



2401/

Site and Location Plans

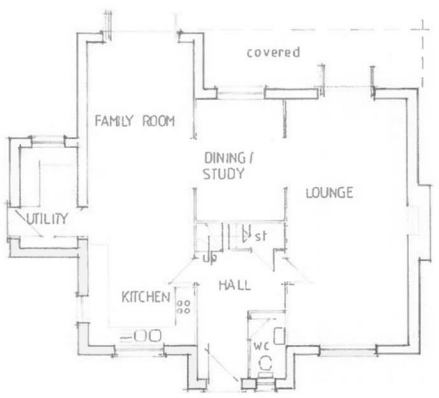
PROPOSED REPLACEMENT DWELLING  
Roma Farm Cottage, Wineham Lane, Wineham, BN59AG.

Henfield, BN5 9AG

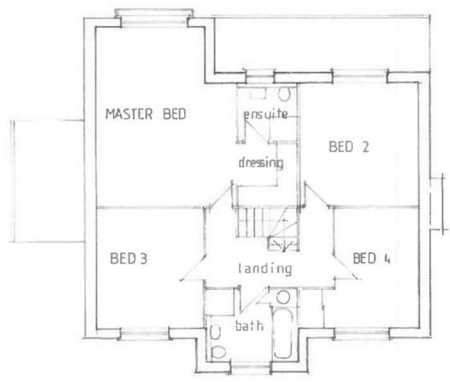
Roma Farm Cottage Wineham Lane



0 2 4 6 8 10 METRES



GROUND FLOOR



FIRST FLOOR



PROPOSED REPLACEMENT DWELLING  
Roma Farm Cottage, Wineham Lane Wineham, BN59AG

Plans as Proposed

2401/02

SCALE 1:1000  
DATE AUG 24  
DRAWN



# Roma Farm Cottage Wineham Lane

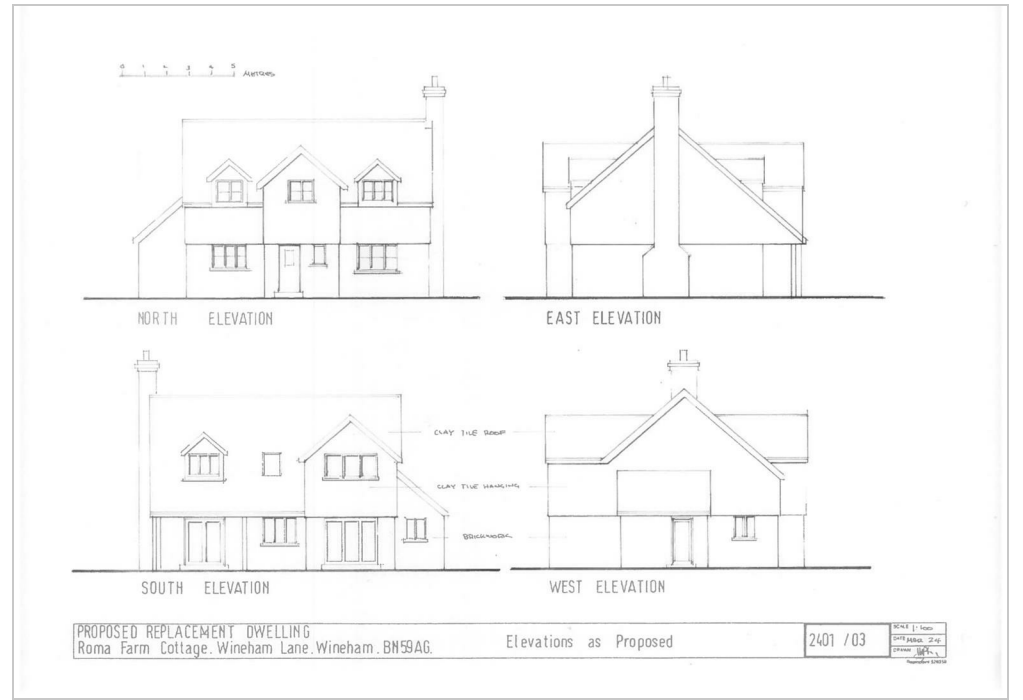
Henfield, BN5 9AG

**Guide price £500,000**

Approximately 1/3 acre building plot with planning for a new build 4 bedroom 2 bathroom detached house with double garage. Situated in a popular semi rural location on the edge of the village of Wineham.

The property benefits from an independent gated access from Wineham Lane and backs onto unspoilt countryside to the west. In all the plot extends to just over a 1/3 of an acre. Further details of the permissions can be viewed on Horsham District Council's planning portal with a reference of DC/24/0415

NB: Please note that independent services will need to be laid on.



- Building Plot With Consent For A New Build 4 Bedroom 2 Bathroom Detached House
- Fabulous countryside views
- Village of Henfield Within 4 miles
- Private gated Access
- Set in a glorious semi rural location
- 1/3 acre plot
- Schools at Twineham Albourne & Henfield

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

