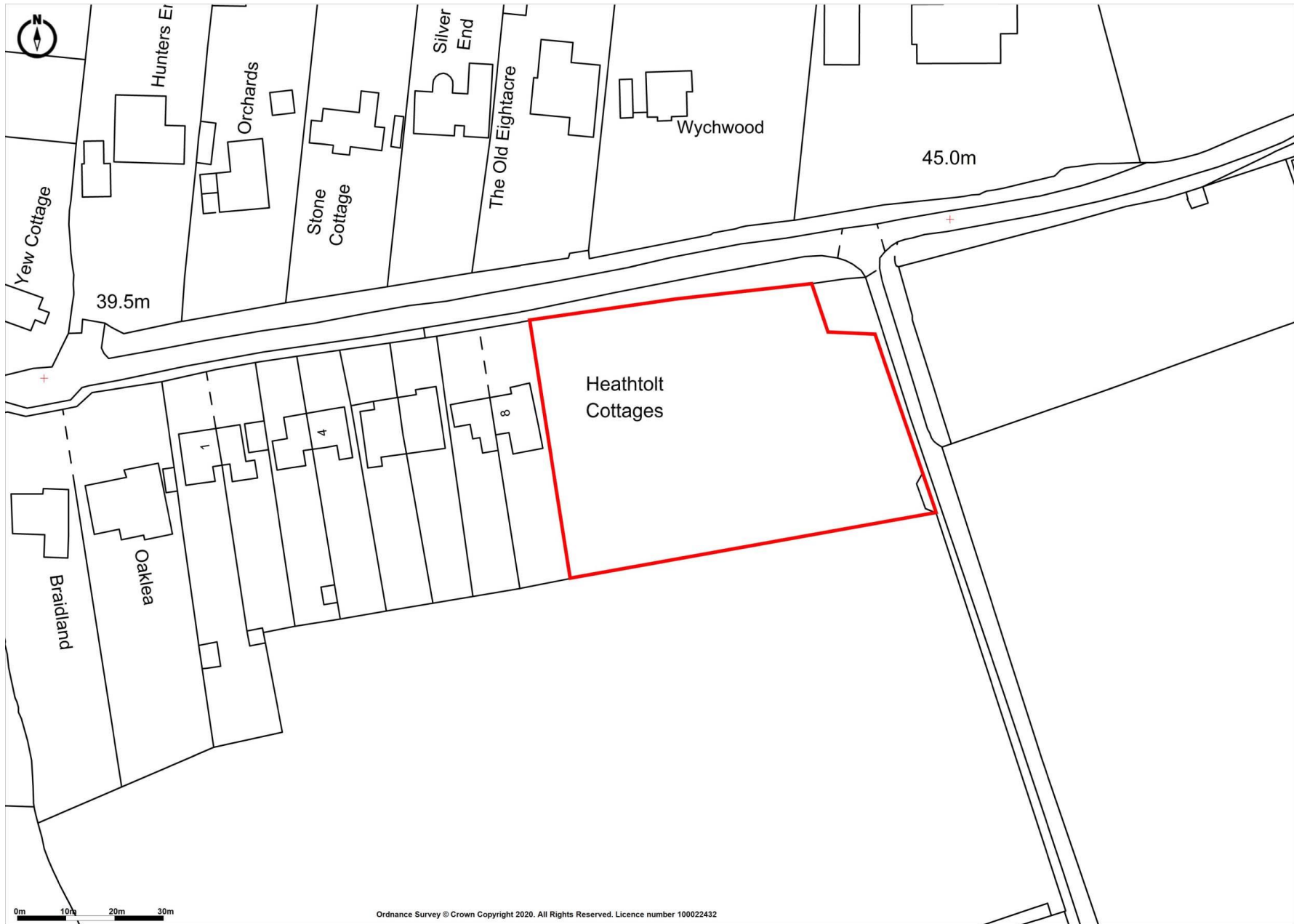




## **Building Plot for Six Semi-Detached Houses**

Park Lane, Maplehurst, Nr. Horsham, West Sussex

Land adjoining Heathtolt Cottages, Park Lane, Maplehurst, West Sussex



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## Building Plot,

Park Lane, Maplehurst, Nr. Horsham, West Sussex RH13 6LL

**Offers in excess of £950,000** - Freehold

- An excellent South facing semi-rural building plot with development having commenced for six semi-detached houses, each of 3 bedrooms & circa 1,277 sqft (118.6 sqm) including garaging.
- Each house to include a driveway to single garage & with front garden & South facing rear garden.
- Extensive rural views to the South over undulating neighbouring farm and woodland.
- Accessible location on the edge of the small rural village of Maplehurst & within 5.5 miles of Horsham.
- Overall site area of approximately 0.90 of an acre (0.36 Ha).

### Description

A very appealing semi-rural building plot occupying a South facing position on the edge of the small rural village of Maplehurst and being conveniently accessible within 5.5 miles of the old market town of Horsham. With frontage to Park Lane to the North side, the overall building plot extends to approximately 0.90 of an acre (0.36Ha) and with development having commenced for the consented development of six semi-detached two storey houses with front driveways, attached single garages, front gardens and good size South facing rear gardens.

Planning consent was granted by Horsham District Council on 28<sup>th</sup> April 2020 (ref. DC/19/200500) and excerpts of the approved plans are appended to the particulars and with further information available on the Horsham District Council planning portal. The Community Infrastructure Levy (CIL) payment at £116,289.63 was paid in advance of commencement of the development and will be repayable by the Purchaser in addition to the purchase price and reimbursement of the costs of the commenced development (further details of which are available from the Agents, ref RBA [rallan@hjburt.co.uk](mailto:rallan@hjburt.co.uk)).

The approved plans show the new houses to be built with traditional brick and part tile hung elevations under pitched tiled roofs and with the proposed floor plan to each house comprising entrance hall with cloakroom off and leading into an open plan and South facing living/dining room/kitchen with French doors leading out to and overlooking the rear garden and views beyond.



To the first floor, there are to be 3 double bedrooms, the main bedroom being ensuite and with a separate family bathroom. The approved dwellings each show a floor area of c. 98.88 sqm (1063 sq. ft), or 118.6sqm (1,277 sqft) including the attached garage to each unit.

An option for an easement has been exchanged between the vendors of the land and the neighbouring farm owner to provide that a foul drainage outfall pipe (between points C-D on appended plan) and along with any required manhole inspection chambers may be installed across the neighbour's land along a set route and subject to the vendors of the building land and their successors in title meeting all licences and consents including environmental permits for such drainage discharge from a proposed private treatment plant to be located within the confines of the building site.

The purchaser of the site will be responsible for fencing the Southern boundary of the land to the neighbouring farm.

### **Location**

The site lies on the edge of the small rural village of Maplehurst, including the White Horse Inn, and is in a peaceful semi-rural location accessed by country lanes to the South of the old market town of Horsham which is within 5.5 miles. Horsham offers a comprehensive range of shops, trades and recreational facilities as well as a mainline railway station with services to London Victoria & London Bridge.

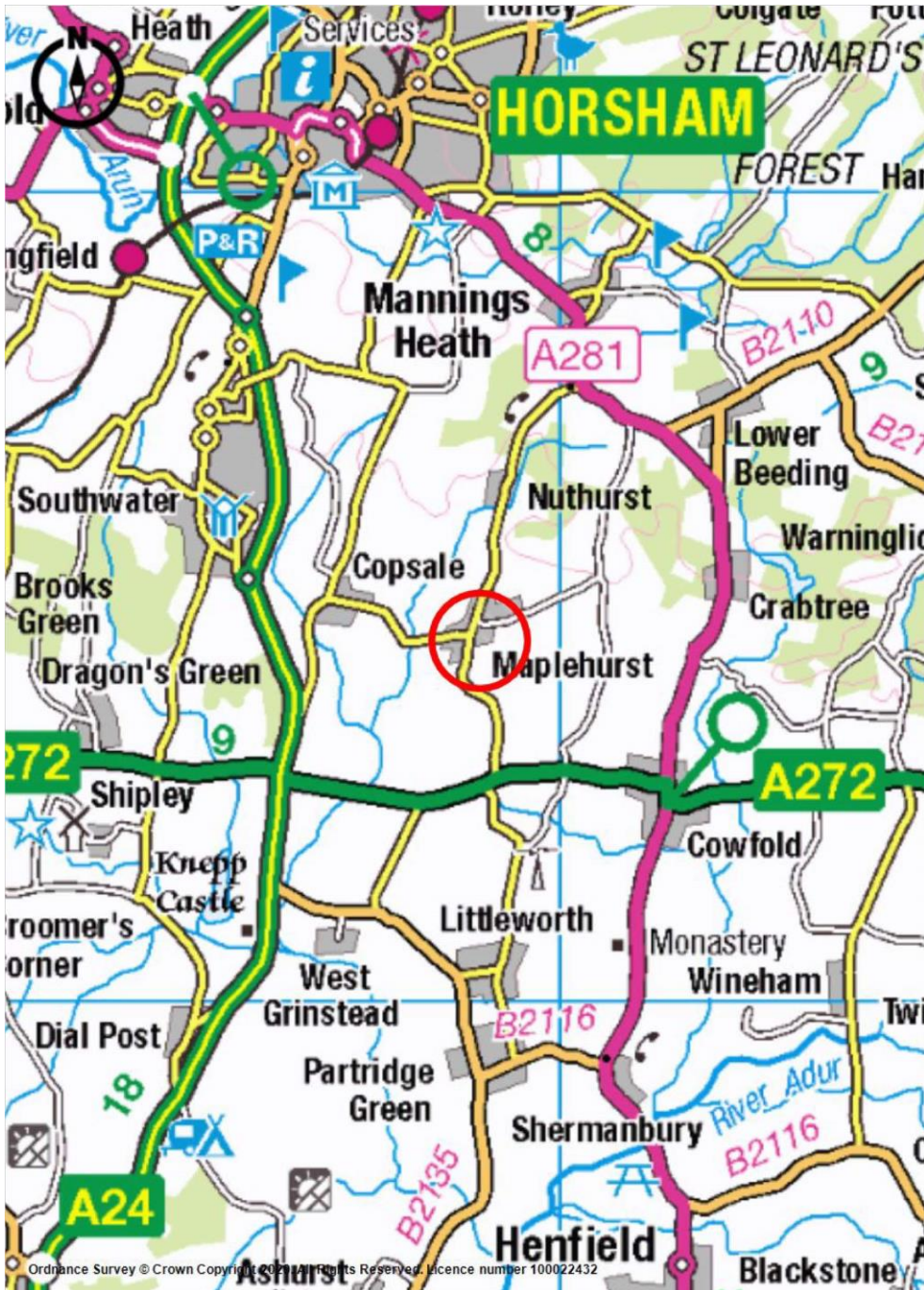
Haywards Heath with a similar range of facilities and mainline station is approx. 11 miles to the East; the coastal city of Brighton is c. 20 miles to the South and Guildford is approx. 27 miles to the North. Gatwick Airport is within 15.5 miles and accessed via the A23 thence leading to the M23 and the national motorway network. More locally, the A24 may be joined at Buck Barn crossroads to the West (c. 3.25 miles) and with local convenience store with extended opening hours at Cowfold within 3 miles. London is approx. 42 miles.

There are a good range of state and independent schools in the area, both primary and secondary, and including to the North at St. Andrews Church of England Primary School in Nuthurst. There are a variety of country walks in the area with footpaths leading off Park Lane and with extensive rural views across a mixture of farm and woodland.

### **Sporting and Recreation**

Walking and Riding along local footpaths and bridleways. Racing at Goodwood, Fontwell, Brighton, Plumpton & Lingfield. Equestrian events at Hickstead, Pyecombe, Warnham and Ardingly. Golf at Horsham, Mannings Heath, Albourne, Worthing, Pulborough & West Chiltington. Sailing at Chichester, Shoreham-by-Sea & Brighton Marina. Theatre & Cinemas at Horsham, Guildford, Crawley, Brighton & Chichester.





## Information

Photos (2024 & older) and particulars prepared April 2024 (ref. RBA).

The building plot forms part of four freehold titles registered at HM Land Registry under title numbers WSX110855; WSX110857; WSX110856 and WSX326793. The purchaser will be required to rely upon their own searches regarding connection to services, but it is understood there are main services of water and electricity within the locality, although we can offer no guarantee as to the availability or cost of connection thereto and which is subject to the purchaser's own surveys and investigations. As above stated, there is no mains drainage sewage facility within the village and a private drainage system is required to be installed within the boundaries of the site and with easement over the neighbour's adjoining farmland to the South for the treated outfall pipe.

**Local Authorities:** Horsham District Council & West Sussex Council.

**what3words:** ///promoting.ditched.lin

## Viewing

**PLEASE DO NOT PARK IN NEIGHBOURING FARM ENTRANCE DRIVE.**

Strictly by appointment with H.J. Burt's **Steining** Office:

**01903 879488**

steining@hjburt.co.uk

**www.hjburt.co.uk**





Mr Nikolas Antoniou  
 NJA Town Planning Ltd  
 The Beehive  
 City Place  
 Gatwick  
 RH6 0PA

Application Number: DC/19/2500

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)  
 TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr Simon Burrough

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

**Erection of 6.No two storey semi-detached dwellings, creation of parking and new access onto Park Lane with associated landscaping**

**Land Adjacent To Healtholt Cottages Park Lane Maplehurst RH13 6LL**

to be carried out in accordance with Application No. DC/19/2500 submitted to the Council on 12/12/2019 and subject to compliance with the plans/documents and conditions specified hereunder.

Barbara Childs  
 Director of Place

Date: 28/04/2020

1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

**SCHEDULE OF PLANS/DOCUMENTS**

Plan Type	Description	Drawing Number	Received Date
Details plan	Proposed Street Scene	2.04 B	26.03.2020
Layout plan	Topographical Survey	1.02	12.12.2019
Elevation & Floor plan	Proposed Elevations, Floor and Roof Plans	2.03 A	22.01.2020
Location & Block plan	Location and Block Plans	2.01	12.12.2019
Site plan	Proposed Site Plan	2.02 B	04.02.2020
Design & Access Statement		NONE	12.12.2019

Supporting Docs	Transport Report - February 2020	NONE	04.02.2020
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Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The development shall thereafter be carried out in accordance with the approved details. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Condition:** No development shall take place, including any works of demolition, until the following construction site set-up details have been submitted to, and approved in writing by, the Local Planning Authority.

- i. the location for the loading and unloading of plant and materials, site offices, and storage of plant and materials (including any stripped topsoil)
- ii. the provision of wheel washing facilities (if necessary) and dust suppression facilities

The approved details shall be adhered to throughout the construction period.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers during construction and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

6 **Pre-Commencement Condition:** No development shall commence until precise details of the existing and proposed external ground levels, finished floor levels and ridge heights of the development, in relation to nearby datum points adjoining the application site, have been submitted to and approved by the Local Planning Authority in writing. The development shall be completed in accordance with the approved details.

Reason: As this matter is fundamental to control the development in detail in the interests of amenity and visual impact and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

7 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until confirmation has been submitted, in writing, to the Local Planning Authority that the relevant Building Control body will be requiring the optional standard for water usage across the development. The dwellings hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: As this matter is fundamental to limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

9 **Pre-Occupation Condition:** Prior to the first occupation of each dwelling, the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection shall be provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

10 **Pre-Occupation Condition:** Prior to the first occupation of any part of the development hereby permitted, full details of all hard and soft landscaping works shall have been submitted

to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- A written outline soft specification, including ground preparation, cultivation and other operations associated with plant and grass establishment
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 11 **Pre-Occupation Condition:** Notwithstanding the details submitted, prior to the first occupation of any part of the development hereby permitted, a plan showing the layout of the proposed development and the provision of car parking spaces (including visitor spaces) for vehicles shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the parking spaces associated with it have been provided in accordance with the approved details. The areas of land so provided shall thereafter be retained for the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways in accordance with Policy 40 of the Horsham District Planning Framework (2015)

- 12 **Pre-Occupation Condition:** No dwelling hereby permitted shall be first occupied unless and until provision for the storage of refuse and recycling has been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 13 **Pre-Occupation Condition:** No dwelling hereby permitted shall be occupied or use hereby permitted commenced until the cycle parking facilities serving it have been provided within the garage or side or rear garden for that dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A, B, and C of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity, and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 15 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

#### **Note to Applicant**

The Applicant is advised that under the Land Drainage Act 1991, any works (permanent or temporary) that have the potential to affect the existing watercourse or ditch's ability to convey water will require Ordinary Watercourse Consent. Ordinary watercourses include streams, drains, ditches and passages through which water flows that do not form the network of main rivers.

#### **Note to Applicant**

The proposed external ground levels, finished floor levels and ridge heights of the development (as required by condition 6) must ensure that the development reflects the street scene drawing submitted in support of the application.

#### **Note to Applicant – Community Infrastructure Levy (CIL):**

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1<sup>st</sup> October 2017. **This development constitutes CIL liable development.**

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

#### **Note to Applicant**

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

#### **ADDITIONAL INFORMATION**

##### **Planning Permission – Important Provisos**

If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations, or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are



Scale Bar - 1:100 @ A1

NOTES  
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Proposed Street Scene  
1:100 @ A1



Proposed Street Scene  
1:200 @ A1

B	26.03.2020	ec	larger scale street scene added
A	03.07.2020	ec	screenline update following planning
REV	DATE	BY	AMENDMENT



CLIENT  
Simon Burrough

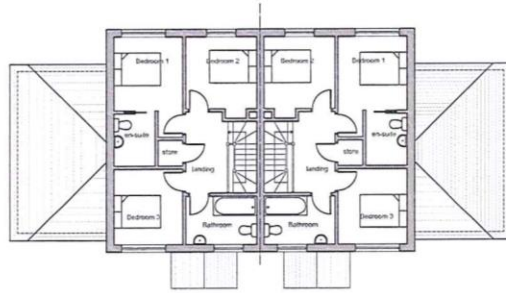
JOB TITLE  
Land adj. to Heathholt Cottage  
Park Lane  
Moplehurst  
West Sussex  
RH13 6LL

DRAWING TITLE  
Proposed Street Scene

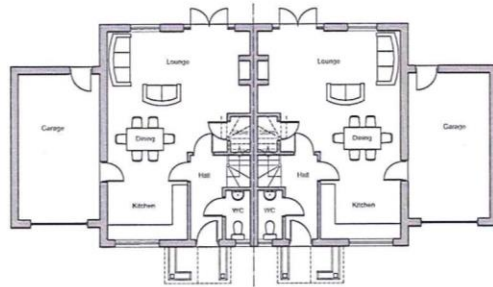
PLANNING ISSUE

DATE	SCALE	DRAWN BY	CT
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JOB NO.	DRAWING NO.	REVISION	
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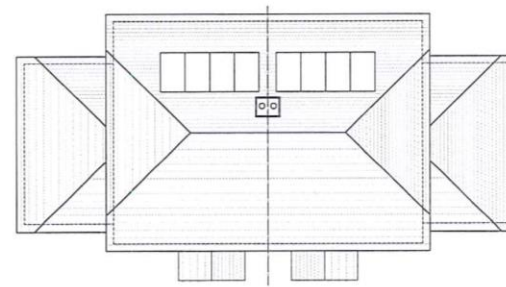




Proposed First Floor Plan  
@ 1:100



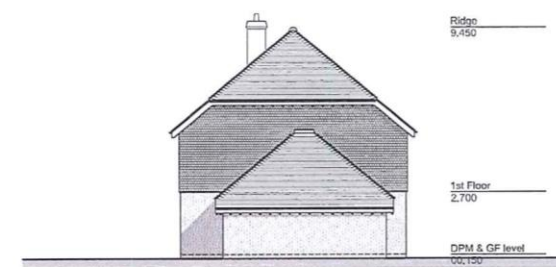
Proposed Ground Floor Plan  
@ 1:100



Proposed Roof Plan  
@ 1:100



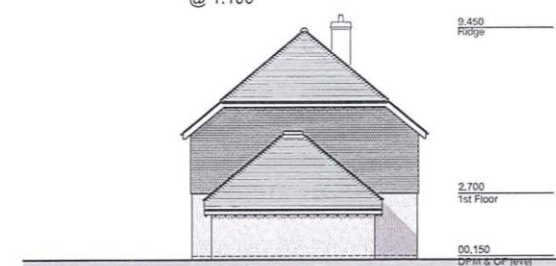
Proposed Front Elevation  
@ 1:100



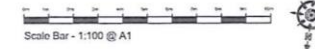
Proposed Side Elevation  
@ 1:100



Proposed Rear Elevation  
@ 1:100



Proposed Side Elevation  
@ 1:100



**Materials Legend**

- ROOF TILES
- TRADITIONAL CLAY
- HANGING TILES
- BRICKWORK
- WINDOWS & DOORS
- WHITE

**Area Schedule**

Ground Floor	49.4m <sup>2</sup>
Garage	19.8m <sup>2</sup>
First Floor	49.4m <sup>2</sup>
<b>TOTAL:</b>	<b>118.6m<sup>2</sup></b>

NOTES:  
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REV	DATE	BY	AMENDMENT
A	20.01.2020	MC	scheme update following planning



CLIENT  
Simon Burrough

JOB TITLE  
Land adj. to Heathholt Cottage  
Park Lane  
Maplehurst  
West Sussex  
RH13 6LL

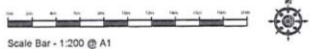
DRAWING TITLE  
Proposed Plans & Elevations

PLANNING ISSUE

DATE	SCALE	DRAWN BY	CT
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		CHECKED BY	MC
JOB NO.	DRAWING NO.	REVISION	
19074	2.03	A	



Proposed Site Plan @ 1:200



Scale Bar - 1:200 @ A1

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REV	DATE	BY	AMENDMENT
03	29.01.2020	ec	footpath added to scheme
04	29.01.2020	ec	scheme update following planners

**folkes architects**  
 11 BISHOPS COTTAGE  
 11 BISHOPS COTTAGE  
 11 BISHOPS COTTAGE  
 11 BISHOPS COTTAGE

CLIENT  
 Simon Burrough

JOB TITLE  
 Land adj. to Heathholt Cottage  
 Park Lane  
 Maplehurst  
 West Sussex  
 RH13 6LL

DRAWING TITLE  
 Proposed Site Plan  
 PLANNING ISSUE

DATE	SCALE	DRAWN BY	CHECKED BY
28.11.2019	1:200	CT	BT

JOB NO.	DRAWING NO.	REVISION
19074	2.02	8

Land adjoining Heathtolt Farm,  
Park Lane, Maplehurst, West Sussex



Land off Park Lane, Maplehurst,  
Nr. Horsham, West Sussex



Produced on Nov 29, 2022.  
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50 m  
Scale 1:1250 (at A4)



**H.J. BURT**  
Chartered Surveyors : Estate Agents

The Estate Offices | 53 High Street | **Steyning** | West Sussex | BN44 3RE | **01903 879488** | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk) | [www.hjburt.co.uk](http://www.hjburt.co.uk)

*IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.*

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