



Building Plot | London Road | Henfield | West Sussex | BN5 9JP

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

Building Plot | London Road | Henfield | West Sussex | BN5 9JP

Asking Price: £195,000 | Freehold



- Building plot for a most attractive detached 2-bedroom chalet property
- With front, side and rear gardens. Two allocated parking spaces
- Possibility of enlarging to a 3-bedroom dwelling (subject to consent)
- Pleasantly situated on the northern periphery of this popular village
- Planning Ref: DC/21/2711. Permission granted granted 12/8/22
- COUNCIL TAX: TBA. EPC: N/A

### Description

A rare opportunity to purchase a building plot to construct a two-bedroom detached chalet property situated on the Northern periphery of Henfield Village, close to local amenities and Countryside walks. Planning permission has been granted by Horsham District Council (Planning Ref DC/21/2711) for a two-bed detached dwelling. The accommodation is arranged over two floors comprising, entrance, entrance hall, cloakroom, sitting room with chimney, open plan kitchen/dining room and utility room. First floor two bedrooms and family bathroom. There is also a possibility of creating a third bedroom subject to planning permission. Outside there are two allocated parking spaces plus front, side and rear garden. **Further information:** The property would need have installed two water harvesting tanks and all service connections, both of which would be liable by the purchaser. The CIL (Community Infrastructure Levy) payment (if applicable) to Horsham District Council will be paid by the Purchaser.

### Location

London Road is situated on the northern side of Henfield village, within easy reach of the main facilities in the High Street. The High Street has a wealth of local shops, trades and services and the village has a thriving community with many varied events taking place throughout the year and with facilities including a health and sports centre, primary school, library and churches of most denominations. In addition there are many varied countryside walks very close-by. Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London Victoria and Gatwick. The coastal city of Brighton is approximately 9 miles (sea front) to the South-East and offers an excellent range of shops, trades, services and entertainment facilities. Henfield is situated between the A24 (approximately 5 miles to the North-West) and the A23 (approximately 4 miles to the East) both of which give good access to the major routes in the area including the M23/M25 and national motorway network.

### Information

Property Reference: HJB02735

Photos & particulars prepared: January 2024 (Robert Turner MNAEA)

Local Authority: Horsham District Council Council Tax Band: TBA

N.B. There are five parking spaces proposed with two for the new dwelling, and three for the two flats at number 1 Wantley Cottages.

### Directions

From the offices of H.J. Burt, head in a northerly direction along the High Street which then becomes London Road. Go past Parsonage Road and the roundabout at Deer Park, taking the turning right into Wantley Hill. Turn right, passing the properties on your left and the drive to the property will be seen ahead of you. What 3 words: <https://w3w.co/famed.gambles.hinted>

### Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Henfield**

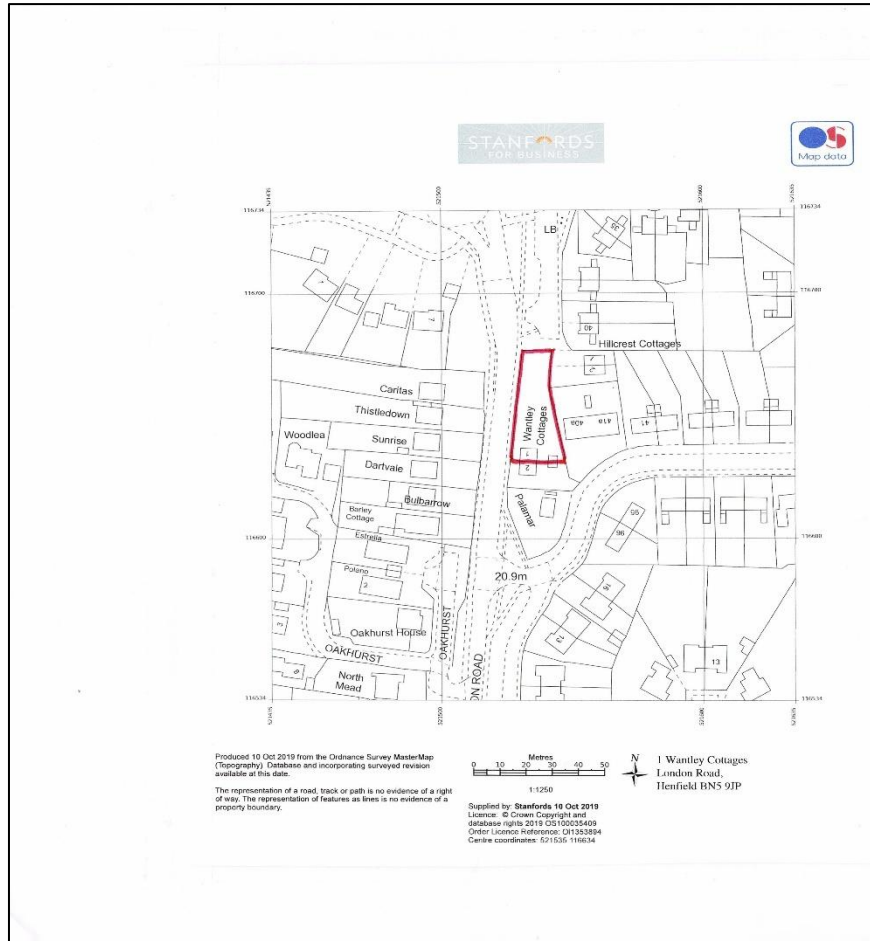
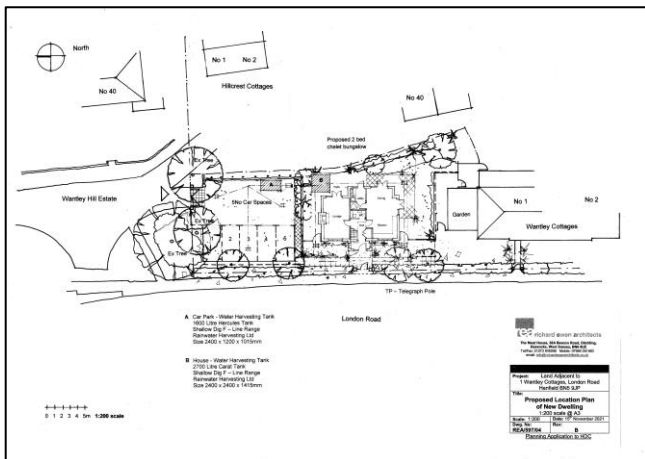
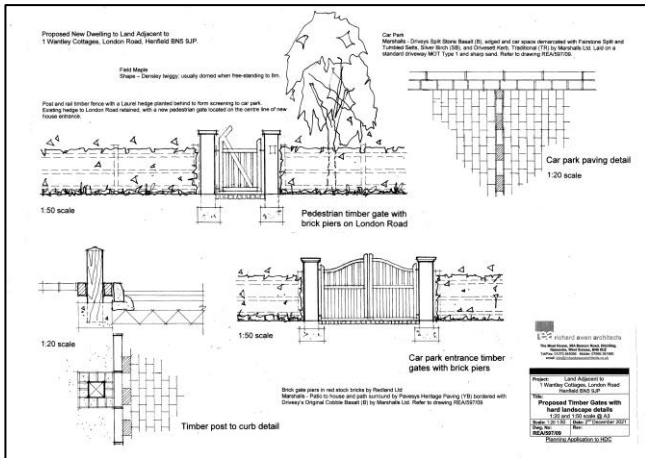
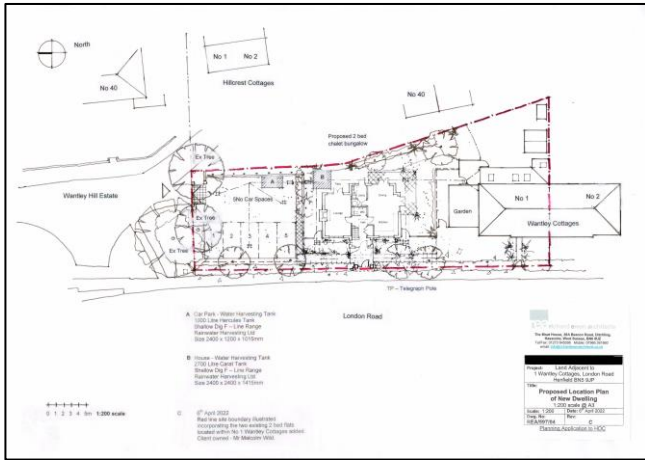
Euston House | High Street | Henfield | West Sussex | BN5 9DD

01273 495392 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [henfield@hjburt.co.uk](mailto:henfield@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.





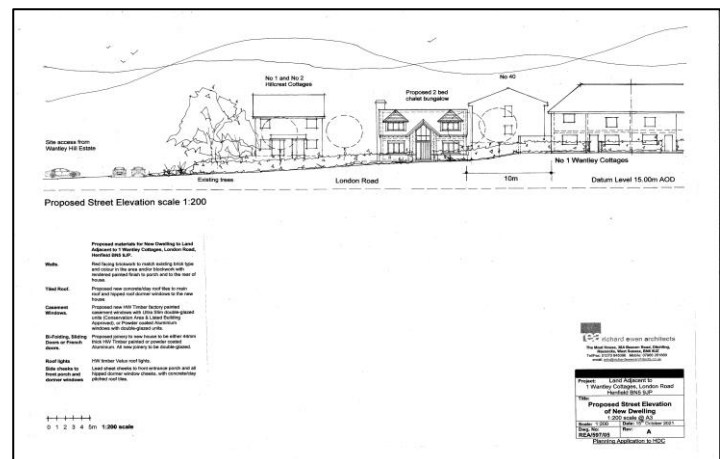
6<sup>th</sup> April 2022  
 Red line site boundary demise illustrated incorporating the two existing 2 bed flats located within No 1 Witley Cottages added. Client owned - Mr Malcolm Wild.

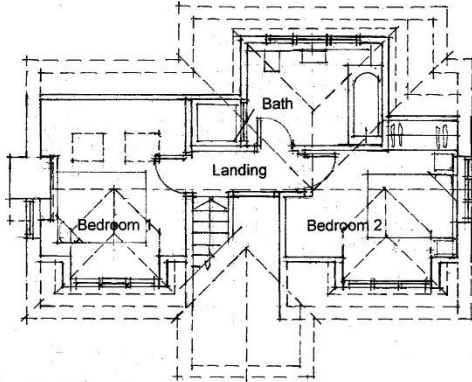
**richard ewen architects**  
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 email: [info@richardewenarchitects.co.uk](mailto:info@richardewenarchitects.co.uk)

**Site Location Plan**  
 1:1250 scale @ A3

**Title:** [Redacted]

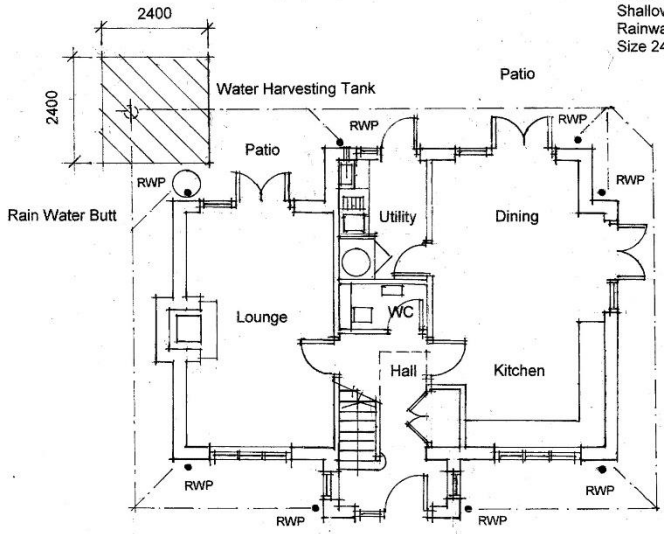
**Scale:** 1:1250 **Date:** 6<sup>th</sup> April 2022  
**Dwg. No.:** REA/SJ7/01 **Rev:** A  
**Planning Application to HDC**



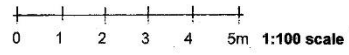


First Floor Plan

House - Water Harvesting Tank  
 2700 Litre Carat Tank  
 Shallow Dig F - Line Range  
 Rainwater Harvesting Ltd  
 Size 2400 x 2400 x 1415mm



Ground Floor Plan



- Proposed materials for New Dwelling to Land Adjacent to 1 Wantley Cottages, London Road, Henfield BN5 9JP.**
- Walls.** Red facing brickwork to match existing brick type and colour in the area and/or blockwork with rendered painted finish to porch and to the rear of house.
  - Tiled Roof.** Proposed new concrete/clay roof tiles to main roof and hipped roof dormer windows to the new house.
  - Casement Windows.** Proposed new HW Timber factory painted casement windows with Ultra Slim double-glazed units (Conservation Area & Listed Building Approved), or Powder coated Aluminium windows with double-glazed units.
  - Bi-Folding, Sliding Doors or French doors.** Proposed joinery to new house to be either 44mm thick HW Timber painted or powder coated Aluminium. All new joinery to be double-glazed.
  - Roof lights** HW timber Velux roof lights.
  - Side cheeks to front porch and dormer windows** Lead sheet cheeks to front entrance porch and all hipped dormer window cheeks, with concrete/clay pitched roof tiles.

 **richard ewen architects**  
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<b>Project:</b> Land Adjacent to 1 Wantley Cottages, London Road Henfield BN5 9JP	
<b>Title:</b> <b>Proposed Floor Plans of New Dwelling</b> 1:100 scale @ A3	
<b>Scale:</b> 1:100	<b>Date:</b> 15 <sup>th</sup> November 2021
<b>Dwg. No:</b> REA/597/06	<b>Rev:</b> B
<b>Planning Application to HDC</b>	