



Exciting Opportunity for Two Custom Build Plots on
New Development Site located in the Attractive Village
of Horam East Sussex

Land at Old Orchard House,
Horebeech Lane,
Horam, East Sussex TN21 9DZ

Site Description

Location

Horam is a vibrant village in the Wealden District of East Sussex, situated three miles south of Heathfield and is in the parish of settlements including Vines Cross and Burlow. It lies in the Low Weald and is close to the southern boundary of the High Weald Area of Outstanding Natural Beauty (AONB). The village has good road links with the A267 linking Tunbridge Wells and Eastbourne. It is also served by various routes of the Eastbourne Bus company.

The site lies to the east of the village of Horam on Horebeech Lane, adjacent to the famous Cuckoo Trail and is well served by existing vehicular pedestrian and cycle links. Located approximately 12 minutes' walk from Horam High Street which provides local amenities including café, pub, post office, pharmacy, convenience store, garage, hairdressers, dentist, vet, and a range of independent shops

Planning

Outline planning permission was granted for the erection of up to 38 dwellings, access, landscaping and other associated infrastructure at land at Old Orchard House, Horam, East Sussex TN21 9DZ.

APP/C1435/W/22/3297371

Reserved Matters Approval WD/2023/1585/MRM

A significant number of the Conditions have been approved:
WD/2023/1687/CD, WD/2024/1145/CD, WD/2025/2218/CD,
WD/2025/1563/CD

Further Information is Available on the Wealden Planning Portal

[Self-build and Custom Housebuilding](#)
[Planning and Building Control](#)

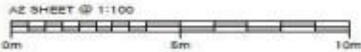


Sales and Viewing Information

Custom and Self-Build House Types

Plot	Beds & Occupancy	Unit Type	No. of Storeys	Floor Area GIA (sq.m)	GIA (sq.f)	DSS	Category	Type	Private Amenity Area (sq.m)	Car Parking Open Bays
7	4B/7P	Detached	2	132.0	1420.84	Y	Self-build	(HT 132)	Garden 125	2

10 This building is designed and made for use as a detached house. It is not to be used as a holiday home or for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.



Plot:
7

PLANNING	
Challey Homes	
Horebeach Lane, Horam, East Sussex	
House Type 132	
john finch partnership	
Architects and Builders	
www.johnfinchpartnership.co.uk	
3278.06	

Sales and Viewing Information

Custom and Self-Build House Types

Plot	Beds & Occupancy	Unit Type	No. of Storeys	Floor Area		ISS	Category	Type	Private Amenity	Car Parking
8	3B/5P	Detached	2	GIA (sq.m)	GIA (sq.f)	7	Self-build	(HT 95*)	Area (sq.m) Garden 115	Open Bays 2



Plot:
8*

PLANNING	
Chasey Homes	
Horsebeech Lane, Horam, East Sussex	
House Type 95 handed	
John Finch Partnership (architects & town planning consultants)	
 88 Dronfield Road Chichester CH1 1SD 01243 825250 www.johnfinchpartnership.co.uk	
Date: 10.10.2022 Ref: 22024 Plot: 3278.15	Date: 10.10.2022 Ref: 22024 Plot: 3278.15

Sales and Viewing Information

Method of Sale

- The Plots are offered by Private Treaty.
- The Seller is looking for offers in excess of £100,000, for each individual plot, subject to contract.
- All offers must be submitted in writing to RPC's Tonbridge Office. Addressed to Peter Bowden p.bowden@rpcland.co.uk

Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 1.5% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.

Viewing

Strictly by appointment with RPC land & New Homes, Tonbridge office, 01732 363633

Agent Details

Peter Bowden

01732 363633

p.bowden@rpcland.co.uk



Paul Curtin

07917 816371

paul.curtin@countrywide.co.uk



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