

Old Clayton Development

Full planning permission for the demolition of the existing kennels, cattery buildings and dwellings, and the erection of a 60-bed care home (Class C2) and over 55's bungalows, along with associated access, landscaping, and the relocation of the existing saddle stone barn

Introduction

Fowlers Land & New Homes are pleased to introduce an exciting opportunity on behalf of Highwood Group to acquire a residential development parcel with full planning consent.

The site forms part of a wider consented scheme for the comprehensive redevelopment of the former kennels and cattery premises, and benefits from detailed planning permission for the erection of a 60-bed care home (Class C2) and 8 age-restricted bungalows (Over 55s), together with associated access, landscaping and the relocation of the existing staddle stone barn. Highwood have now made the decision to dispose of the bungalow element, which no longer aligns with their current build programme. As such, offers are invited in the region of £1.1 million for the fully serviced parcel of land allocated for the 8 bungalows.

This is a rare opportunity to acquire a well-positioned, consented site with all necessary access and services to be delivered to the boundary as part of the vendor's enabling works. The site will be sold with all relevant planning conditions discharged relating to the bungalow element.

Fowlers Estate Agents

Specialists in Land & New Homes
Across West Sussex

Fowlers Land & New Homes is a dedicated division of Fowlers Estate Agents, an established and independent agency with offices in Storrington, Pulborough, and Billingshurst.

With decades of experience in land and development, we offer tailored, results-driven services to landowners, developers, and housebuilders across Sussex.

We're proud to be retained by Welbeck Land to market this strategic opportunity, drawing on our local expertise, planning insight, and proven ability to unlock and maximise land value.





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Key Highlights

- Full planning permission granted for 8 over-55s bungalows
- Serviced development parcel – with access, electricity, water, and drainage to boundary
- Located within a wider consented scheme that includes a 60-bed care home
- All relevant planning conditions discharged for the bungalow element
- Freehold sale with vacant possession
- Attractive edge-of-settlement location, ideal for age-restricted housing
- Offers invited in the region of £1.1 million
- CIL and Water Neutrality contributions under review – offers to be made gross of these
- Strong local demand for single-storey, later-life homes
- Delivered with enabling works by Highwood Group

Location & Setting

The site is located in a desirable semi-rural position, within easy reach of local amenities and set on the edge of a peaceful and well-established community. Surrounded by open countryside and mature landscaping, the development offers an ideal setting for later-life living, combining tranquillity with convenience. The nearby village centre provides essential services, while the wider area benefits from excellent connectivity to Storrington, Steyning, and Pulborough, with access to both the A24 and A27 within easy driving distance. Rail connections from Pulborough or Horsham provide direct services to London Victoria, making the location both well-connected and attractive to downsizers or early retirees. The bungalows will form part of a wider scheme anchored by a high-quality care home, contributing to a thoughtfully planned and complementary residential environment.

Guide Price: £1,200,000



Planning

Full planning permission has been granted for:

Demolition of the existing kennels, cattery buildings and dwellings, and erection of a 60-bed care home (Use Class C2) and 8 x over-55s bungalows, together with associated access, hard and soft landscaping, and the relocation of the existing staddle stone barn.

- Planning Reference: DC/23/0701
- Local Authority: Horsham District Council
- All planning conditions relating to the bungalow parcel will be discharged by the vendor prior to completion.

Site & Delivery

- The 8 bungalows are arranged in a private cul-de-sac formation, separate from the care home provision.
- The vendor will deliver a fully serviced parcel, including:
 - Vehicular access road constructed to the boundary
 - Electricity, water, and drainage connections provided to the boundary
 - Site to be cleared and prepared for development

Community Infrastructure Levy (CIL) & Water Neutrality

The status of CIL and Water Neutrality contributions is under review. At this time, purchasers are advised to submit offers gross of any such liabilities, pending further clarification from the vendor and local authority.





Bungalow 4, 5, 6 & 7 - East Elevation
1 : 100



Bungalow 4, 5, 6, 7 & 8 - West Elevation
1 : 100

All enquires to either Marcel Hoad or Jamie Hoad where a full information is available.

Viewings available on request

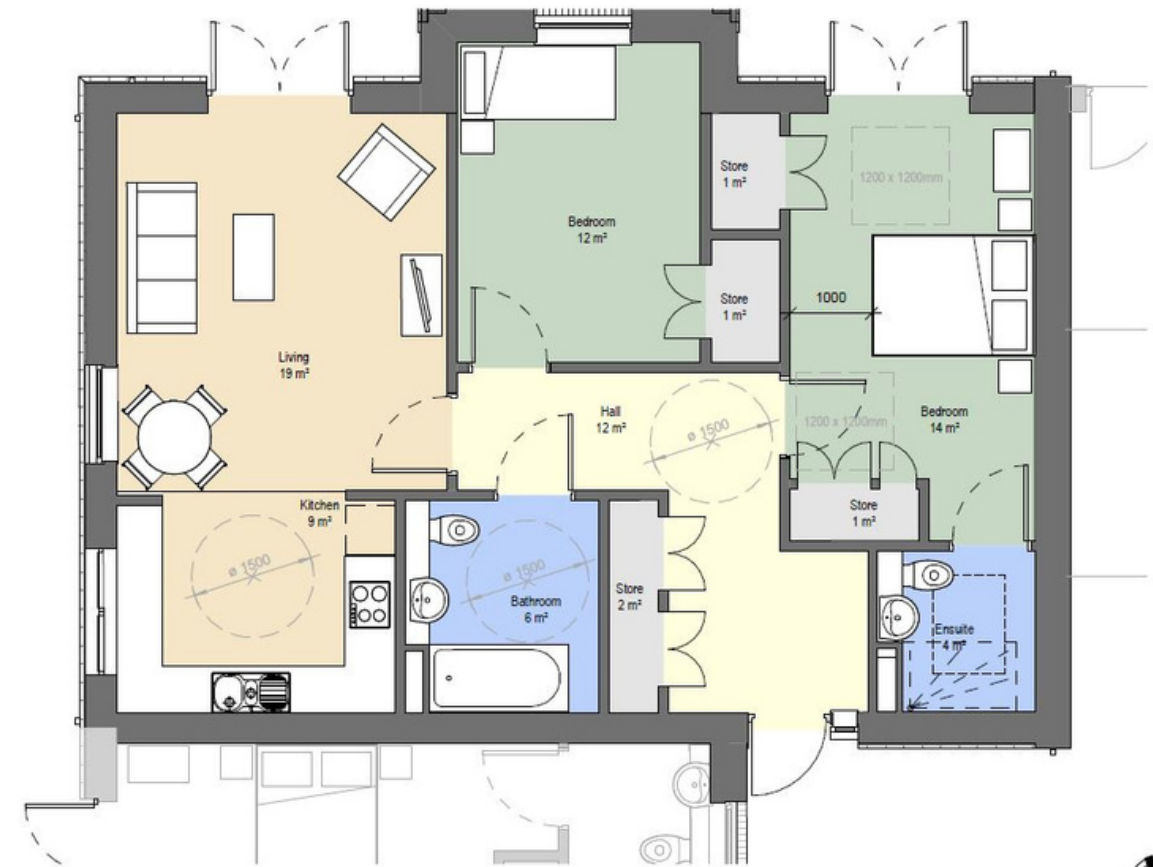
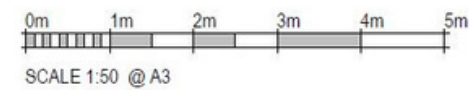




Bungalow 1 - Floor Plan

1 : 50

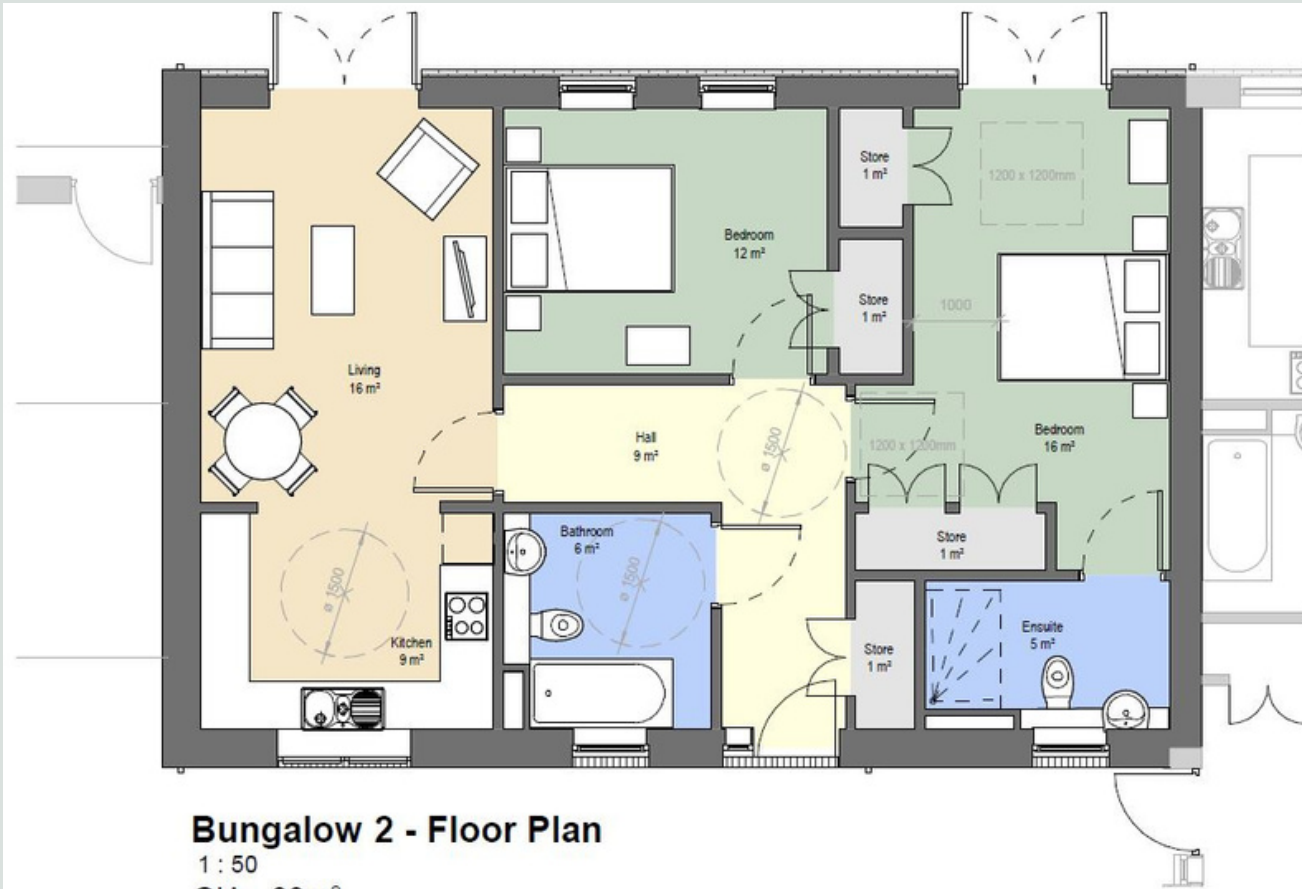
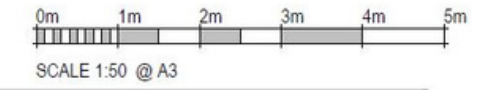
GIA - 79m²



Bungalow 3 - Floor Plan

1 : 50

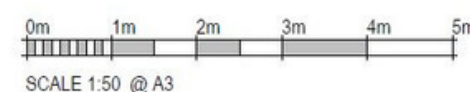
GIA - 85m²



Bungalow 2 - Floor Plan

1 : 50

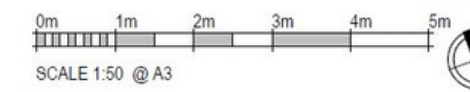
GIA - 83m²



Bungalow 4 - Floor Plan

1 : 50

GIA - 114m²

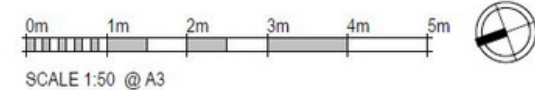




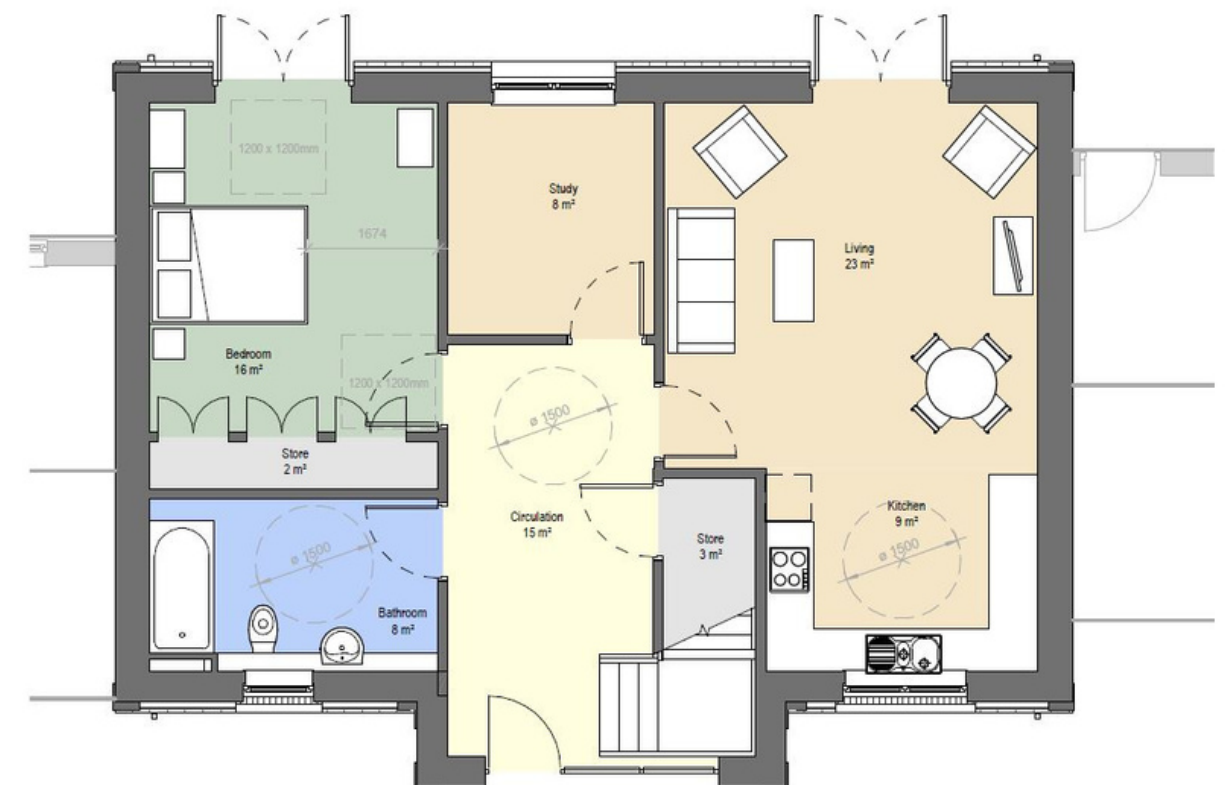
Bungalow 5 - Floor Plan

1 : 50

GIA - 77m²



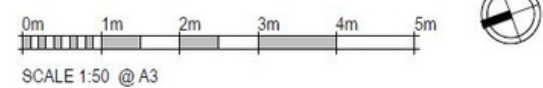
SCALE 1:50 @ A3



Bungalow 6 - Floor Plan

1 : 50

GIA - 128m²
(3 bed - 150m²)



SCALE 1:50 @ A3



Bungalow 7 - Floor Plan

1 : 50

GIA - 82m²



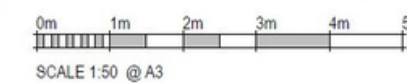
SCALE 1:50 @ A3



Bungalow 8 - Floor Plan

1 : 50

GIA - 83m²



SCALE 1:50 @ A3