the courtyard and additional new developments in less sensitive areas to the rear of the site.

The planning strategy suggests that this additional accommodation can be justified as enabling the development to secure the continuation of the existing uses.

Rowfant House is Grade II* listed status and the heritage officers, along with English Heritage, will want to ensure the building and its surroundings are preserved.

Services

We understand that the property has general telecommunications, mains electricity, mains water, working boilers and private drainage.

Rateable Value

£9,700 as per the VOA for the 'Club & Premises'

Fixtures and fittings

All fixtures, fittings and equipment are to be assumed as excluded from the sale, but may be available by separate negotiation.



Viewing

The property may be inspected by prior appointment through the Vendor's sole agents, Savills (UK) Ltd.

VAT

Any guide prices are exclusive of VAT. The owners have waived the exemption from VAT, and VAT will be payable by the purchaser unless there is a sale as a TOCG or otherwise agreed by HMRC.

Further Information

Further information, including floor plans, Land Registry details and historical plans, are available from the website

sites.savills.com/rowfanthouse

Post code for Sat Nav

RH10 4NG

Contacts

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