



Land off Mill Lane | Sayers Common, Nr. Hurstpierpoint | West Sussex | BN6 9JA

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Excess of: £800,000 | Freehold

- Edge of village potential development site with planning in principle granted on appeal to develop part of the area for 5 residential dwellings.
- Overall site area c. 1.71 acres (0.69 Ha).
- Very accessible location with road frontage and foot access to village.
- Hurstpierpoint village 2.5 miles. Burgess Hill 5 miles.
- Brighton 11.5 miles. Gatwick 16.75 miles.

Description

The land offers a good potential residential development opportunity located on the North-East side of the expanding village of Sayers Common with very good road connections from the adjacent A23 leading South to the cosmopolitan coastal city of Brighton (c. 11.5 miles) and to the North to the M23 including Gatwick airport (c. 16.75 miles).

The land extends overall to approximately 1.71 acres and to part of the area an appeal on planning application ref **DM/25/0045** was allowed on 2nd October 2025 (appeal ref. **APP/D3830/W/25/3361729**) for planning in principle to develop an area of land within the overall 1.71 acres for up to five residential dwellings.

The allowed appeal is for permission in principle, as provided for in the Town & Country Planning (Permission in Principle) Order 2017. The Planning Practice Guidance (PPG) advises that this is an alternative way of obtaining planning permission for housing-led development which separates the considerations of matters of principle from the technical detail. Planning permission would therefore be required for both the permission in principle and the technical details being approved and the allowed appeal relates to the first of these two stages.

As part of the planning application an indicative only drawing showed a possible site layout but the final layout would be subject to detailed design and analysis as part of the second stage application to be submitted by a purchaser. The permission in principle has a default duration of three years from grant.

Location

Lying on the edge of Sayers Common village off Mill Lane which leads over the A23 or links to a slip road with connections to the Northbound carriageway, the site is similarly

within walking distance of country footpaths as well as paved walks into the village centre which includes Sayers Common community convenience store and the Duke of York pub. More extensive facilities can be found in Hurstpierpoint within 2.5 miles to the South-East or the town of Burgess Hill within 5 miles which also offers a mainline railway station which may also be found in the old market town of Haywards Heath (c. 7 miles) to the North-West.

Road connections from the adjacent A23 are very good leading South to Brighton with its comprehensive range of shops, business and recreational facilities including coastal attractions. The A23 links to other major roads including the A27 to the South leading to Worthing and Lewes and to the North to the A272 bisecting Sussex and further North on the A23 to the M23.

There is a good range of state and private schools in the area.

Sporting & Recreation

Walking and riding along local footpaths and bridleways and on the Downs. Golf at Singing Hills, Albourne, Pyecombe, Mannings Heath, 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.

Information

Property Ref: HJB03262.

Photos & particulars prepared: October 2025 (Ref RBA)

Services: The purchaser will need to rely on their own searches and investigations regarding connections to mains services.

Tenure: Freehold title number WSX279447

CIL/S. 106: The purchaser will be required to pay any Community Infrastructure Levy (CIL) or other Section 106 contributions, including any off-site BNG, as required on top of the agreed purchase price.

Local Authority: Mid Sussex District Council and West Sussex County Council.

Directions

what3words///rhino.seated.galaxies



Viewing

Please do not obstruct neighbouring property entrance drives and strictly by appointment with

H.J. BURT Steyning

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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 vendors 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.

Appeal Decision

Site visit made on 16 September 2025

by L Francis BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 02 October 2025.

Appeal Ref: APP/D3830/W/25/3361729

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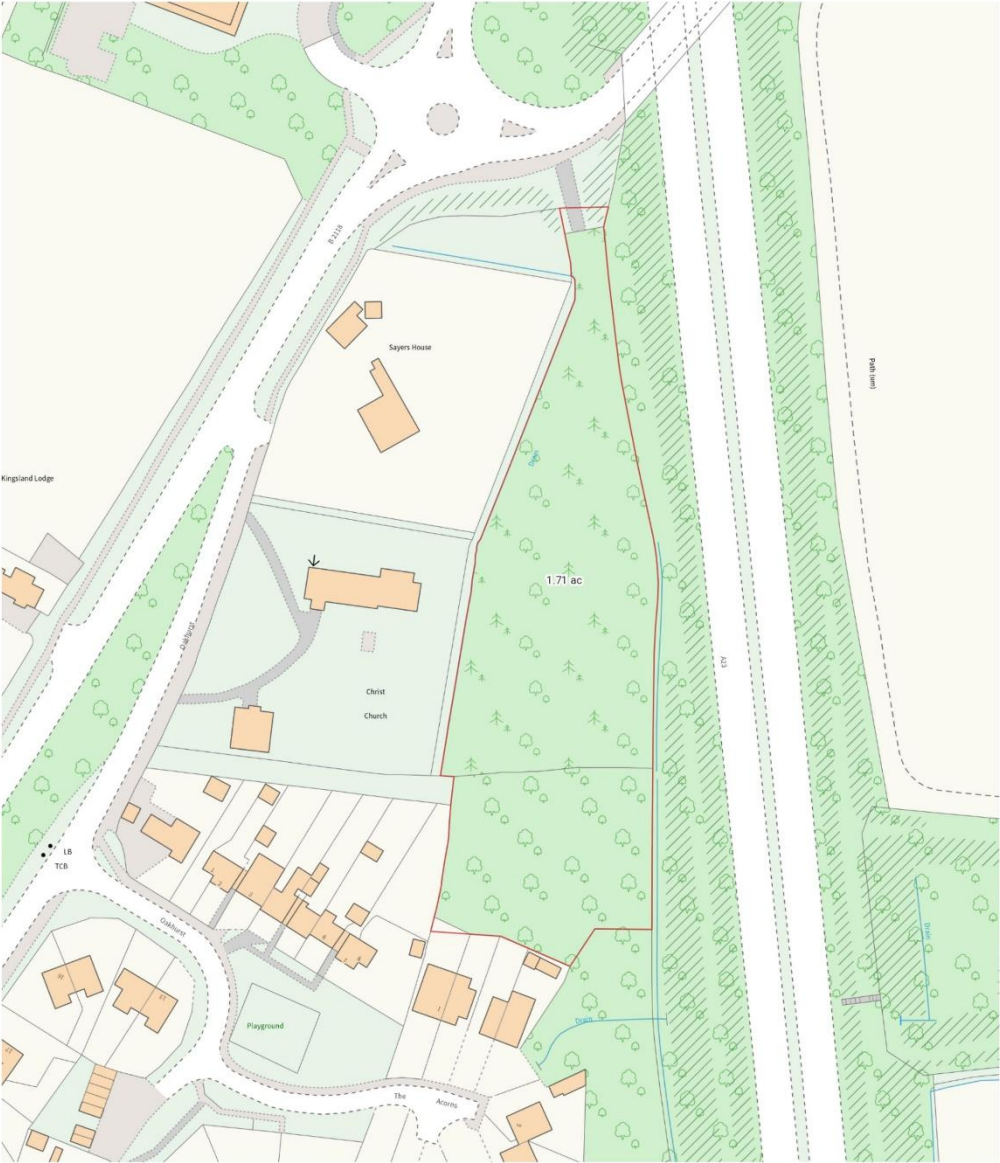
- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr Chris and Anthony Harris against the decision of Mid Sussex District Council.
- The application Ref is DM/25/0045.
- The development proposed is "planning in principle to develop an area of land to five residential dwellings".

Decision

1. The appeal is allowed and permission in principle is granted for the "planning in principle to develop an area of land to five residential dwellings" at Land off Mill Lane, Sayers Common BN6 9JA in accordance with the terms of the application, Ref DM/25/0045 dated 28 November 2024.

Preliminary Matters

2. I have used the address stated on the decision notice and appeal form since this accurately reflects the location and provides a postcode for the appeal site. I have used the description of development as contained on the application form but omitted the word 'greybelt' for accuracy since the land is not categorised as grey belt under the definition contained in the National Planning Policy Framework (the Framework).
3. The appeal application is for permission in principle, as provided for in the Town and Country Planning (Permission in Principle) Order 2017. The Planning Practice Guidance (PPG) advises that this is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle from the technical detail. Planning permission does not exist unless both the permission in principle and the technical details are approved. This appeal relates to the first of these two stages.
4. The PPG advises that the scope of permission in principle applications is limited to location, land use and amount of development. All other matters are considered as part of a subsequent Technical Details Consent (TDC) application if permission in principle is granted. I have determined the appeal accordingly. A drawing has been submitted showing a possible site layout, this is considered as indicative only.
5. The amount of residential development must be expressed as a range, indicating the minimum and maximum number of new dwellings. Although a minimum number was not expressed on the application form, the documents submitted indicate that the range would be between 1 and 5 dwellings.





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