



H.J. BURT
Chartered Surveyors : Estate Agents

Development Opportunity | The Street | Washington | West Sussex | RH20 4AS

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CDM Notes

- Existing outbuildings in dilapidated state. Demolition method statement to be provided by contractor following review by structural engineer.
- Steep bank adjacent to School Lane boundary may be unstable. To be reviewed by Structural engineer, appropriate edge protection to be put in place.
- Appropriate access arrangement to be put in place for adjoining occupied cottages.
- Existing utilities survey to be undertaken before any excavation takes place. Appropriate measures to be taken to ensure adjacent occupants have limited disruption to utilities.
- Evidence of previous (now demolished) buildings on site. Site investigation needed before excavation can take place.

Notes

- Refer to site plan by Lizard for details of hard and soft landscaping and proposed planting.

PS	08/04/25	Planning update	IM	CP
P4	02/04/25	Planning update	IM	CP
P3	06/02/24	Planning update	KA	CP
P2	31/03/24	Updated to landscape plan	KA	CP
P1	23/03/24	Planning Issue	JY	CP
Rev	Date	Revision Details	Dr	Ch

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Job Title
The Yard, Washington

Drawing Title
Proposed Site Plan - Roof Level

Scale
1:250 @ A1 / 1:500 @ A3
metres 0 10 20 30

Project Drawing No. Rev
7350 PL 05 P5

Status

APPROVAL



Development Opportunity | The Street | Washington | West Sussex | RH20 4AS

Offers in Excess of: £500,000 | Freehold

- An exciting, proposed development for five residential units set in the heart of the Downland village.
- PLOT 1: 2-bedroom semi-detached, garden & 2 parking spaces (c. 854 sqft).
- PLOT 2: 2-bedroom semi-detached, garden & 2 parking spaces (c. 1,230 sqft).
- PLOT 3: 2-bedroom end of terrace, garden & 2 parking spaces (c. 862 sqft).
- PLOT 4: 2-bedroom mid-terrace, garden & 2 parking spaces (c. 805 sqft): affordable housing for rent for rural worker based in SDNP.
- PLOT 5: 3-bedroom end of terrace, garden & 2 parking spaces (c. 1,237 sqft).
- Accessible village location within the South Downs National Park.
- Storrington 2.75 miles. Steyning 4.75 miles. Worthing 7 miles. Horsham 13 miles.

Description

An exciting proposed residential development for five cottages within the popular village of Washington within the South Downs National Park with its wonderful walking and recreational opportunities. The proposed building plot is to be accessed from the historic main village street and with planning consent having been recommended for approval on 8th May 2025 under application SDNP/24/03835/FUL for the grant of five attractive attached dwellings with traditional part brick, stone, tile hung and weather-boarded elevations under clay tiled roofs and with private gardens and parking spaces to each cottage.

The proposed development is subject to a variety of planning conditions and completion of a Section 106 Legal Agreement including for water neutrality requirements – where applicable - and which agreement is in the process of being completed. One of the planning conditions requires Plot 4 to be an affordable home for renting to a rural worker based in the National Park.

As part of the proposed sale of the site by the Wiston Estate, the Estate is seeking a contractor to purchase the freehold of the main part of site and to enter into a build contract for Plot 4, with the freehold then being sold back to the Estate and along with the communal parking and landscaped areas together with six other residential parking spaces being retained by the Estate for existing Estate houses which border the site. These parking spaces and the communal driveway is to be constructed by the purchaser developer of the site in compliance with the conditions of the consent and any other building regulation or other approval and prior to the occupation of the remaining four units, the developer will hand back these areas (as approximately shaded pink on the plan) to the Estate with the works having been completed. As part of the sale and agreed build contract for these areas, the Estate will grant full rights of way over the communal estate road for the four units and together with entering into a management and service contract for maintenance of the communal areas.

Location

The site lies at the heart of the popular semi rural village of Washington which includes the Franklands Arms pub, village hall, church and St. Mary's primary school. The larger village of Storrington with a more comprehensive range of facilities and including Waitrose supermarket is within 2.75 miles and the old market town of Steyning is c. 4.75 miles to the East and also with a good range of local facilities, restaurants and shops.

More comprehensive facilities can be found in the coastal town of Worthing to the South (c. 7 miles) or the old market town of Horsham (c. 13 miles) and both offer mainline railway stations as well as comprehensive other facilities. A train station may also be found at Pulborough (c. 7.5 miles) and Billingshurst (c. 10.75 miles) to the West. Gatwick Airport is approximately 28 miles. There is a good range of both state and private schools in the area and with road connections being good including the readily accessible A24 at Washington roundabout linking to the A27 to the South and the A23/M23 to the North as well as the A272 major trunk road.

Sporting & Recreation: Walking & riding along local footpaths and bridleways and on the Downs. Golf at Albourne, Pyecombe, Horsham & Pulborough. Several local equestrian events including at Pyecombe, Hickstead, Ardingly & Hascombe Farm, Nr. Henfield. Sailing at Brighton Marina & Chichester. Theatre at Brighton, Crawley, Horsham & Chichester.

Materials Key

- ① Wealden Sandstone
- ② Brick Type 1 (red)
- ③ Brick Type 2 (red / brown multi)
- ④ Timber Weatherboarding (black)
- ⑤ Plain Clay Tile
- ⑥ Painted Timber Windows (white)
- ⑦ Rolled Lead Porch Canopy
- ⑧ Grey Standing Seam Metal Roof



South East Elevation
1: 100



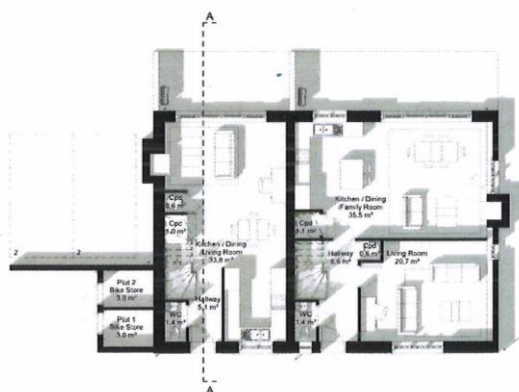
South West Elevation
1: 100



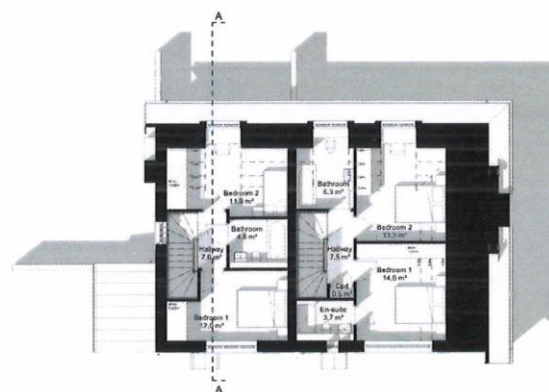
North West Elevation
1: 100



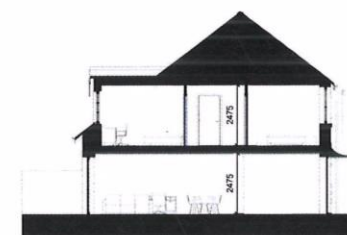
North East Elevation
1: 100



Ground Floor
1: 100



First Floor
1: 100



Section AA- Plot 1
1: 100



NORTH

PLOT 1
2 Bedroom 3 Person
Semi-detached House
GIA = 79.3m²

PLOT 2
2 Bedroom 4 Person
Semi-detached House
GIA = 114.3m²

Rev	Date	Revision Details	Dr	Ch
P5	13/03/25	Updated rules	BM	DP
P4	27/02/25	Updated material strategy	BM	DP
P3	04/02/25	Planning update	BM	DP
P2	31/05/24	Minor updates following review	JY	DP
P1	21/05/24	Planning issue	JY	DP

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ECE Architecture
Architects & Interior Designers



Job Title
The Yard, Washington

Drawing Title
Plots 1-2 - Plans and Elevations

Scale
1:100 @ A1 / 1:200 @ A3

Project
7350

Drawing No
PL 06

Rev
P5

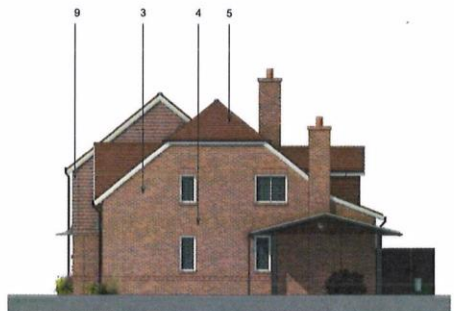
Status

APPROVAL



South West Elevation

1 : 100



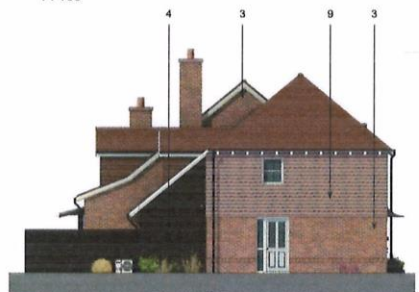
South East Elevation

1 : 100



North East Elevation

1 : 100

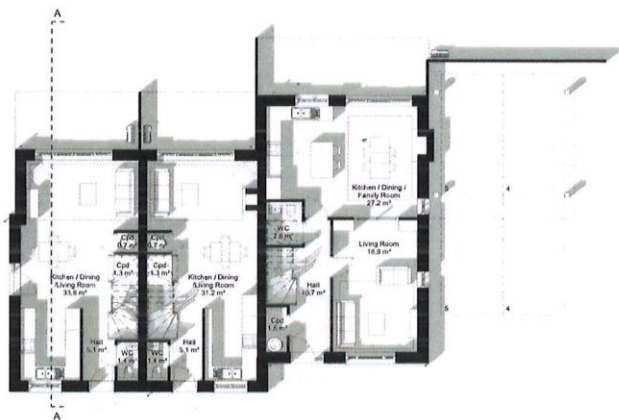


North West Elevation

1 : 100

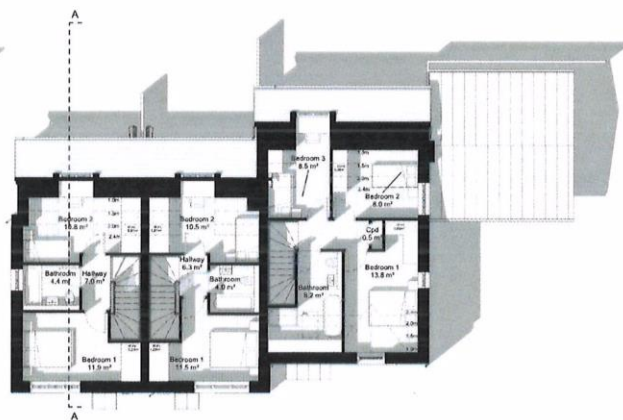
Materials Key

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- ⑤ Plain Clay Tile Type 1 (red)
- ⑥ Painted Timber Windows (white)
- ⑦ Rolled Lead Porch Canopy
- ⑧ Grey Standing Seam Metal Roof
- ⑨ Plain Clay Tile Type 2 (red / brown)



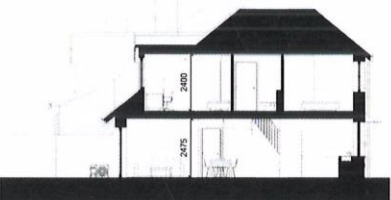
Ground Floor

1 : 100



First Floor

1 : 100



Section AA - Plot 3

1 : 100

P7	02/04/20	Planning update	BA	DP
P6	20/03/20	Planning update	BA	DP
P5	13/03/20	Updated notes	BA	DP
P4	27/02/20	Updated material strategy	BA	DP
P3	04/02/20	Planning update	BA	DP
P2	31/05/24	Minor updates following review	JV	DP
P1	31/05/24	Planning issue	JV	DP
Rev	Date	Revision Details	Dr	Ch

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Job Title
The Yard, Washington

Drawing Title
Plots 3-5 - Plans and Elevations

Scale
1:100 @ A1 / 1:200 @ A3

Project
7350

Drawing No
PL 07

Rev
P7

Status

APPROVAL

CAO For Section 201/19/21/19

Information

Property Ref: HJB03233. **Photos & particulars prepared:** Sept & Oct 2025 (Ref RBA).

Services: Proposed Services Subject to Connection: Mains water, electricity, gas and drainage with appropriate easements being granted over the Estate's retained land where required.

Title: The site forms part of Freehold title no. WSX309807 and with the Estate's retained road (see above re proposed construction agreement) including access to the Estate's neighbouring and retained properties along with parking spaces for same.

CIL: In addition to the proposed planning conditions, the Purchaser will be required to undertake to pay the Community Infrastructure Levy (CIL) payment estimated at £100,759.41 (as at August 2025).

Water Neutrality & BNG: Please contact the Agent re potential Water Neutrality offsetting requirements and Biodiversity Net Gain (BNG) requirements for the site, and in the instance where such requirements are applicable.

Local Authority: South Downs National Park Authority with Horsham District Council & West Sussex County Council.

Directions

what3words:///gover.reinstate.hologram

Viewing

Please **do not obstruct neighbouring property entrance drives** with viewing strictly by appointment with is strictly by appointment with:

H.J. BURT Steyning

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

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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.





CDM 2015 Health & Safety Information

This information relates only to 'Significant Hazard' identified on this drawing and is to be read in conjunction with the Design's Hazard Register.

- Existing outbuildings in dilapidated state. Demolition method statement to be provided by contractor following review by structural engineer.
- Steep bank adjacent to School Lane boundary may be unstable. To be reviewed by Structural engineer, appropriate edge protection to be put in place.
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P7	08/04/25	Planning update	BA	DP
P6	02/04/25	Planning update	BA	DP
P5	06/03/24	Planning update	BA	DP
P4	05/03/24	Revised Layout	JF	DP
P3	31/03/24	Planning Issue	JF	DP
P2	23/03/24	Planning Issue	JF	DP
P1	23/04/24	Layout updated	JF	DP

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 ECE Architecture
 www.ece-arch.co.uk



Job Title
 The Yard, Washington

Drawing Title
 Proposed Site Plan - Ground Floor

Scale
 1:200 @ A1 / 1:400 @ A3

Project
 7350

Drawing No
 PL 04

Rev
 P7

Status
 APPROVAL







H.J. BURT
Chartered Surveyors : Estate Agents

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Chartered Surveyors : Estate Agents



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