



*CGI image of consented completed dwelling*

**Building Plot at Littleworth**  
Nr. Partridge Green, West Sussex





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## Building Plot off Littleworth Lane,

Littleworth, Partridge Green, Nr. Horsham, West Sussex RH13 8JF

**Offers in Excess of £585,000 - Freehold**

- A well-positioned building plot for an impressive new family home extending overall to c. 3,400 sqft (316 sqm) in a sought after semi-rural location with distant views from parts.
- Proposed handsome new house to offer superb family accommodation spread over 2 floors & including on the ground floor: reception hall, cloakroom, smart open plan family kitchen/living/breakfast room with separate sitting room, study, dining room & utility room.
- To the first floor: galleried landing with picture window, principal ensuite bedroom, guest ensuite bedroom, 3 further double bedrooms & family bathroom.
- Proposed private drive to detached double garage & parking. Good size rear garden with pretty outlook including from the first floor to the South Downs.
- Overall plot area c. 0.23 acre (0.09 Ha.). Within 0.7 mile of Partridge Green village & 8.2 miles of Horsham.

### Description

The building plot lies off Littleworth Lane to the South of the neighbouring property, Abbots Lea, and represents an increasingly rare opportunity to build your own house in a good semi-rural location. Planning permission has been granted for an impressive new family house with accommodation extending overall to approximately 3,400 sqft (316 sqm).

As shown in the appended CGI's, the handsome new house is proposed to include traditional brick and half tile hung elevations with a number of windows throughout to allow light to filter through the house and also encompassing a roof light to light the central circulation areas to the galleried landing, hall and thence through to the semi open plan main living area. The primary orientation of the house is East and West to enjoy a pretty outlook over the good size rear garden and to the rear over adjoining countryside and including from, the first floor, to the South Downs in part.



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The **well-designed family accommodation** as approved includes a **welcoming entrance hall** with proposed fine staircase to **galleried landing over** and wide picture windows to the ground and first floor. The ground floor accommodation leads from the hall to a **cloakroom** and the **double aspect living room** with fireplace and French doors leading out to and overlooking the terrace and garden.

A **study** overlooks the front of the property and also the **double aspect dining room**. The **large open plan kitchen/breakfast/family room** is South and West facing and with space for a number of fitted units and corner fireplace overlooks the rear garden and with interconnecting doors from the hall as well as to the living room. A **utility room** to one side and with external back door to the outside completes the ground floor accommodation.

The proposed feature staircase would then lead to the galleried first floor landing with aforementioned picture windows to provide plenty of light to filter through the house and with fitted linen cupboards. The **principal bedroom suite faces West to enjoy the fine semi-rural outlook** and with space for full fitted wardrobes and French doors to proposed Juliet balcony and door to good size **ensuite bath/shower room**. **Guest ensuite bedroom 3** would enjoy a similar fine Westerly outlook and as would **double bedroom 2** and also with space for full wardrobes. **Double bedrooms 4 and 5** also have space for wardrobes and have wide windows facing East over the front of the property and would be served by the **good size family bath and shower room** off the landing.

To the front of the property is a proposed **private entrance drive with parking and turning for several vehicles** thence leading to a proposed **detached brick and tile built garage** at the front. Paths would lead around the side of the house with hard and soft landscaping proposals to the attractive **South and West facing rear garden** with mature productive apple tree to one end and semi-rural outlook.

Planning consent was granted by Horsham District Council in 2021 under planning ref: DC/21/0606. Consent was subsequently granted for minor alterations and additions under **DC/20/0592** and excerpts of which approved drawings are appended.

As part of this planning consent, the Community Infrastructure Levy (CIL) payment is calculated at £49,855.98 on the basis of a chargeable area of 316.23 sqm (as at 01.06.2021) and would be payable by a developer prior to development. However, the vendors obtained an **intended self-build exemption** against this figure under the aforementioned liability notice ref: LN00000937 and which exemption a new self-build owner might be expected to similarly apply for.

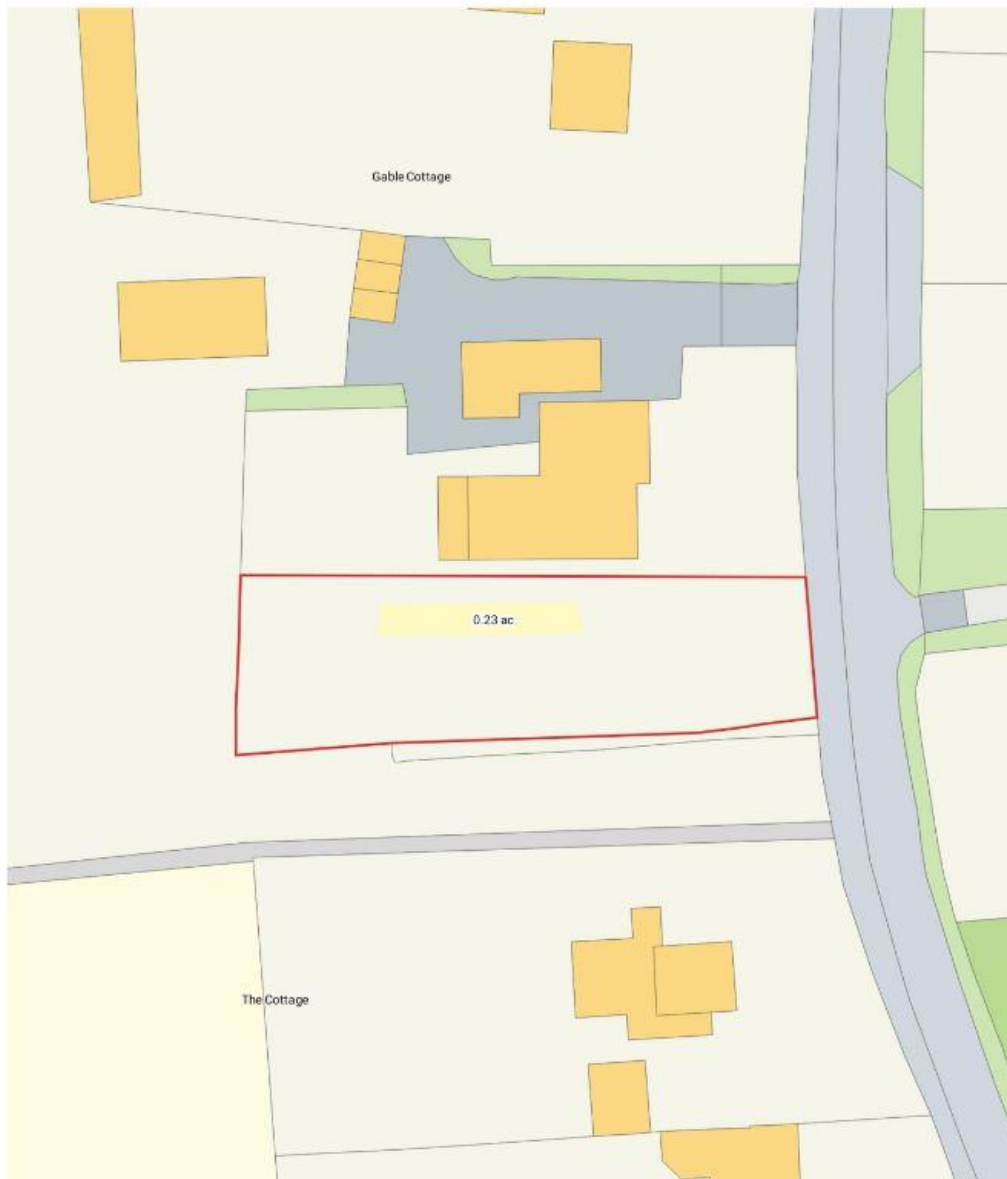


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West Sussex



## Location

The property occupies a desirable semi-rural location in the hamlet of Littleworth within walking distance of the popular Windmill pub to the North and less than 0.75 of a mile of Partridge Green village to the South. To the South end of Littleworth Lane is Jolesfield primary school and Bluebells day nursery and within the village there is Partridge Green pre-school. The village centre also includes a Co-Op convenience store, doctor's surgery, vet, excellent family run butchers, hairdressing salon, bakers, small garage and also the Partridge pub.

The larger village of Henfield is approximately 3.75 miles to the South-East and offers a more comprehensive range of facilities, as well as primary school and the large old market town of Horsham, to the North, with its extensive range of recreational shops and other facilities including mainline railway train station with services to London Victoria (approx. 55 mins) is within 8.2 miles and also including out of town superstore shopping.

Further afield, Gatwick airport is within 21 miles and the vibrant, cosmopolitan city of Brighton is within 15.75 miles. Haywards Heath, also with a good range of shops and mainline station, is within 11 miles. There are good connections to the road network with the A24 and A23 thence both linking to the M27 and to the national motorway network.

There are a good range of both state and private schools in the area. There are different public footpaths leading off Littleworth Lane.

## Information

Particulars prepared October 2022 & photos and CGI's October 2022 & revised June 2023 & revised May 2024 ( Ref RBA).

H.M. Land Registry freehold title no. WSX420848.

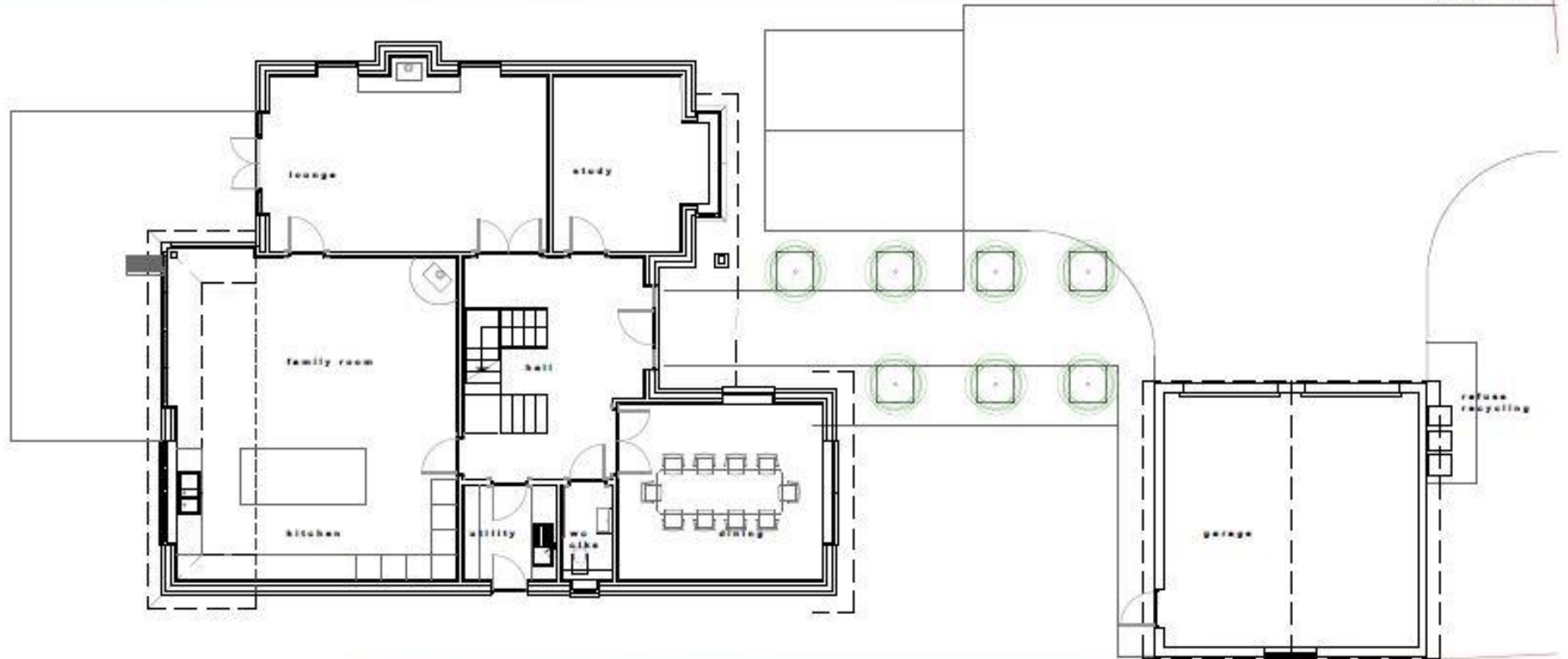
The purchaser will be required to make their own connections for mains services but with mains water and electricity believed to be accessible from the nearby highway, subject to the purchasers' own surveys and with a mains drainage connection having already been made to the site.

## Directions

From Partridge Green High Street travelling in an Easterly direction, at the mini roundabout, take the North exit into Littleworth Lane. Follow the lane and the building plot will be found on the left-hand side as shown on the plan and before the left hand turning (West) into Mill Lane. **Alternatively:** travelling from the North, head from the A272 South down Littleworth Lane and continue past the Windmill Inn and Mill Lane and the plot will thereafter be found on the right-hand side.

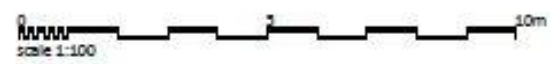
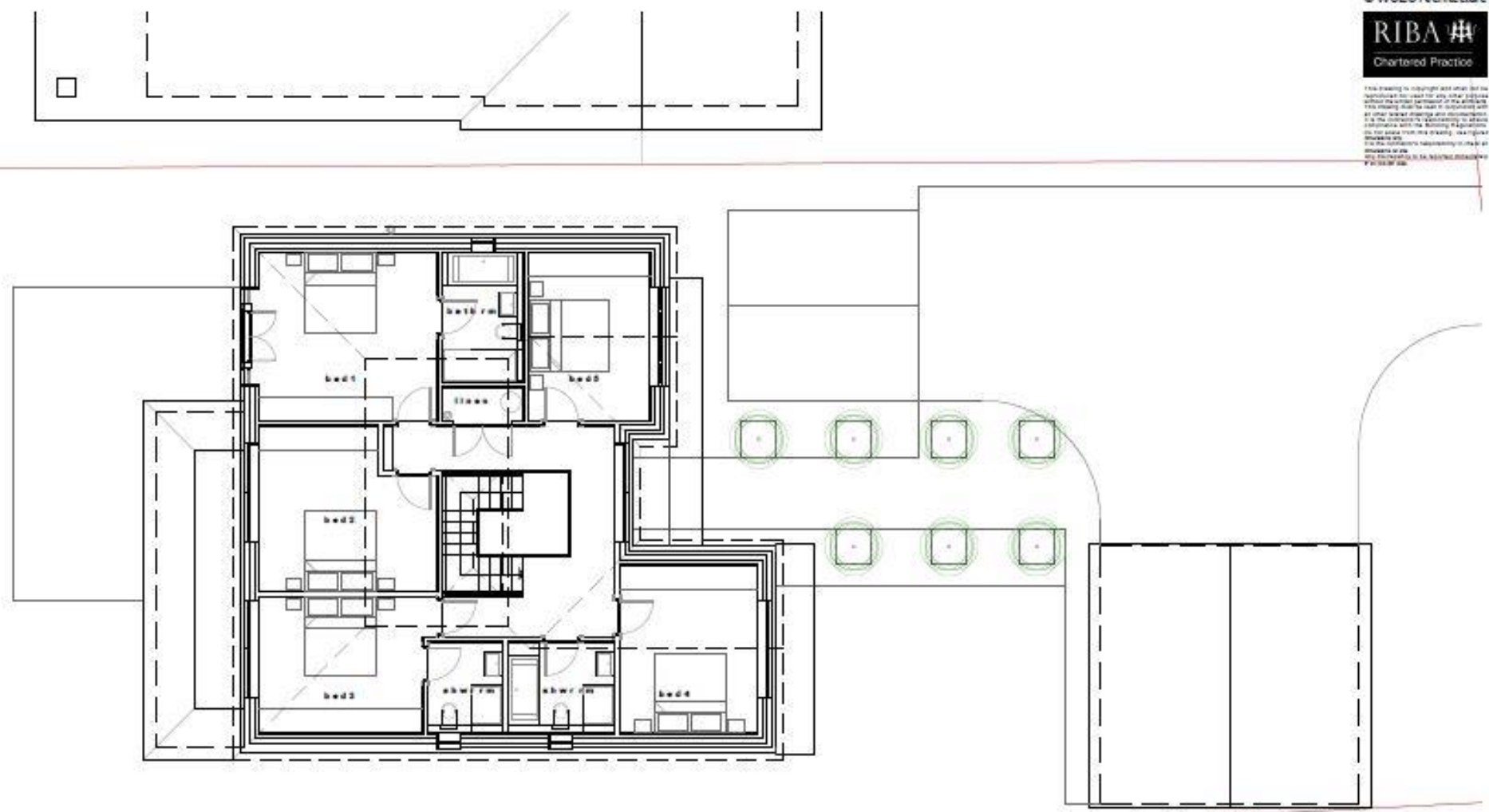


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Client Name	Mr & Mrs Hudson	Project Name	New Dwelling at Abbots Lea	Address	Littleworth Lane, Partridge Green RH13 5JF	Scale	1:100 @ A3	Project No.	2131_PL02
Client Ref		Project Ref		Site	Site Layout & Ground Floor Plan	Date	22.02.21	Discipline	Planning
Architect		Architect Ref		Client Ref		Client Ref		Client Ref	





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DATE	DESCRIPTION	BY	APP'D	SCALE	PROJECT
				1:100 @ A3	2131.PL03
				22.02.21	Planning
					Ordinance Survey

Client: Mr & Mrs Hudson  
 Address: New Dwelling at Abbots Lea, Littleworth Lane Partridge Green RH13 8JF  
 Title: Site Layout & 1st Floor Plan





**elevation : east-front**

ppc aluminium roof lantern light  
plain clay tiles to pitched roofs, tile hanging to gable ends and first floor  
facebrick work to walls  
PVCu windows - grey

timber door and glazed front door screen



**elevation : east-side**



**elevation : west-rear**

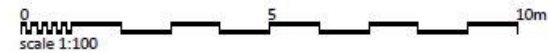
ppc aluminium roof lantern light  
plain clay tiles to pitched roofs, tile hanging to gable ends and first floor  
facebrick work to walls  
PVCu windows - grey

frameless glass Juliette screen

ppc aluminium bifold doors



**elevation : west-side**



notes - revisions	client - project	date	number
	Mr & Mrs Hudson	1:100 @ A3	2131.PL05
	New Dwelling at Abbots Lea	date	type
	Littleworth Lane Partridge Green RH13 8JF	22.02.20	Planning
			sheet
			Elevation 1 of 2









**H.J. BURT**  
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