

LOT 1



Buildings for Potential Development at Woodhouse Farm
Wheatsheaf Road | Woodmancote, Nr. Henfield | West Sussex | BN5 9BA

H.J. BURT
Chartered Surveyors : Estate Agents

LOT 2



Buildings for Potential Development at Woodhouse Farm | Wheatsheaf Road

Woodmancote, Nr. Henfield | West Sussex | BN5 9BA

Lot 1 Guide Price: £650,000 | Lot 2 Guide Price: £450,000

- Two large farm buildings with prior approval for change of use to 8 residential units. **Freehold available for sale as a whole or in 2 lots.**
- Occupying an attractive rural location to the North-East of Henfield village (c. 2.25 miles).
- **Lot 1:** 8-bay portal framed grain store/workshop with Class Q approval for 5 attached single storey 2-bedroom units plus gardens & parking c. 0.53 of acre (0.21 Ha). Guide Price £650,000.
- **Lot 2:** 7-bay portal framed stock barn with Class Q approval for 3 attached single storey 2-bedroom units plus gardens & covered parking c. 0.21 of an acre (0.08 Ha). Guide Price £450,000.
- The A23 c. 5 miles; Hassocks c. 6.5 miles; Haywards Heath c. 11 miles; Brighton c. 25.75 miles; Gatwick c. 21 miles.

Description

Woodhouse Farm occupies an attractive rural location to the North-East of Henfield village, c. 2.25 miles, which offers a good range of local facilities. The farm is approached from the B2116 Wheatsheaf Road by a right of way over a private country lane of just under one mile which leads to various properties and to the farm which then enjoys a good rural outlook over adjoining farmland to the East and in particular for the Lot 1 building. There are a good range of public footpaths in the area including those leading to Henfield village.

Lot 1 comprises an 8-bay steel portal framed grain store/workshop building with corrugated sheet and part weather boarded elevations and pitched corrugated sheet roof and with Class Q consent granted by Horsham District Council under ref: DC/23/1005 received on 6th July 2023 for the change of the use of the building into 5 attached single storey units each including accommodation of entrance porch, living/dining room, kitchen, 2 bedrooms and bathroom and each with a net internal floor area of approximately 83 sqm, plus garden areas to the East side and parking. The overall building measures approx. 36.8m x 12.20m and being of a good height to offer potential for further adaptation/submission of new plans for a prospective purchaser to seek a different two-



storey conversion, subject to all consents. Lot 1 extends to approx. 0.53 of an acre (0.21 Ha).

Lot 2 is a single storey 7-bay portal framed barn with consent under planning reference DC/24/0704 received on 1st July 2024 for the change of the use of the building into 3 attached single storey units with each proposed unit measuring approximately 86 sqm and comprising entrance lobby, open plan living/dining/kitchen, bedroom one with ensuite bathroom, bedroom two, shower room and utility room. The overall building measures approx. 32.1m x 11m and with the end bay providing covered parking for the three units which also include garden areas to the North side plus further adjacent parking. Lot 2 extends to approx. 0.21 of an acre (0.08 Ha)

Location

The farm occupies an attractive rural location approached from the Wheatsheaf Road/B2116 to the North. Henfield village is within 2.25 miles and offers a good range of local shops and facilities as well as St. Peter's Church of England primary school, doctors' surgery and with further schooling including at Steyning Grammar School to the South plus private schools in the area including Hurspierpoint College, Brighton College and Burgess Hill School for Girls.

More extensive shopping and other facilities can be found at Burgess Hill c. (8.75 miles); Haywards Heath (c.11 miles); Horsham (c.11.75 miles) all of which include mainline railway stations as well as at Hassocks (c. 6.5 miles). The cosmopolitan coastal city of

LOT 1





Brighton with its extensive range of shops and recreational facilities is within 12.75 miles and Gatwick Airport is c. 21 miles.

Sporting and recreation facilities in the area include nearby golf courses at Singing Hills at Albourne and also at Pyecombe. Equestrian events at Hickstead, Brendon at Pyecombe and Hascombe Farm at Woodsmill, Henfield. Horse racing at Brighton, Plumpton and Goodwood. Sailing at Brighton, Shoreham and Chichester. In addition, Wickwoods Country Club c. 4 miles distant and provides excellent recreational and dining facilities and the Downs Link and South Downs National Park provide many miles of beautiful walks, cycle routes and bridle paths and beyond an extensive network of local public footpaths including those leading to Henfield village and also connections to nearby country pubs.

Information

Property Reference: HJB02862. **Particulars prepared:** July 2024, photos 2023 (Ref RBA).

The Property forms part of freehold title no. WSX177896 and with rights of way being reserved for Lot 1 to the North side of the farmstead and for Lot 2 to the West side and subject contributions towards future maintenance and repair to each Lot.

Appropriate easements will be granted over the Vendor's retained land for connections to **mains water and electricity supplies** and as well as for an outfall for a **private treatment plant** to be installed by the purchasers within the confines of the property.

Further enquiries on services, land investigations, part construction works on Lot 2 and along with potential opportunities for Water Neutrality sustainability options and BNG should be made with the Agents.

Local Authorities

Horsham District Council, Parkside, Chart Way, Horsham, 01403 215100.

West Sussex County Council, County Hall, Chichester, 01243 777100.

Directions

Lot 1: what3words//flush.manly.courts

Lot 2: what3words//skate.juggle.trophy

Heading South from Horsham on the A281 and having past through Cowfold village, after approximately 3.5 miles turn East/left onto Wheatsheaf Road/B2116. Continue on this road for approximately 0.7 of a mile and before turning South/right onto the private drive leading to Woodhouse Farm and other properties. Continue down this drive shown on the plan between points W-X-Y-Z-A for nearly one mile and until reaching the farm at point A and then follow points A-B-C for Lot 1 and points A-D-E for Lot 2.

PLEASE NOTE: THERE IS STRICTLY NO VEHICULAR ACCESS TO THE FARM BUILDINGS FROM FURNERS LANE AND ONLY VIA THE WHEATSHEAF ROAD/B2116.

OUTLOOK FROM LOT 1





Viewing and Health & Safety

By appointment with HJ Burt. All parties viewing are requested to ensure that all shut gates are kept shut, gateways remain clear and any livestock remain undisturbed and machinery untouched. Parties viewing are specifically requested to view the property offered for sale and strictly not to stray onto any adjoining land. Given potential hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety and particularly around any areas of water, trees, buildings, machinery and near any livestock.

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk

 Find us @H.J.Burt



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





Phil Rowe
Melton Lodge
Rusper Road
Newdigate
RH5 5BX

Our ref: DC/23/1005
Your ref: Woodhouse Farm Wheatshea
Roa...
Email: planning@horsham.gov.uk
Direct Line: 01403 215382
If Calling Please ask for: Robert Hermitage
Date: 6th July 2023

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015
Application for Prior Approval under Schedule 2, Part 3, Class Q**

Prior Notification for Change of Use of Agricultural Building to 5no. dwellings (C3 Use Class)

Woodhouse Farm Wheatsheaf Road Woodmancote West Sussex

Further to the above prior notification which was received on 12 May 2023, I am writing to confirm that **prior approval is required and granted**. The proposal can now proceed subject to the following conditions:

- 1 **Pre-Commencement Condition:** Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site, including the identification and removal of asbestos containing materials, shall each 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.
 - b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - c) Based on the site investigation results and the detailed risk assessment (b) an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 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.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

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).

Additional Information for Applicant

Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended states that:

"Subject to the provisions of this Order and regulations 73 to 76 of the Conservation of Habitats and Species Regulations 2010 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2."

Section 75 of the Conservation of Habitats and Species Regulations 2017 states that "it is a condition of any planning permission granted by a general development order made on or after 30th November 2017, that development which –

- (a) Is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
- (b) Is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the local planning authority under regulation 77 (approval of local planning authority)."

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Community Infrastructure Levy (CIL)

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

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

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.

Schedule of Plans/Documents

The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Location plan	Location Plan	Sheet 1 of 2	12.05.2023
Location plan		NONE	12.05.2023
Elevation plan	Proposed Five Dwellings Elevations	447pe09	12.05.2023
Floor plan	Proposed Plans	447pe07	12.05.2023

Appeals to the Secretary of State

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of this decision notice for a 'minor commercial' (shop front) application, and within 6 months for most other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>

New postal addresses

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

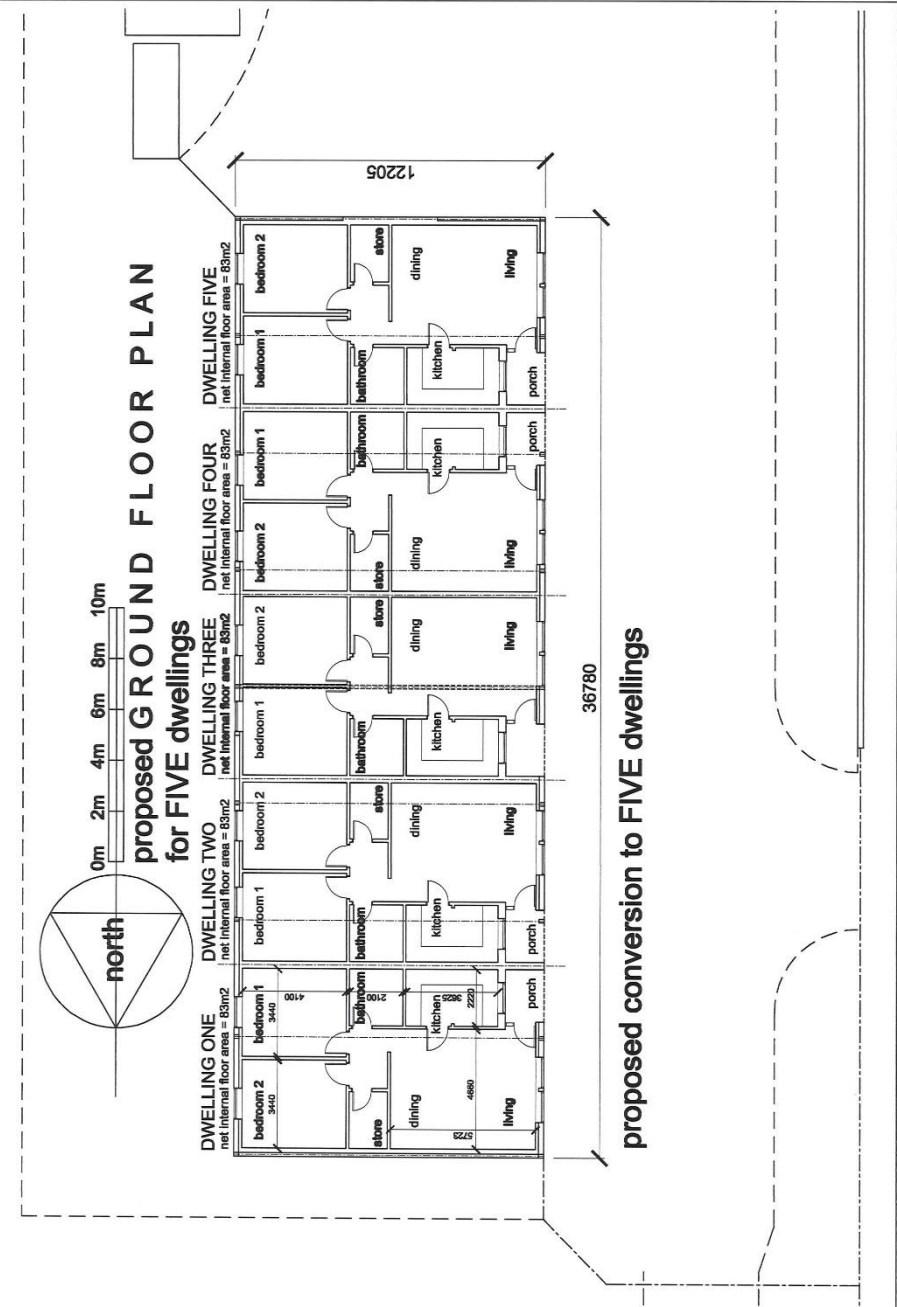
Waste bins

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop_oast.admin@horsham.gov.uk.

Yours faithfully



Emma Parkes
Head of Development and Building Control

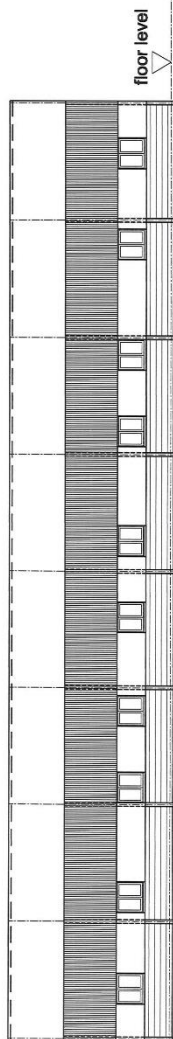


Woodhouse Farm, Wheatsheaf Road BN5 9BA
 Proposed plans 1:200 Five dwellings april 2018
 Roger Minost RIBA Chates Studio Stonepit Lane Henfield BN5 9QT

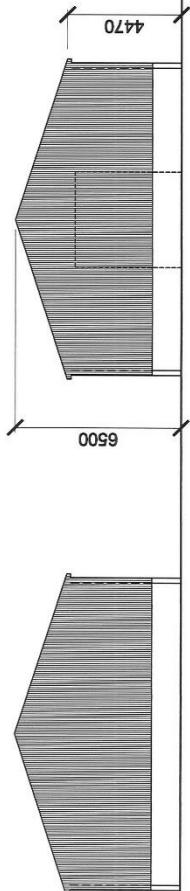
447pe07
 rev A: 28.04.2018



WEST ELEVATION

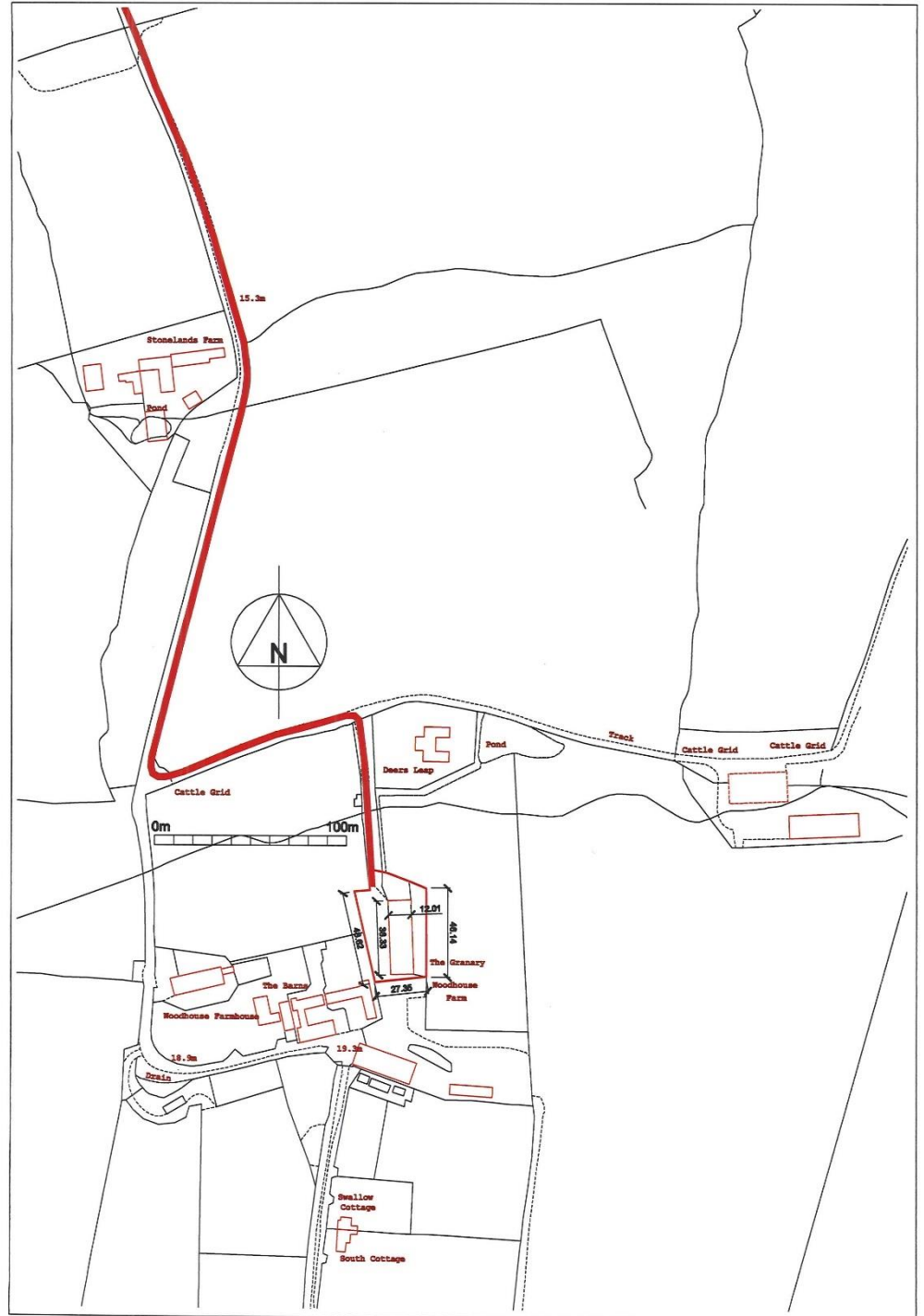


EAST ELEVATION



NORTH ELEVATION SOUTH ELEVATION

proposed conversion to FIVE dwellings



Woodhouse Farm, Wheatsheaf Road BN5 9BA
 Proposed five dwellings elevations 1:200 apr 18
 Roger Minost RIBA Chates Studio Stonepit Lane Henfield BN5 9QT

447pe09

rev :

LOT 1 & OUTLOOK





Mr Oguzhan Denizer
MME Planning Services
3 Bowness Close
Ifield
Crawley
West Sussex
RH11 0SN

Our ref: DC/24/0704
Your ref: P-018 - Woodhouse Farm - Class Q
Email: planning@horsham.gov.uk
Direct Line: 01403 215184
If Calling Please ask for: Kate Turner
Date: 1st July 2024

- (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 scheme shall be implemented as approved. 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).

Schedule of plans/documents

The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Site plan		447.00 REV B	07.05.2024
Floor plan	North Elevation, as existing	447.01	07.05.2024
Elevation plan	As existing	447.02	07.05.2024
Floor plan	North Elevation, as proposed	447.04 REV A	07.05.2024
Elevation plan	As proposed	447.05 REV A	07.05.2024
Supporting Statement	Planning	NONE	07.05.2024

Note To Applicant

Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended states that:

"Subject to the provisions of this Order and regulations 73 to 76 of the Conservation of Habitats and Species Regulations 2010 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2."

Section 75 of the Conservation of Habitats and Species Regulations 2017 states that "it is a condition of any planning permission granted by a general development order made on or after 30th November 2017, that development which -

- (a) Is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and
- (b) Is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the local planning authority under regulation 77 (approval of local planning authority)."

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

On this basis, an application under Section 77 of the Conservation of Habitats and Species Regulations 2017 would be required to be submitted, and development subject of this Prior Approval application could not be carried out until a decision of such application has been made. Further

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015
Application for Prior Approval under Schedule 2, Part 3, Class Q**

Prior Notification for Change of Use of Agricultural Building to 3No dwellinghouses (Class C3)

Woodhouse Farm Wheatsheaf Road Woodmancote West Sussex

Further to the above prior notification which was received on 7 May 2024, I am writing to confirm that **prior approval is required and granted**. The proposal can now proceed subject to the following conditions:

- 1 **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.

details can be found through <https://www.horsham.gov.uk/planning/water-neutrality-in-horshamdistrict/regulation-77-conservation-of-habitats-and-species-regulations>.

Yours faithfully

Emma Parkes
Head of Development and Building Control

Further Information

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least 10 days before submitting the appeal. Further details are at <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>

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Waste bins

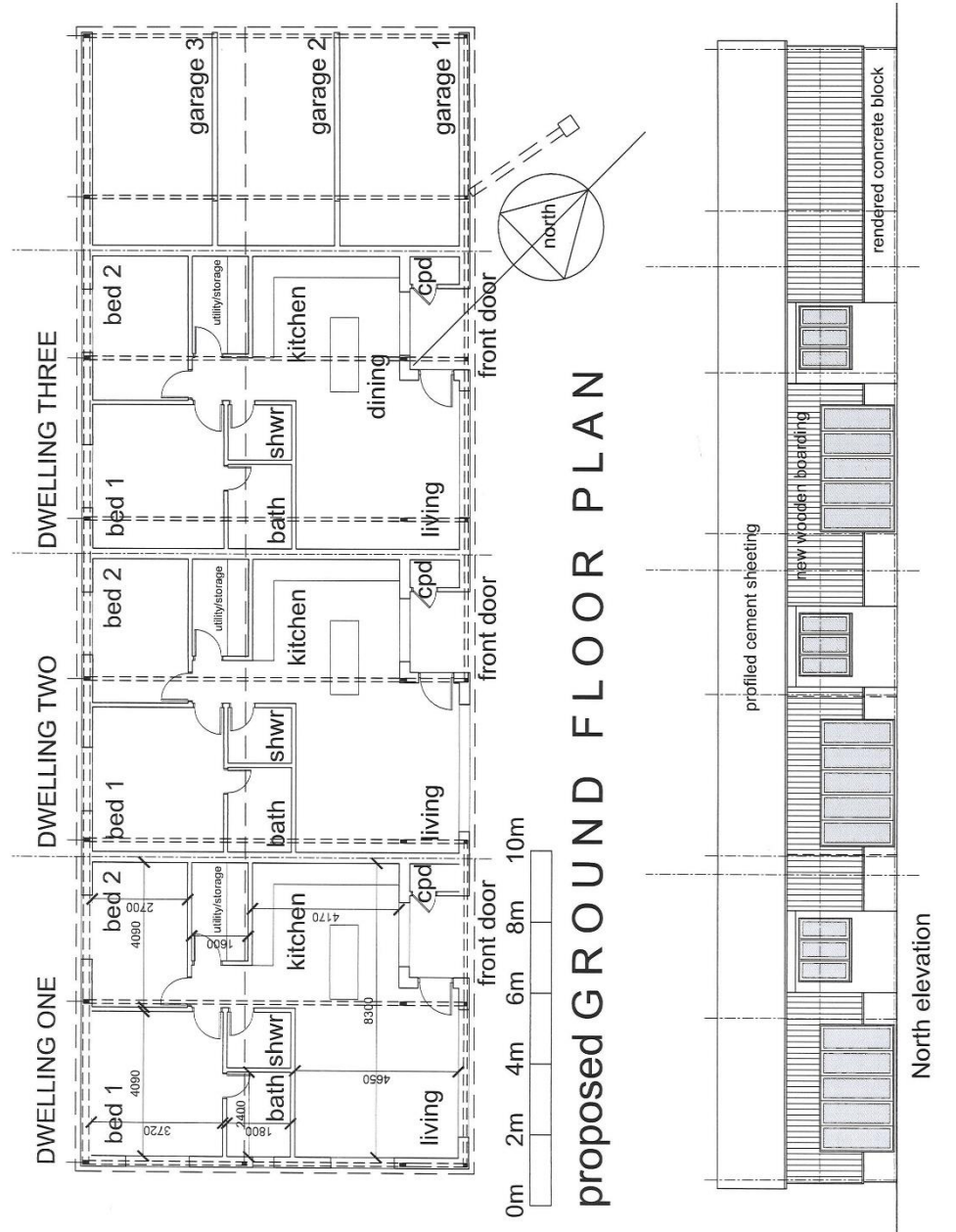
It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

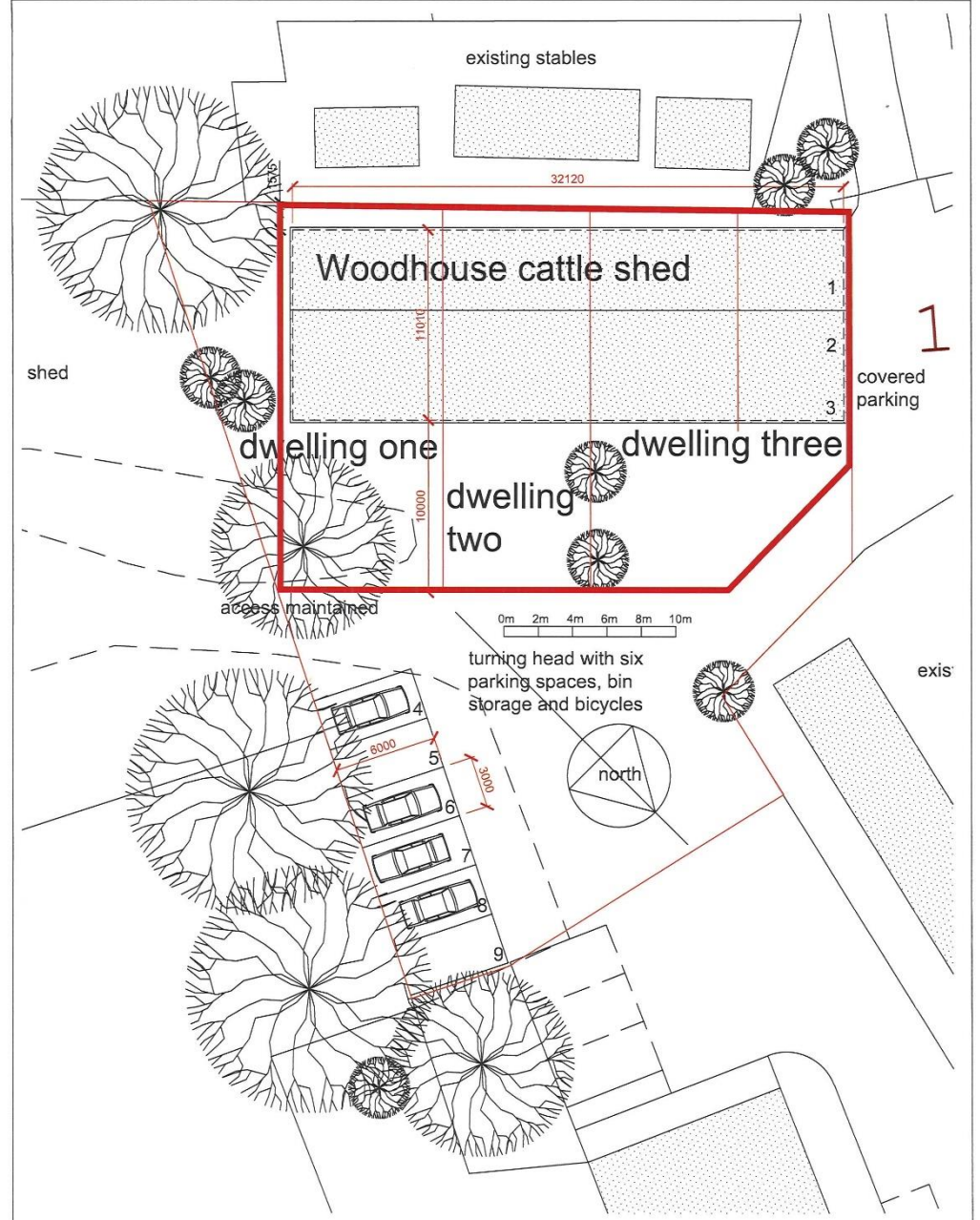
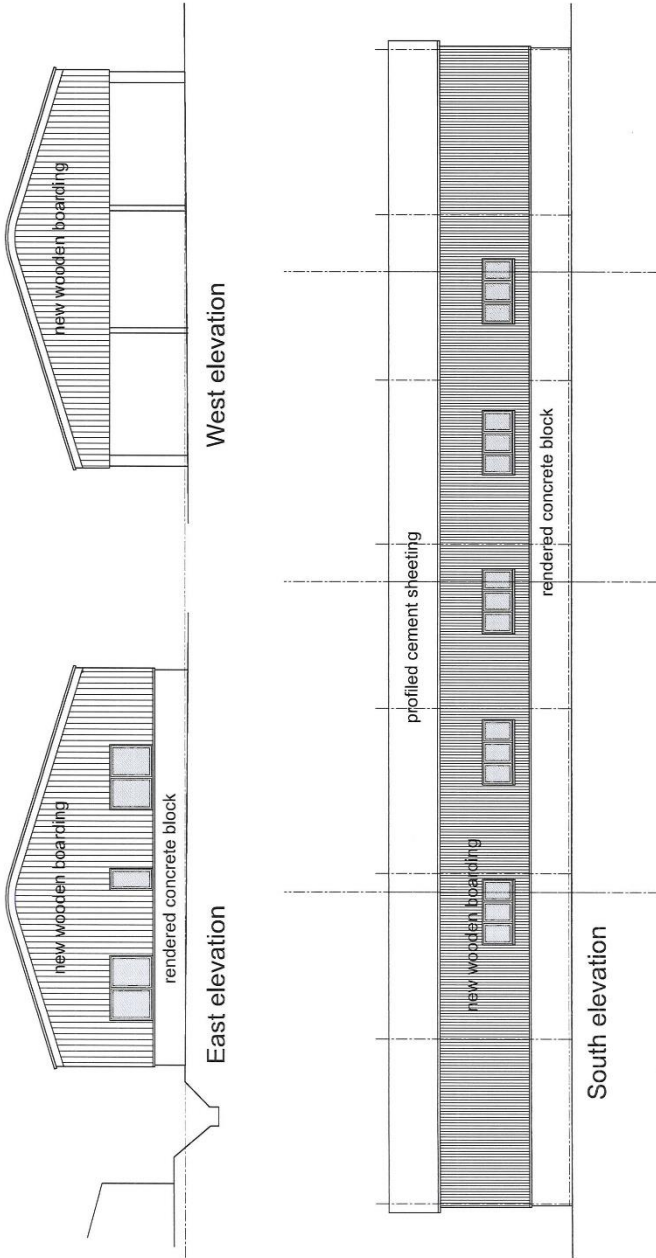
447.04

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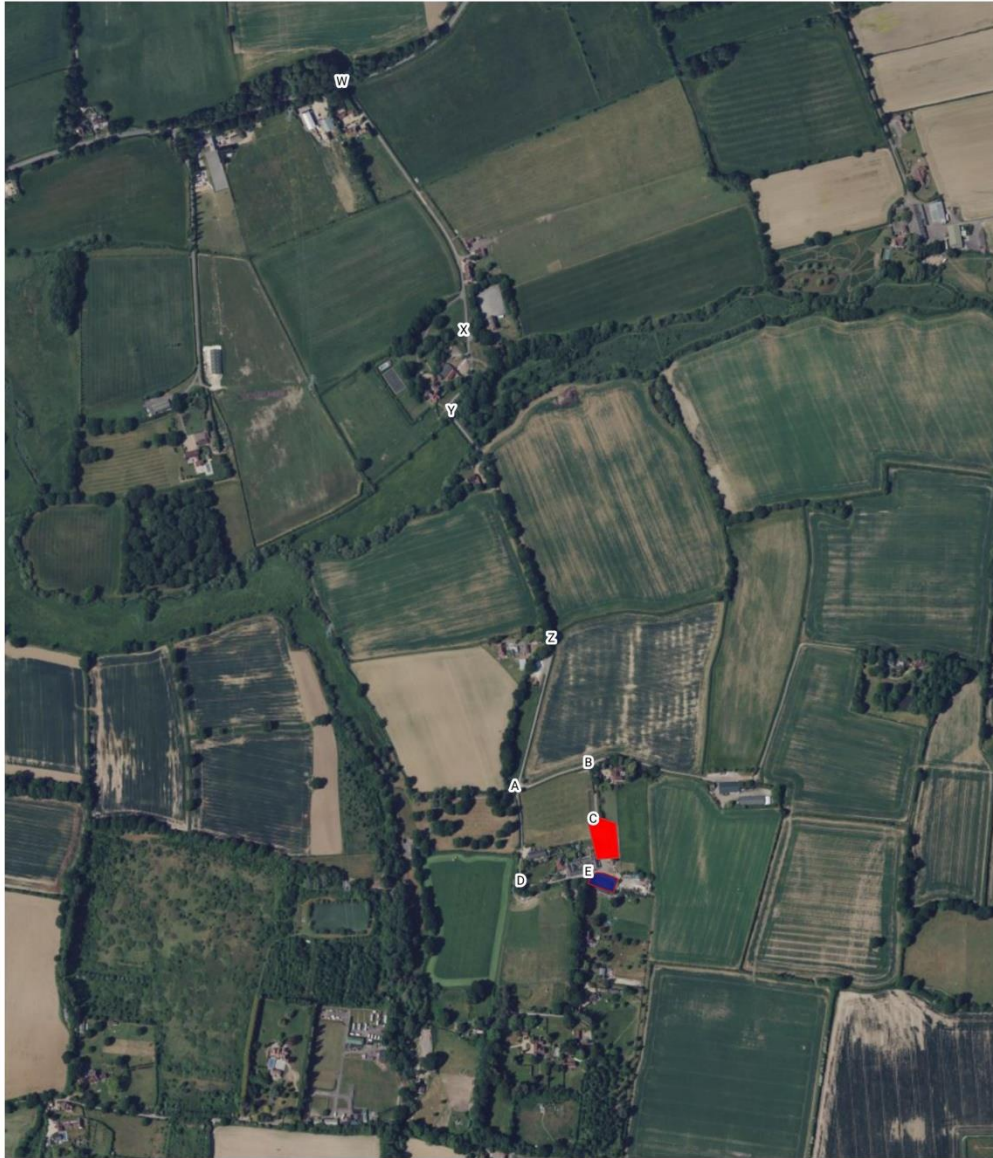
Roger Mlnost RIBA Architecte CEE Chates Studio, Stonepit Lane, Henfield BN5 9QT

The Cattle Shed, Woodhouse Farm, Woodmancote BN5 9BA
Proposed plan + north elevation scale 1 : 100 March 2019





The Cattle Shed, Woodhouse Farm, Woodmancote BN5 9BA
Site Plan (red boundaries) scale 1 : 200 March 2019



OUTLOOK OVER ADJOINING LAND



H.J. BURT
Chartered Surveyors : Estate Agents

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