



The Hyde & Adjoining Land | Rusper Road | Ifield, Nr. Crawley | West Sussex | RH11 0LN

H.J. BURT
Chartered Surveyors : Estate Agents



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Excess £900,000 for the whole or Lot 1: Excess £675,000; Lot 2: Excess £225,000



- **AVAILABLE FOR SALE AS A WHOLE OR IN 2 LOTS**
- An attractive detached period house set in mature gardens & grounds together with adjoining woodland. Extending overall to c. 3.10 acres (1.25 Ha). Freehold. Council Tax Band 'H'.
- With potential for modernisation & refurbishment along with potential future development on the adjoining land, subject to all necessary consents.
- Entrance hall, cloakroom, dining room, drawing room, sitting room, study, bar, kitchen/breakfast room, utility/rear hall. Four bedrooms, dressing room, bathroom & shower room.
- Private driveway, double & single garages & garden stores.
- Attractive gardens, tennis court, pond & woodland area.

Description

The Hyde comprises an attractive period house subject to later additions and alterations including in Victorian times and with a mixture of elevations of part brickwork and part tile hanging under pitched roofs heeled in a combination of clay tiles and part Horsham stone. Internally the rooms are of character with part exposed timbers and fireplaces whilst offering a good opportunity for further modernisation and refurbishment.

The attractive gardens and grounds adjoining the 4-bedroom house provide an appealing setting to the dwelling or, alternatively, may offer potential for additional residential development being located on the edge of the built-up area boundary and in an area earmarked in the draft Horsham District Council Local Plan for strategic housing development to the West side on the adjoining Ifield Golf Club. **The property as a whole extends to approximately 3.10 acres (1.25 Ha) and with Lot 1 extending to approximately 0.40 of an acre (0.16 Ha) of this total area.**

Location

The property is located on the Western edge of Ifield on the outskirts of the substantial town of Crawley in between Gossops Green and Ifield settlements. To the rear of the property is the neighbouring Ifield Golf Course and over which The Hyde partly overlooks and then with a range of outbuildings associated with the neighbouring club, plus a range of separately owned neighbouring residential flats.



Crawley with its extensive range of shops, trades and recreational facilities is within 2.75 miles and Rusper is within 3 miles. The old market town of Horsham is approximately 8 miles, whilst Gatwick Airport is c. 6.5 miles. The cosmopolitan coastal city of Brighton is within 23.75 miles. There are a range of state and independent schools in the area. There are public footpaths directly accessible from the property.

Information

Property Ref: HJB02906. **Photos & particulars prepared:** Aug & Sept 2024 (Ref RBA).

Services: Mains services of water, electricity and gas and drainage are understood to be connected. Gas-fired central heating.

Easements: The property is sold subject to all outgoing, easements and other rights and obligations of every description whether mentioned in these particulars or not.

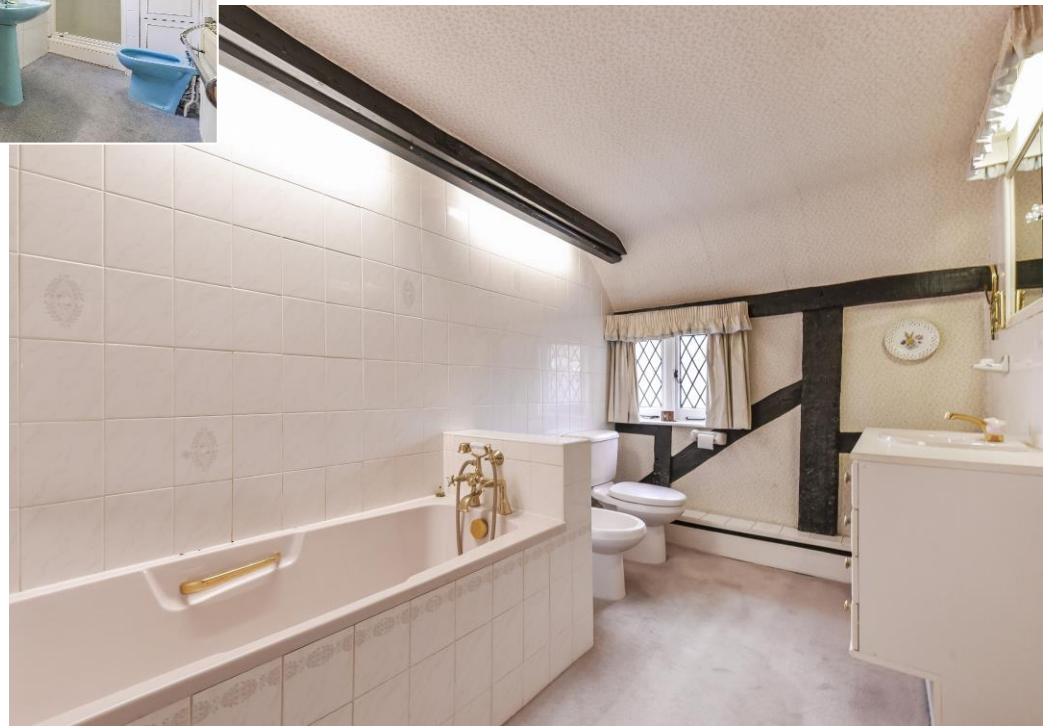
TPOs: There are understood to be Tree Preservation Orders to part of the site.

Title: The property forms H.M. Land Registry Title nos. WSX386342; WSX449086; WSX385848 & WSX385846. To the Western edge of Lot 1 there is a small section of land (shaded and cross hatched on the plan) comprising two small stores and which is in the process of re-registration.

Method of Sale: **The Vendors reserve the right not to sell Lot 2 until such time as Lot 1 has been sold and they also reserve the right to sub-divide or combine lots.** If the property is sold in lots, appropriate cross-easements will be granted for access to Lot 1 (shown cross hatched on the plan) and for service runs. Furthermore, the Purchaser of Lot 1 will be required to erect and maintain fenced boundaries where they adjoin Lot 2. Further details are available from the Agents.







Overage: The land forming part of Lot 2 will be sold subject to an Overage/clawback covenant whereby the Vendors and their successors in title will retain 25% of the uplift in value in relation to any potential future residential or commercial changes of use or development of the land beyond development being associated with and ancillary to a single residential unit on Lot 1 and which covenant would be for a period of 25 years from the point of sale. Further details are available from the Agents.
Local Authorities: Horsham District Council & West Sussex County Council.
Council Tax Band: 'H'.

Directions

See location plan.

what3words:///songs.thick.cove

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 land 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.

Viewing

An internal inspection is strictly by appointment with:

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 any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

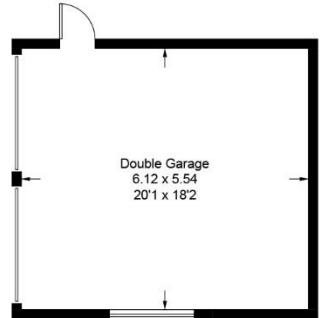
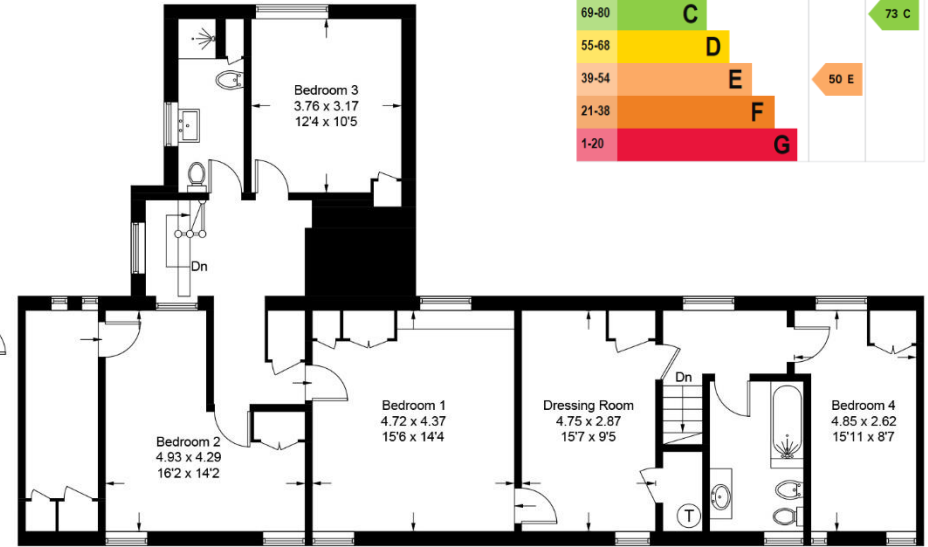
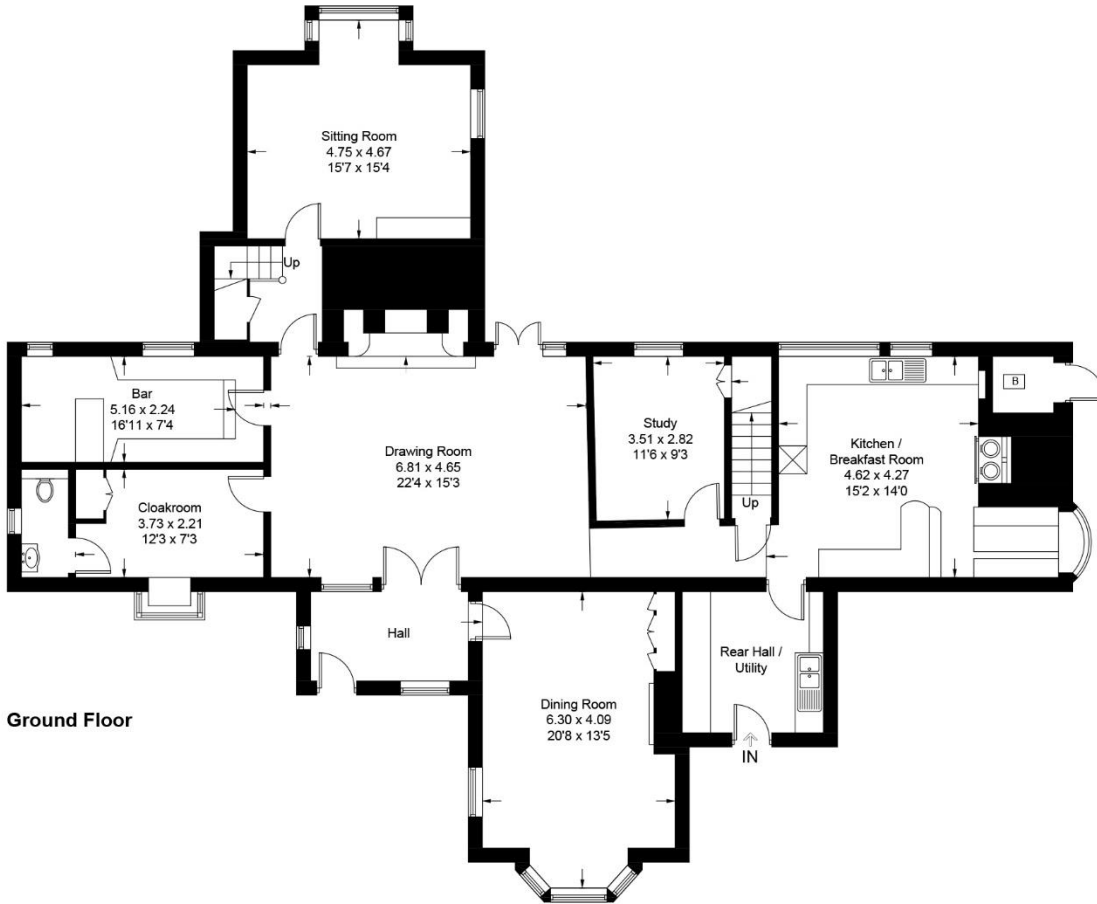


Rusper Road, RH11

Approximate Gross Internal Area = 295.8 sq m / 3184 sq ft
 Garage & Boiler Cupboard = 35.5 sq m / 382 sq ft
 Total = 331.3 sq m / 3566 sq ft



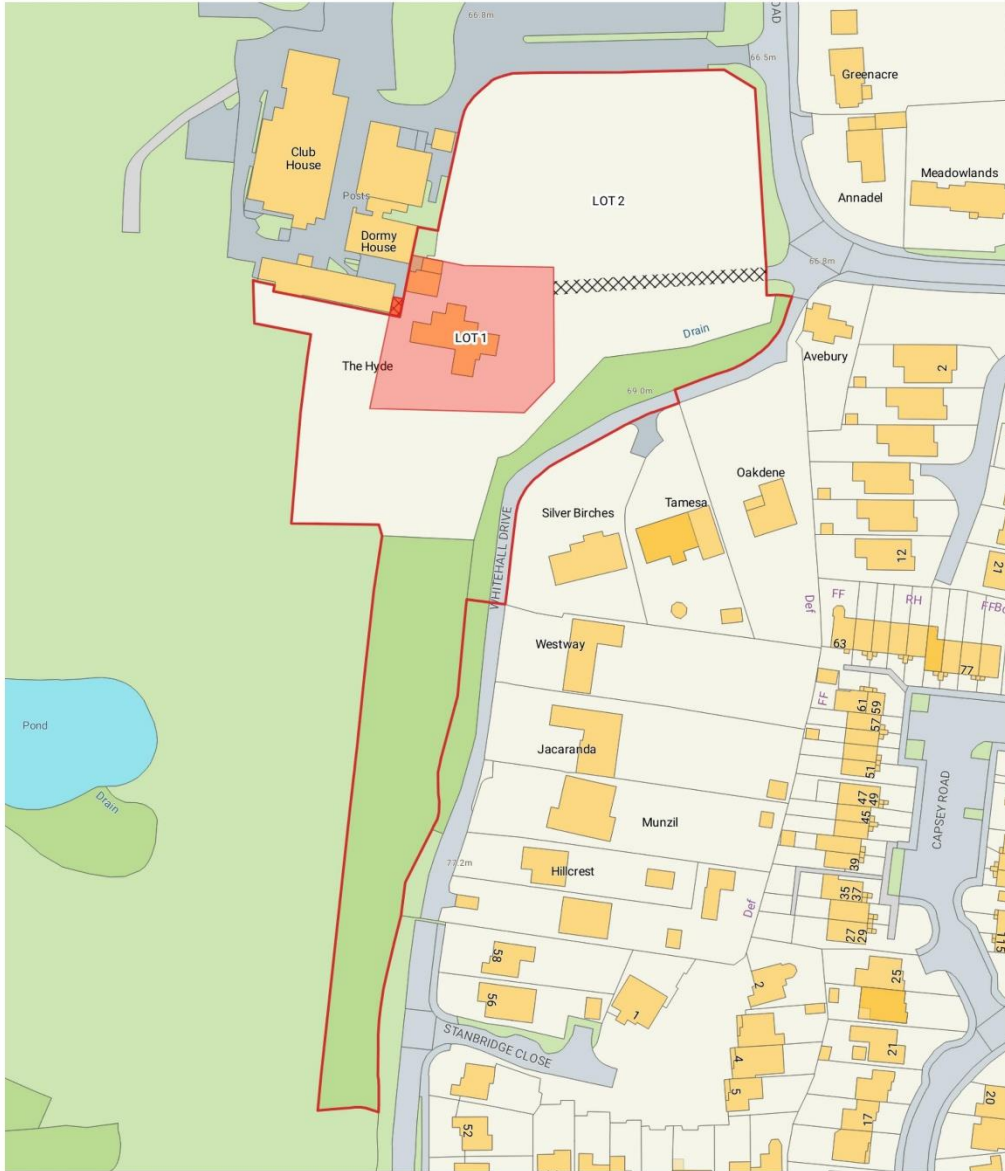
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



(Not Shown In Actual Location / Orientation)

PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.(ID1110336)





H.J. BURT
Chartered Surveyors : Estate Agents

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