

# THE HAY BARN

WINEHAM NR. HENFIELD • WEST SUSSEX





# THE HAY BARN

HENFIELD • BN5

***A superb building plot with planning permission for a detached barn style dwelling enjoying far reaching views to the South Downs***

Superb rural building plot

Lovely rural outlook to South Downs in the distance

Fine rural location

Consent for barn style property

Adjoining pasture land

**In all approximately 1.25 acres.**

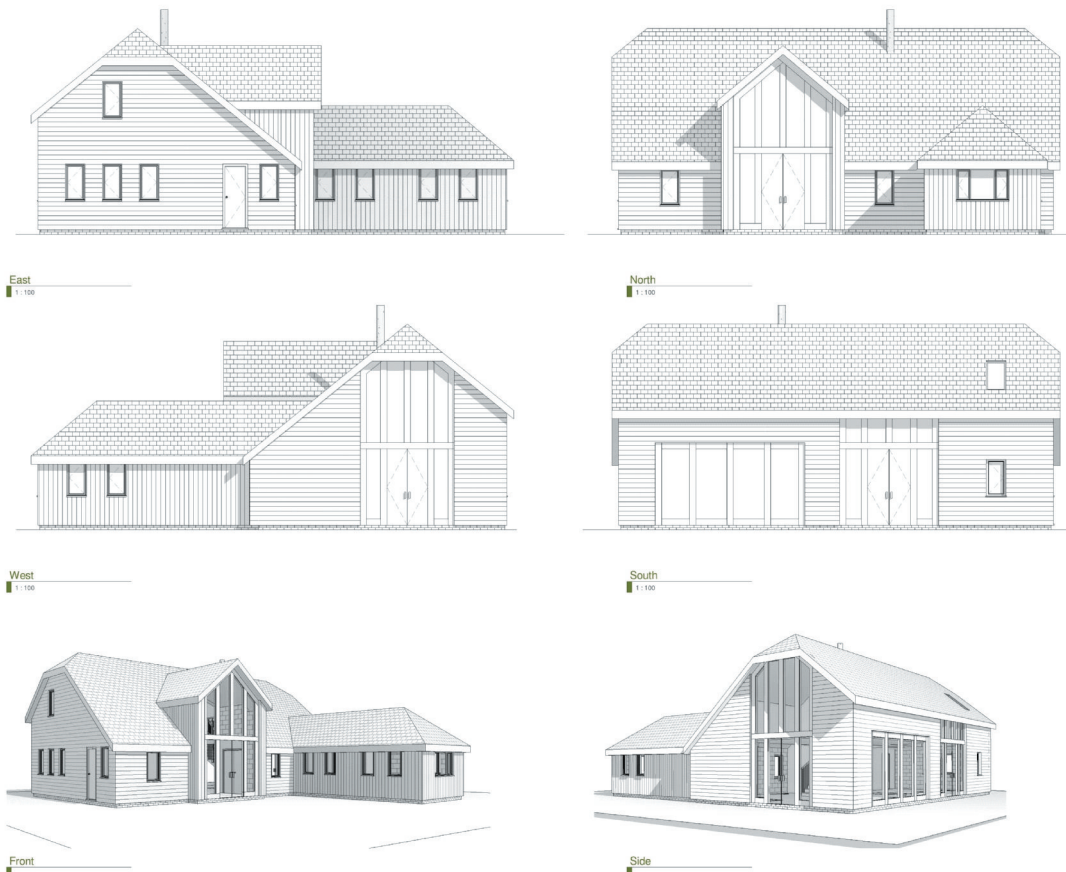
Henfield 2.8 miles

Hassocks 4.8 miles (London Victoria 48 mins)

Haywards Heath 9.2 miles • Brighton 12.2 miles

Gatwick Airport 19.2 miles • Central London 46 miles

These particulars (and distances are approximate) are not to be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



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## The Property

The 'Hay Barn' represents an increasingly rare opportunity to acquire a rural building plot for a handsome new detached house. Planning consent DN/16/1940 was granted on appeal on 24th January 2017 for a detached barn style new dwelling as an alternative to the permission granted under DM/15/4411 for the change of use of the steel framed agricultural building known as the Hay Barn to one dwelling. The approved dwelling as shown in the drawings proposed by Manorwood of Chichester with timber and tile elevations and large areas of glazing in particular to the double height to the Western end and principal gabled entrance to the North side and all of which will provide extensive rural views over surrounding countryside to the South Downs in the distance. The dwelling as currently approved extends to approx. 2,100 sq. ft. and it is felt that there may be potential for further enlargement - subject to all necessary consents.

To the West of the building plot is an area of gently sloping pasture land and with the plot as a whole extending to approx. 1.25 acres (0.50 Ha) and occupying a lovely rural location at Great Wapses Farm which is located at the end of a non-through private lane with adjacent properties including the fine Grade II Listed farmhouse, detached cottage and adjacent Sussex Barn and outbuildings with planning consent for a separate residential conversion.

## Local authority

Mid Sussex District Council Tel: 01444 458166

## Situation

The building plot is located at the end of a long no-through private lane, leading to Great Wapses Farm and shared with other farm properties. Communications in the area are very good with the readily accessible A23/M23 linking to Brighton within 12.5 miles and Gatwick Airport, within 19.5 miles. Henfield village with its good range of local facilities is within 3 miles and Hassocks with similar facilities plus mainline station (London Victoria 48 mins) is within 5 miles and Haywards Heath approx. 9.5 miles and more extensive facilities. Sporting and recreational facilities in the area include a number of golf courses, racing at Brighton and Plumpton, show jumping at Hickstead and, over the surrounding countryside, many miles of beautiful bridleways, walks and bike rides.

## Directions (Postcode BN5 9BJ)

From Horsham: Follow the A281 south to Cowfold. On reaching Cowfold, take the A272 heading east for approximately 1.5 miles. Turn right into Wineham Lane and proceed approximately 2.5 miles to the end of the lane. Turn left onto Hurstpierpoint Road (B2116) and left again into the first of two entrances on a sharp right hand bend. Follow the lane all the way to the end bearing left when entering the farm and the The Hay Barn is situated ahead.

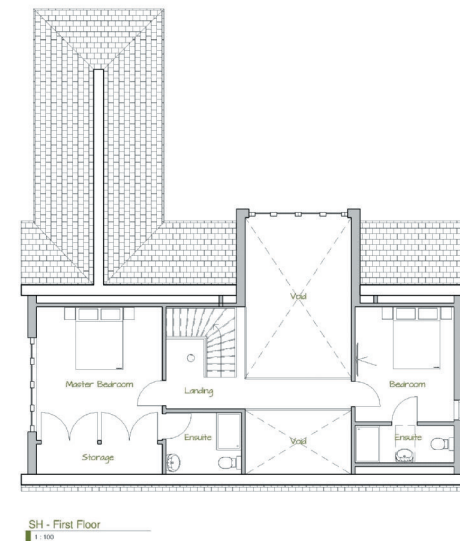
## Services

The purchaser would need to make their own connections to independent services including private drainage as part of the build.

## Approximate Gross Internal Floor Area

**195.09 sq.m./2,100 sq.ft.**

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