

Plot - Two Houses - FOR SALE

**Land adjacent to "Brangwyn", Station Road, Henfield
West Sussex BN5 9UP**



SITE SUMMARY - September 2025

Land and Development

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1. Introduction

This is an opportunity to acquire a rare plot with consent to build two large semi-detached houses with integral garage and forecourt parking. The site is undeveloped, cleared, and planning permission has been “implemented” (see detail overleaf).

2. Site location

Henfield is a substantial village and civil parish in the Horsham district of West Sussex. It lies approximately 66 km (41 miles) south of London, 19 km (12 miles) northwest of Brighton, and about 48 km (30 miles) east-northeast of Chichester. It has a resident population of around 5,000, with various independent retailers, pubs and restaurants. A Sainsbury’s store has recently opened in the High Street. Henfield is home to St Peter’s Primary School with Steyning Grammar School some 3 miles south.

More information can be found online at www.visithenfield.co.uk

3. Site description

Located on the east side of Station Road opposite the original site of Henfield station, this rectangular site extends to approximately 4,800sqft (0.11 acres) on slightly raised land which slopes gently north to south. The site has an east/west aspect and thus benefits from morning and evening sun.

The site forms part of the garden area of the adjoining house “Brangwyn” but is no longer required for that purpose. It is a grassy area with minimal clearance work required.

4. Planning consent

Full planning was granted by Horsham District Council under delegated powers under ref: DC/21/1262 for the erection of a pair of semi-detached houses.

The two houses are shown overleaf, and each is designed to have an integral garage with forecourt parking. Although they were consented as 2 beds they were originally conceived as 3-4 bed family homes and are sized accordingly (circa 1,500sqft each). They are arranged over ground and two upper floors – see plans overleaf.

We understand that the application was granted in Feb 2021 and has lapsed.

Plot 1 – 1,485sqft GIA – 2 bed

Plot 2 – 1,485sqft GIA – 2 bed

The houses have potential to be reconfigured utilizing the attic room subject to any necessary consent required.

The CIL liability of £43,375.29 will be paid by the purchaser. The floor areas quoted are based upon the CIL liability area of 275.95 sq m.

A previous application for a larger scheme of 10 flats on this and the adjacent “Brangwyn” site was refused at committee and appeal.

The adjoining large 3-bedroomed house, Brangwyn, with integral retail area (class E) on the ground floor, is in the same ownership and currently vacant. This may also be available - further details upon request.

5. Structure of purchase

This is a sale of freehold interest with vacant possession, with usual timeframes expected.

6. Guide price/tenure

The guide price is £275,000.

7. Further information from Sole Agents



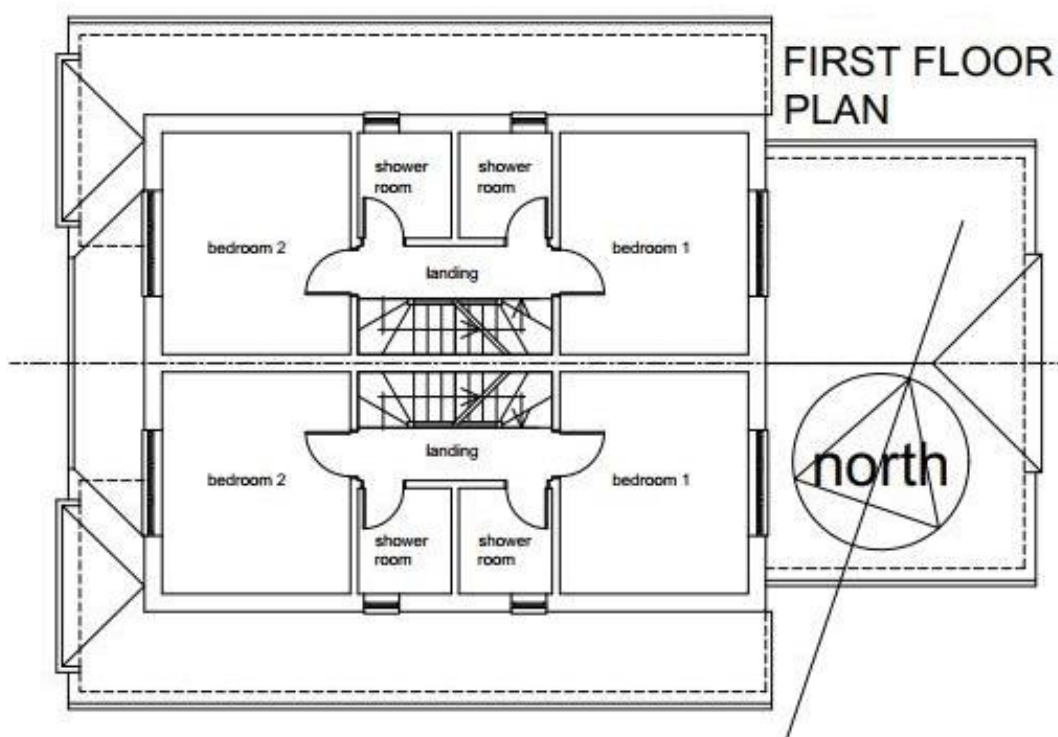
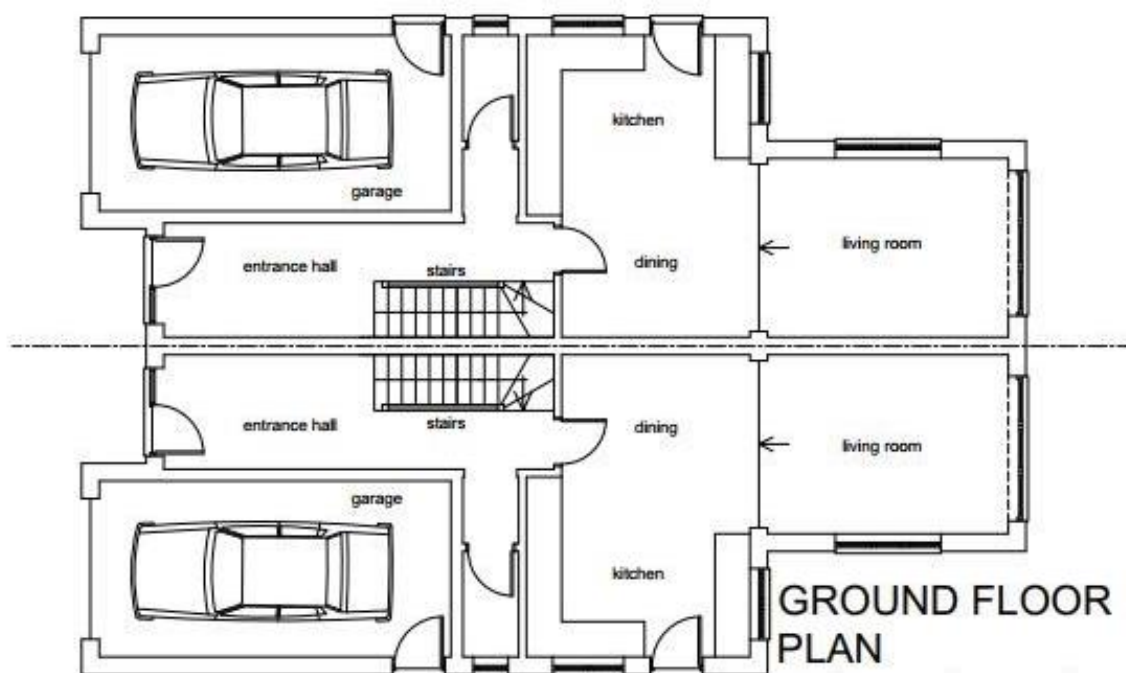
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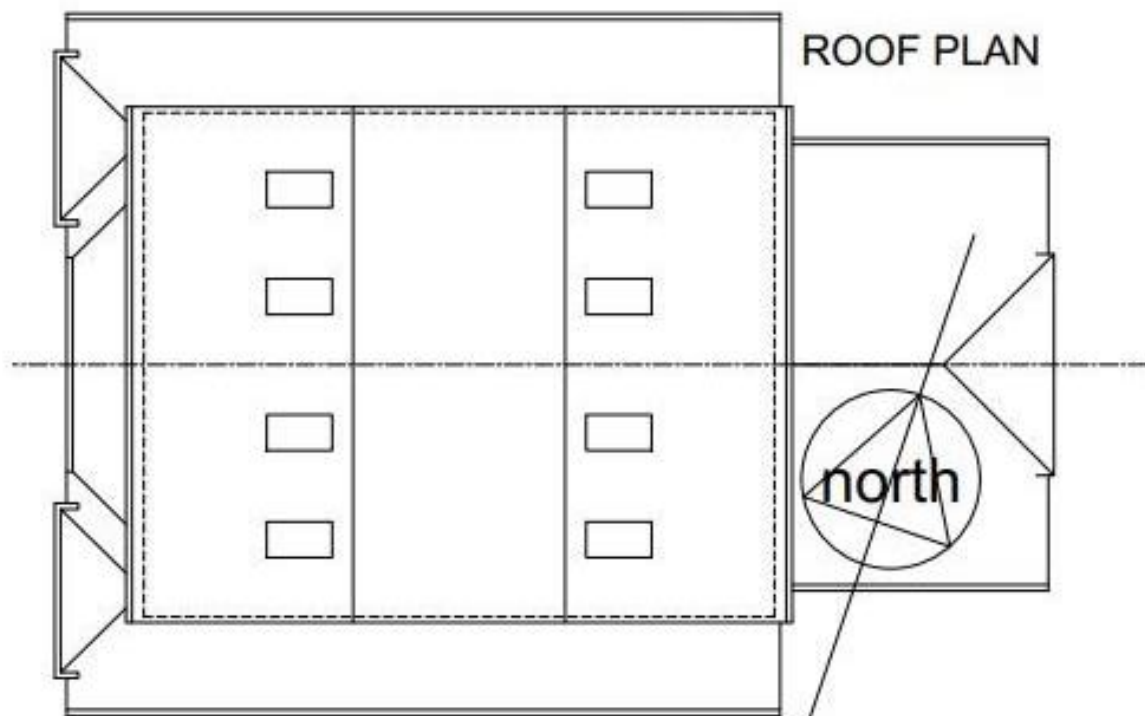
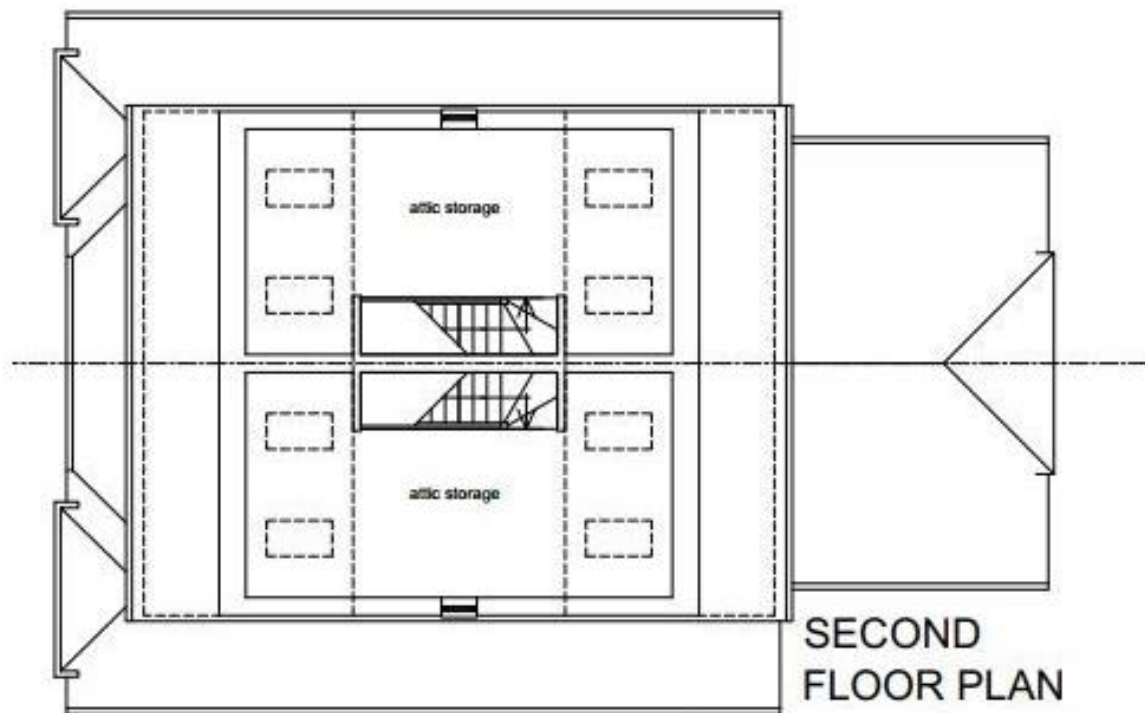
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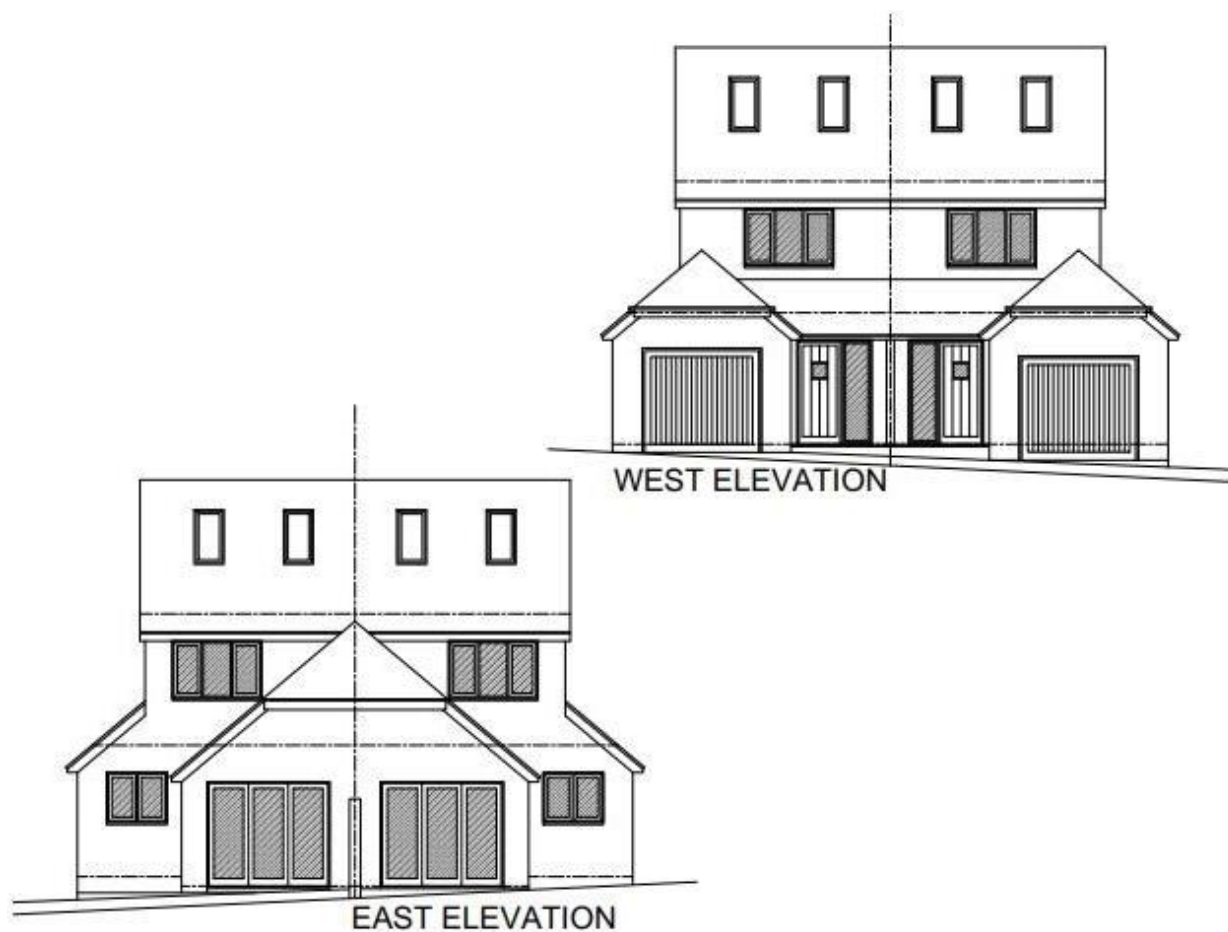
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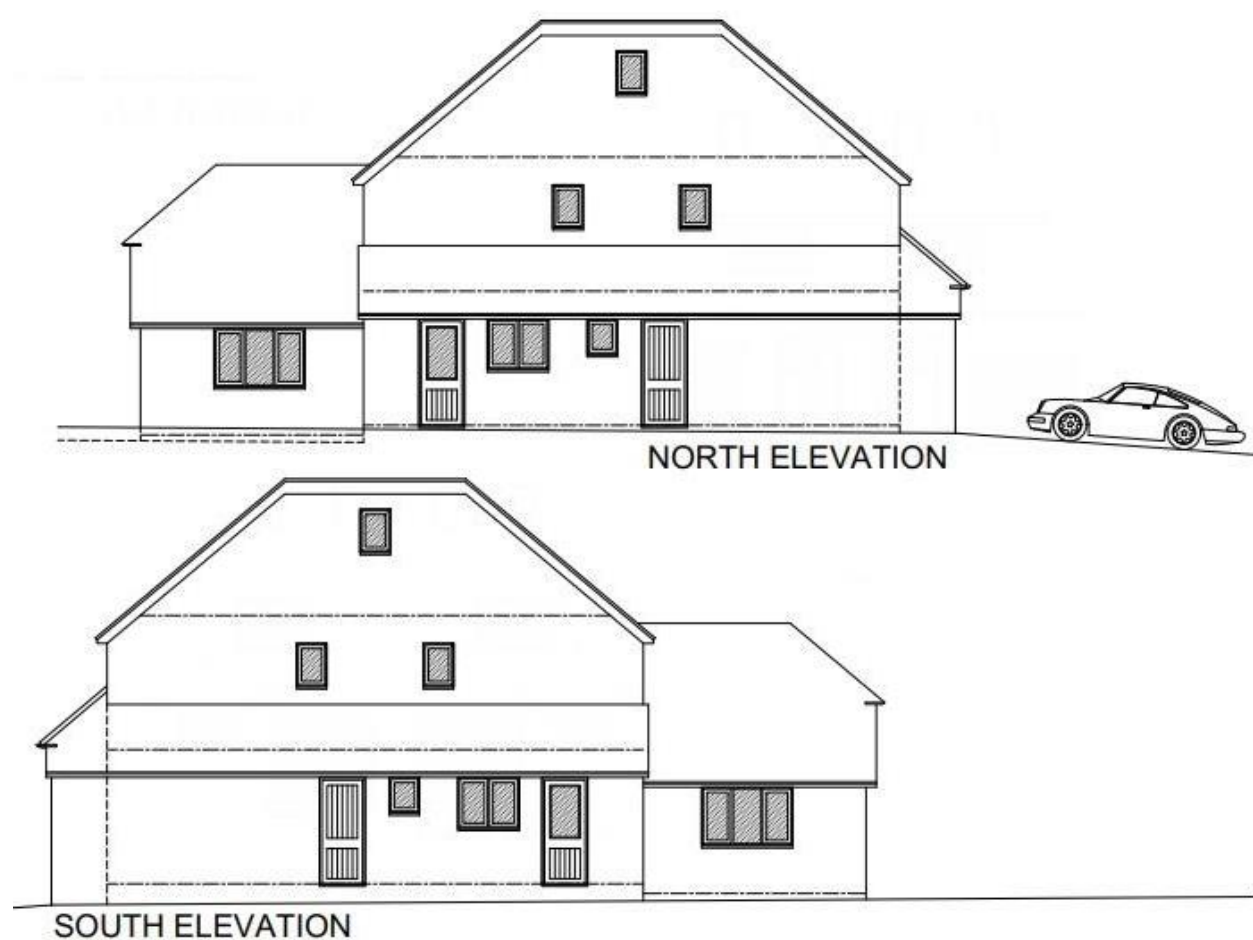
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