

Former Mushroom Farm, Abingworth, Thakeham, West Sussex, RH20 3GW

**STRUTT
& PARKER**

BNP PARIBAS GROUP



A FORMER MUSHROOM FARM AVAILABLE FOR AGRICULTURAL USE ALTERNATIVE LAND USES MAY BE PERMITTED (SUBJECT TO THE NECESSARY CONSENTS)

- Approximately 389,700 sq ft of Buildings
- Extensive yard areas and additional agricultural accommodation land

In all about 30.14 hectares (74.47 acres)



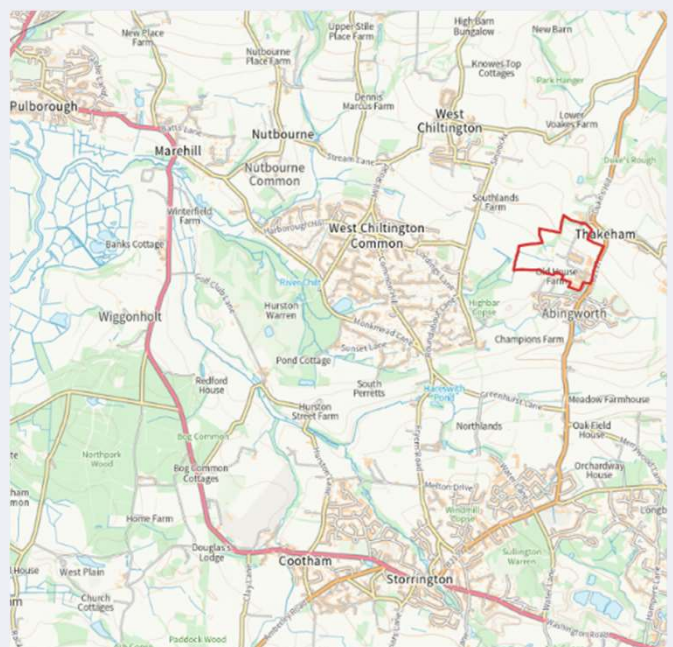
Former Mushroom Farm, (Previously known as Chesswood Farm, Abingworth, Thakeham, West Sussex)

LOCATION

The Property is situated west of the B2139, a short distance to the south of Thakeham village. The village of West Chiltington is approximately 1.5 miles to the west with more extensive facilities.

The larger population centres of Worthing and Horsham are approximately 10 miles to the south and 11 miles to the north east respectively.

The national rail network is accessible from Pulborough, approximately 3 miles to the west and the national motorway network is accessible from the A24, approximately 2 miles to the east.



DESCRIPTION

The property was previously operated by Monaghan Mushrooms, until its closure in May 2022 since which time the property has been vacant.

There is a total of approximately 315,771 sq ft of production buildings, together with 45,316 sq ft of pack house, storage, workshops and offices; 25,026 sq ft of ancillary buildings, and 3,595 sq ft of buildings in need of improvement or demolition.

Situated principally to the west of the buildings is 3.85 hectares (9.25 acres) of accommodation land, which includes tracks, yards, piles of hardcore and areas of concrete.

There is a further 16.8 hectares (41.59 acres) of ancillary land which lies adjacent to the horticultural operations on site.

In all, the property extends to a total area of approximately 30.14 ha (74.47 acres) with a total building footprint of 389,708 sq ft.

SERVICES

There is currently no electricity supply to site due to vandalism and would need some work to be turned back on. There is a water and gas supply and in addition there is borehole which has an extraction licence. (Further details included in the data room.)

PLANNING

The majority of the site consists of previously developed land, which was last in lawful horticultural (agricultural) use as a mushroom farm. The site includes various buildings, structures and hardstandings which were all required as part of the operation of the last use. The site benefits from planning permission for replacement and additional facilities for mushroom farming, some of which have been implemented (under planning permission LPA Ref: DC/12/0841 approved in 2013).

The Development Plan relevant to the site includes Horsham District Council Planning Framework 2015 and Thakeham Parish Neighbourhood Plan to 2031. The site is suitable for agricultural and horticultural uses and subject to planning permission presents re-purposing and/or redevelopment opportunities, which are appropriate and sensitive to the location.

Policy 9 of the Horsham District Council's Planning Framework 2015 seeks to protect existing sites with employment uses, and so subject to planning, the site would in principle be suitable for other employment uses. The policy states that other uses can also be considered where it can be demonstrated that existing employment sites/premises are no longer viable or needed.

The Neighbourhood Plan promotes an agricultural or horticultural use on the site, but the policy says if this is not possible it supports recreational, solar array or a light industrial/commercial use and/or tourism use within the existing developed area of the site only.

The above should not be taken as a complete planning review of the site and separate independent planning investigations should be made by interested parties.

FURTHER INFORMATION

- Agricultural Land Classification - Grade 2
- Soilscape 6: Freely draining slightly acid loamy soils







TENURE

All considered

VAT

We understand that the vendor will not elect to charge VAT

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There is a footpath that crosses the land, THA/2472/2. Please find further details in the data room.

DATA ROOM

Further information and a tender form will be available in a Data Room, details of which are available from the agents Strutt & Parker

TENDER PROCESS

Details of the tender process will be available in the Data Room together with a template of the tender form itself.

Please note that tenders will be assessed by our Client taking into account the financial consideration offered, proposed use, potential planning risks and the strength of the business plan. Our Client shall not be obliged to accept any specific offer.

In the event that interested parties wish to discuss any matters not covered in these particulars, or the data room, please contact the agents at Strutt & Parker

HEALTH AND SAFETY

Given the potential hazards of a working estate we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

VIEWINGS

Strictly by confirmed appointment with the vendor's agent.

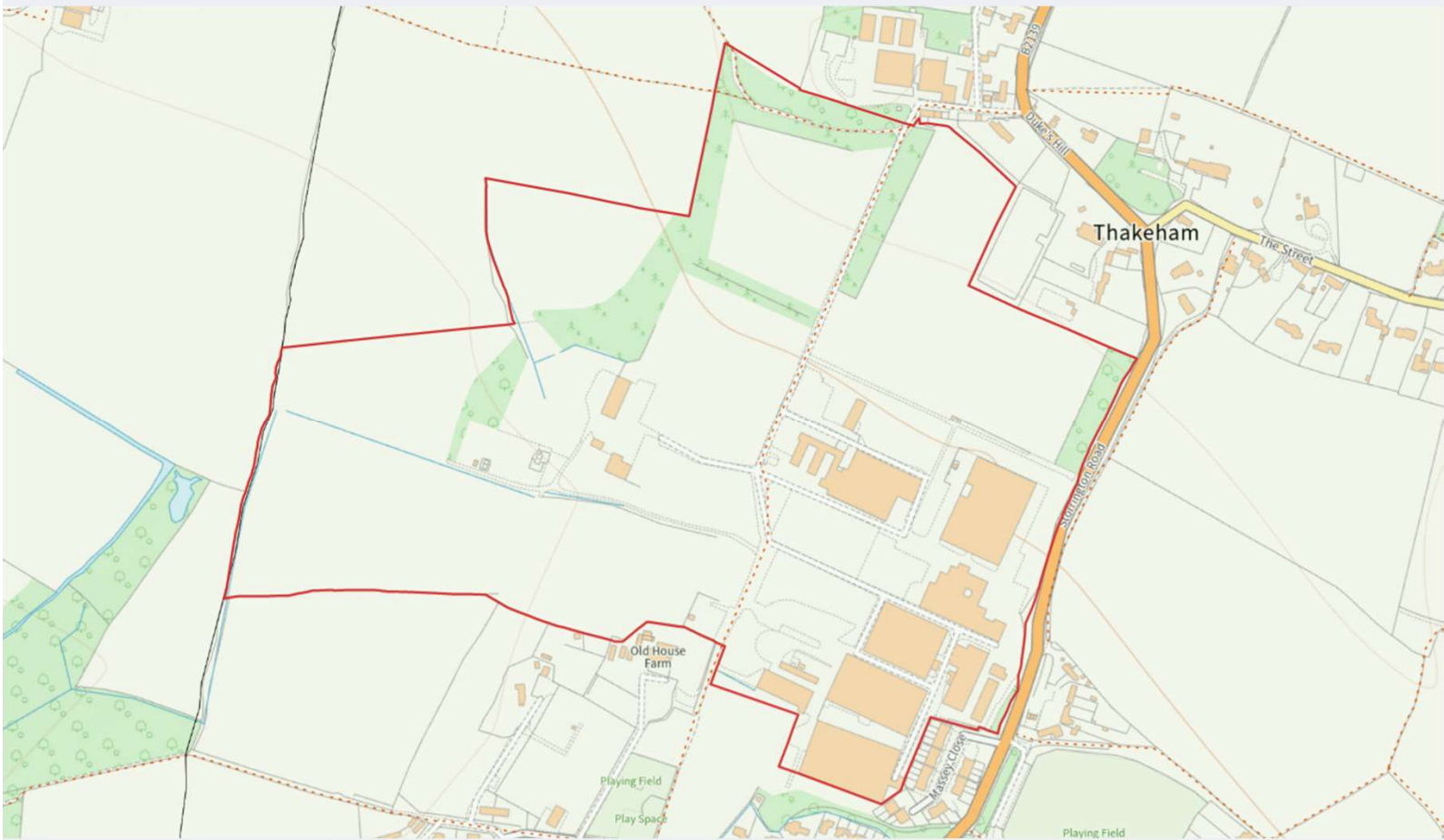
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DESIGNATIONS

The property is/is not located within the AONB/SDNP/Conservation area etc.

EPCS

The current use of the buildings is agricultural and therefore they are EPC exempt.

IMPORTANT NOTICE:

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