



MAPLE MANOR HOTEL

THE MAPLE MANOR HOTEL, CHARLWOOD ROAD, LOWFIELD
HEATH, CRAWLEY, RH11 0QA

FOR SALE



£1,695,000

Maple Manor Hotel is a charming 12-bedroom, en-suite hotel occupying a substantial 1.747-acre site in a prime location close to Gatwick Airport, Crawley Town Centre, Manor Royal Business Park and the M23 motorway. Fully licensed for Civil Ceremonies, the property is well suited to exclusive-use weddings, events and hospitality.

Additional features include a large car park with Stay & Fly potential, providing an attractive supplementary revenue stream.

*A portion of the rear car park area is currently under offer for a new 3 year lease at a rate of **£70,000 per annum**, subject to contract.*



EPC: B 44

ALTERNATIVE USES

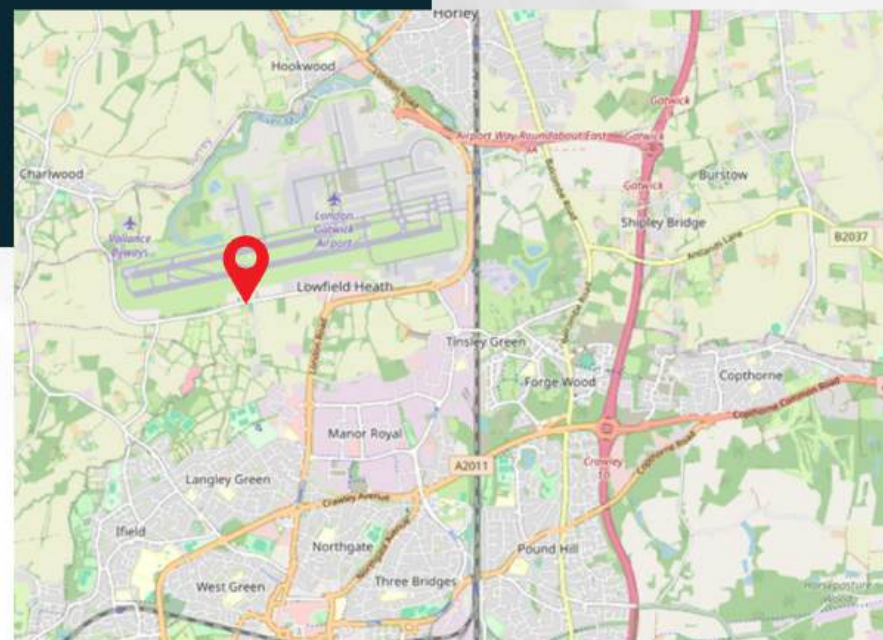
- Assisted living
- Office HQ Building/Co-working space
- Day Nursery
- HMO
- Healthcare or Wellness Centre
- Corporate Accommodation

*STPP

LOCATION

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.

Gatwick Airport (North Terminal)	-	3.1 miles
Gatwick Airport (South Terminal)	-	4.6 miles
Crawley Town Centre	-	2.8 miles
M23 (J9)	-	3.9 miles



FLOORPLAN

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



TGE Property Limited has taken all reasonable steps to ensure the accuracy of these particulars and the information contained herein is provided in good faith. However, prospective purchasers or tenants should not rely on it as statements or representations of fact. All interested parties should satisfy themselves by inspection, survey, and independent enquiries as to the correctness of the information provided. Areas, measurements, distances, and floor plans are approximate only. Any reference to services, fixtures, fittings, plant, equipment, or appliances does not imply that they are in working order or fit for purpose.

LONDON GATWICK



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