



FOR SALE

Offers in excess of
£2,000,000

The Maple Manor Hotel is well located for Gatwick Airport, Crawley Town Centre, Manor Royal Industrial Park and the M23 Motorway. Offering 12 en-suite guest bedrooms.

The hotel offers the opportunity for exclusive use events and is fully licensed for Civil Ceremonies.

VIEWINGS BY APPOINTMENT ONLY

The Maple Manor Hotel, Charlwood Road, Lowfield Heath, Crawley, RH11 0QA

- ◆ Gatwick North Terminal 3.1 mile away. Gatwick South Terminal 4.6 miles away.
- ◆ Large Car Park offering opportunity for Stay & Fly packages.
- ◆ Overall plot size 1.747 acres
- ◆ 12 En-suite rooms
- ◆ Fully Licensed for Civil Ceremonies
- ◆ A portion of the rear car park area is currently let at a rate of £43,800 per annum.

CONTACT

Mark Higgins



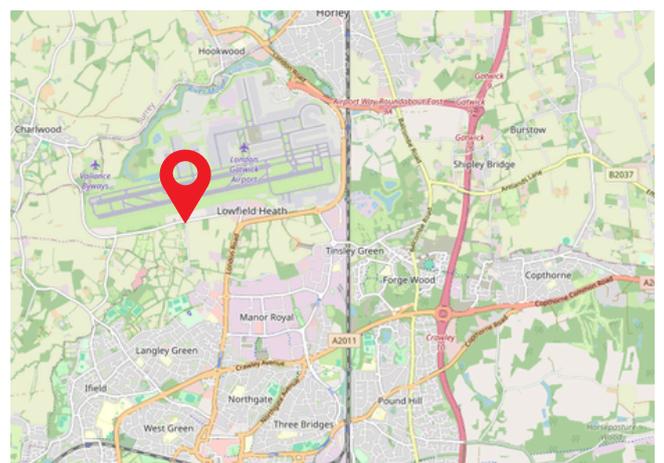
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1.747 ACRES

Situated on a total plot size of 1.747 Acres of land this property is located 4.6 miles from Gatwick South Terminal, 3.1 miles from Gatwick North Terminal and 2.8 miles from Crawley Town centre. The Maple Manor Hotel is excellently located for providing great access. The M23 motorway, Junction 9 is 3.9 miles away.

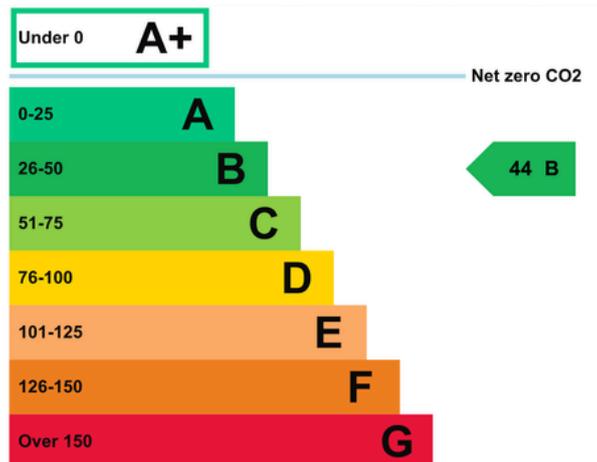


TGE
PROPERTY



EPC Rating

This property's energy rating is B.



LONDON GATWICK

TGE
PROPERTY



SECOND RUNWAY APPROVED

September 2025 saw the approval of Gatwick's second runway. Set to increase from 280,000 flights a year to around 389,000 by the late 2030s.

As airport capacity grows and passenger numbers climb the demand increases for convenient long-stay parking and transport access near the airport.

Maple Manor Hotels ideal location makes it a prime opportunity for Stay & Fly packages.

PASSENGER NUMBERS

- ◆ 2024 - **43 million passengers** (5.7% increase from 2023)
- ◆ 2023 - 40.9 million passengers



Source: www.gatwickairport.com

FLOOR PLAN

Approximate Floor Area = 404 sq m / 4347 sq ft
Outbuilding = 11.7 sq m / 126 sq ft
Total = 414.55 sq m / 4473 sq ft



GROUND FLOOR



FIRST FLOOR

