

**OFFERS INVITED FOR
INDIVIDUAL LOTS**



Lower Perrylands Farm

DIAL POST

Basing Hill Road, West Sussex RH13 8NT

Freehold Development Site Over 3 Separate Lots

Development Opportunity
for 3 Substantial Rural
Dwellings with Planning, a
Potential Barn Conversion
and Additional Auxiliary
Land of Up To 16 Acres

SELLING AGENTS



01903 745844



OPPORTUNITY SUMMARY

A rural development site offering outstanding views across open countryside. The opportunity is split into 3 separate lots, as listed below, all of which are reached via an access road leading off the northbound A24 at Basing Hill.

Lot 1

Site extending to 2.42 acres, with planning consent for 3 substantial family houses of approximately 3,000 sq ft each plus double garages and visitor parking. Horsham District Council Planning Reference: DC/25/1439

Lot 2

Site with potential for residential conversion / extension of existing small barn (STPC).

Lot 3

Adjacent parcel of land of approximately 16 acres, not suitable for development, but may be offered for ancillary uses, such as equestrian or small holding purposes, to complement the proposed residential element.

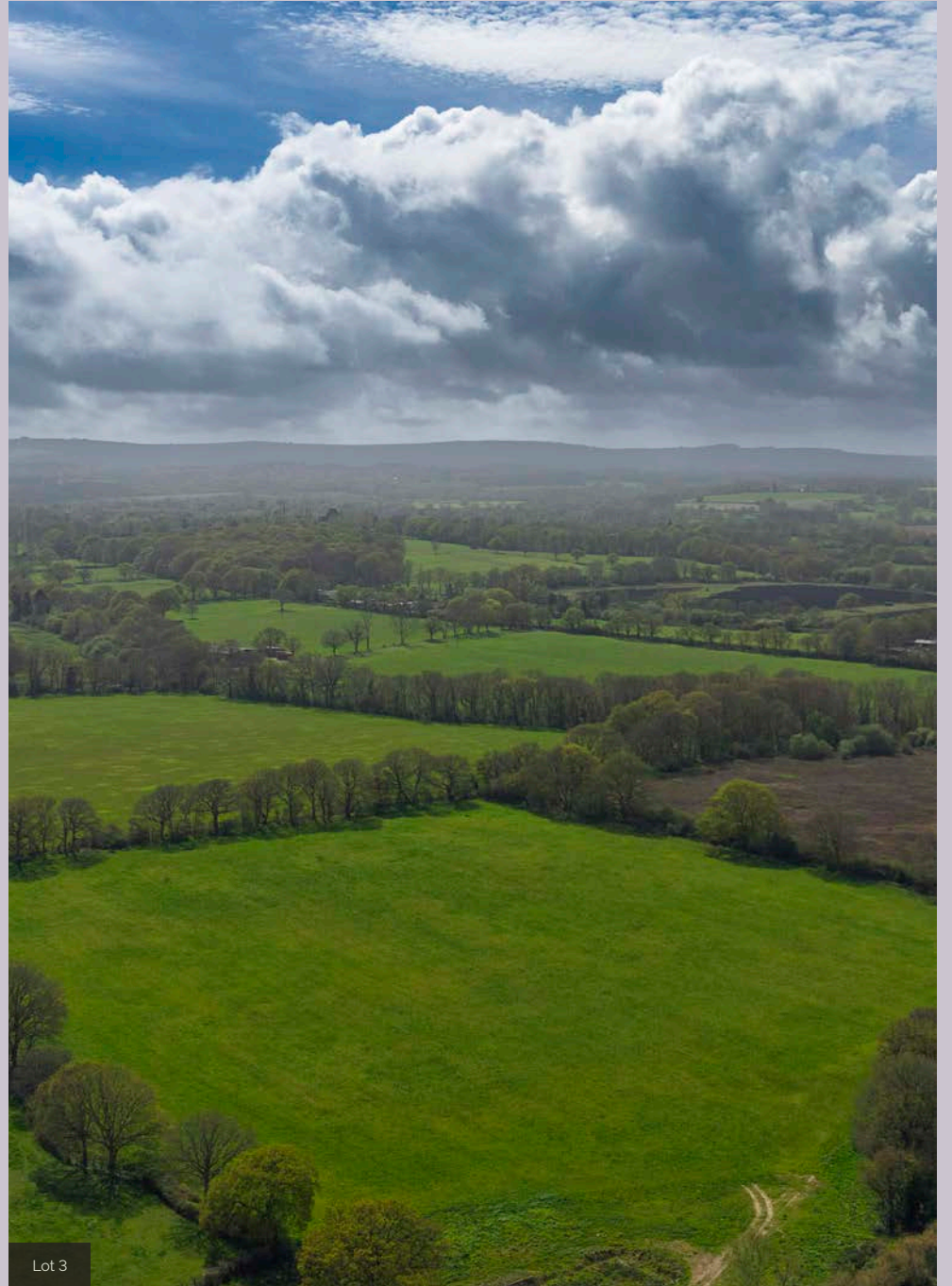
This development is not liable for Community Infrastructure Levy (CIL).

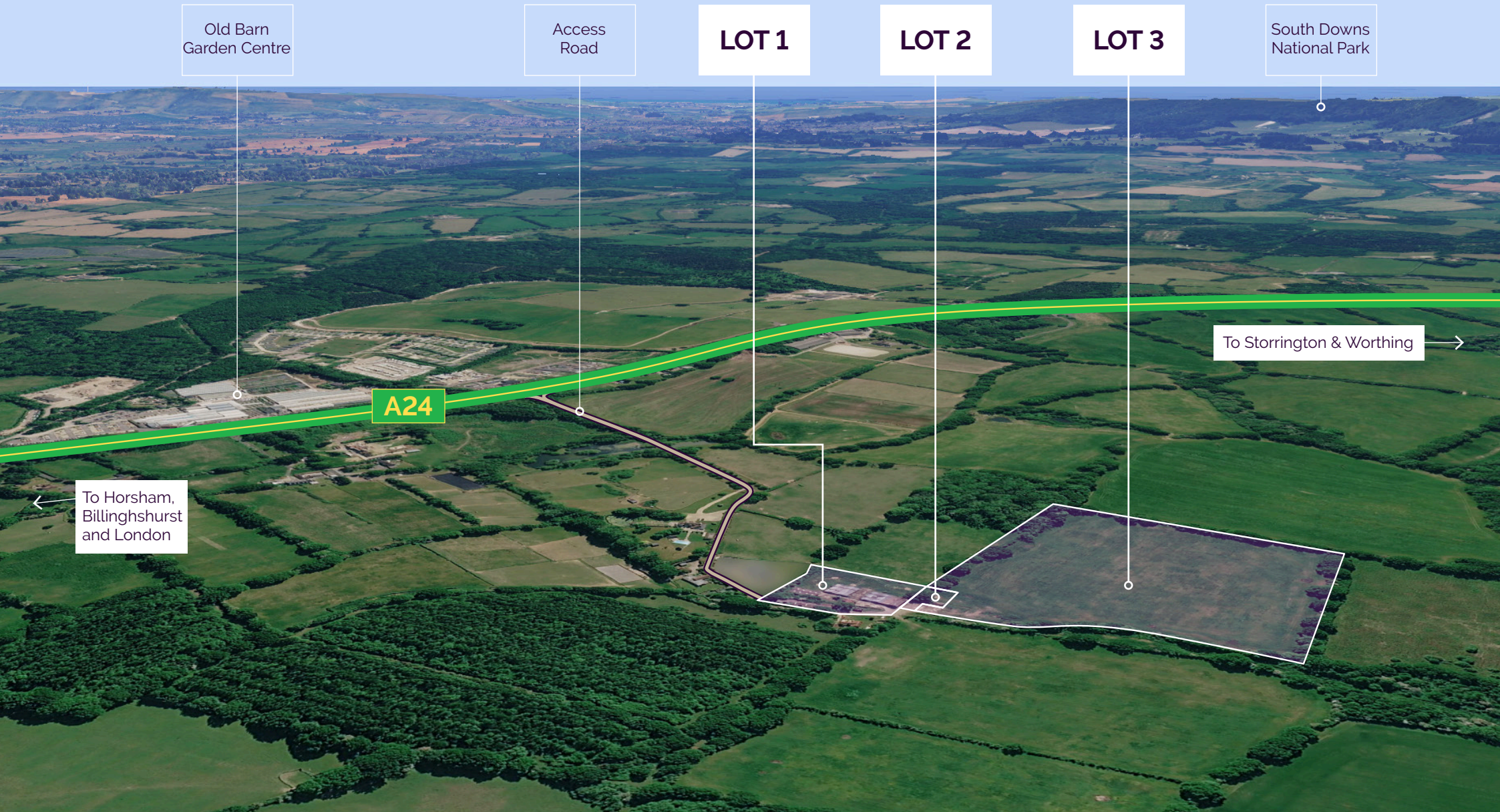


Lot 1 Landscape Plan



Lot 1 Computer Generated Image





LOCATION & ACCESS

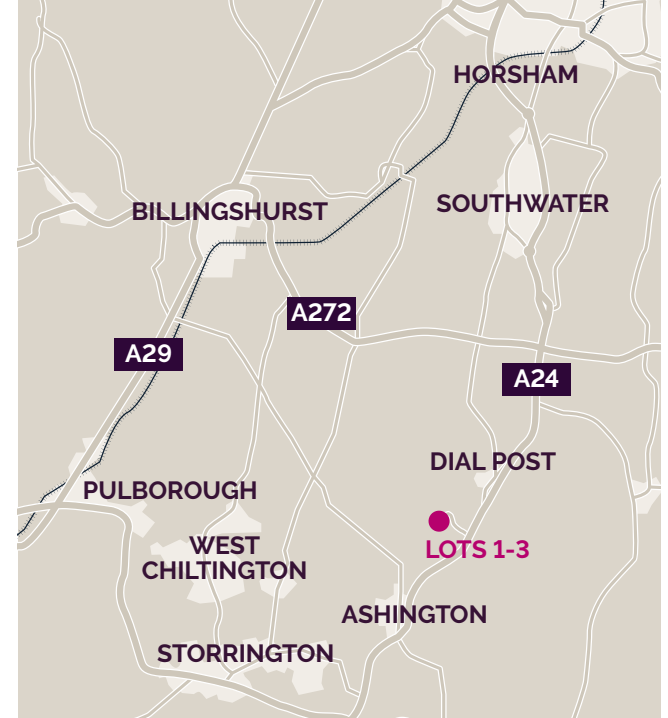
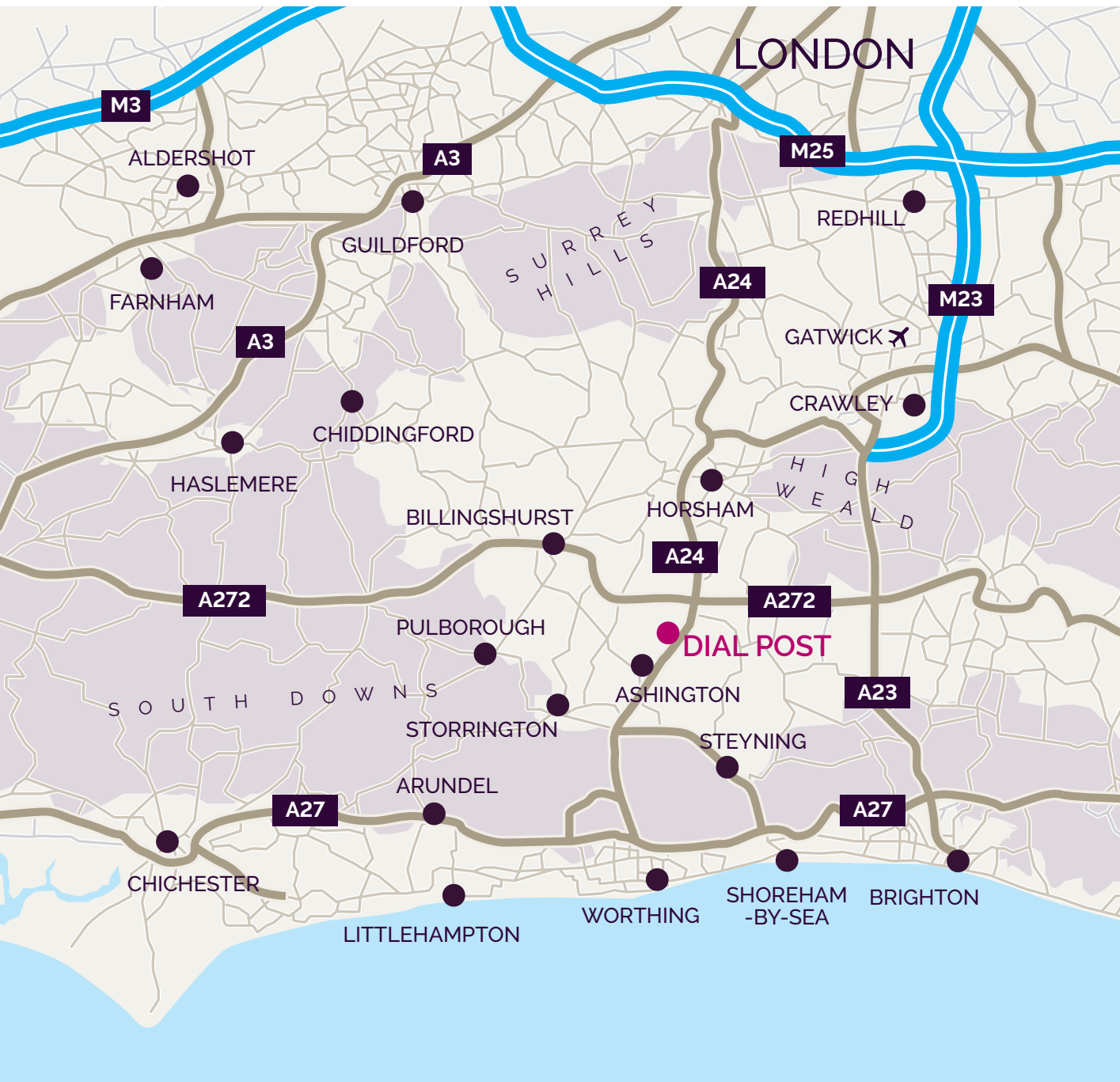
DESCRIPTION

The site occupies a discreet and attractive rural position at Lower Perrylands Farm, located to the south-west of Dial Post in West Sussex. Set within a generous plot and surrounded by open countryside, the site offers a peaceful edge-of-settlement setting while maintaining convenient access to the wider road network. The surrounding area is characterised by a mix of agricultural land and substantial detached residential properties, creating a low-density and well-established rural context.

Immediately opposite the site access road lies Old Barn Garden Centre and Nurseries, a well-regarded destination offering a farm shop-style retail experience alongside a popular café and restaurant.

Dial Post itself is a small rural hamlet within Horsham District, positioned along the A24 corridor between Horsham and Worthing. The village is modest in size, offering a village green and local pub, but benefits from close proximity to a range of nearby settlements including Ashington, and Southwater, which provide a wider selection of everyday amenities, local shops, schools and community facilities. Larger brands, including Waitrose, can be found in the larger nearby towns of Storrington and Horsham.





CONNECTIVITY

The site benefits from an existing access point via the A24, ensuring strong connectivity while retaining its quiet, semi-rural character. The nearby A24 offers direct routes north to Horsham and London, and south to Storrington, Worthing and the coast, supporting both commuter and leisure travel.

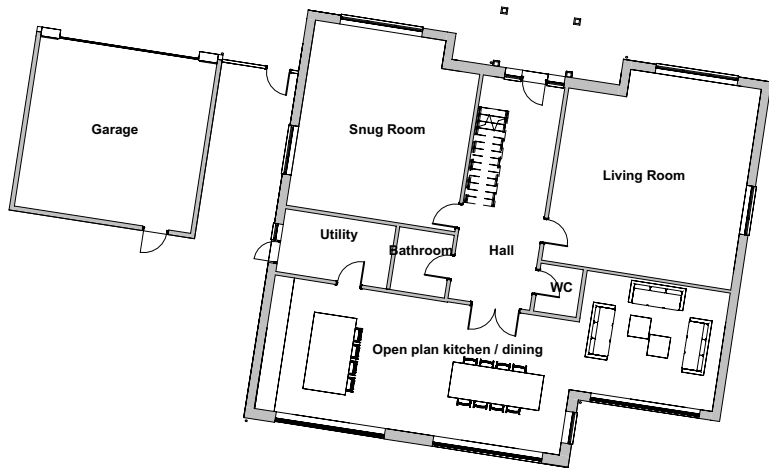
The surrounding countryside, including the South Downs National Park, lies within easy reach, offering extensive opportunities for outdoor recreation and contributing to the area's strong rural appeal.

Rail services are available from stations at Billingshurst and Horsham, providing regular direct connections to London (in 75 minutes and 55 minutes respectively) and the wider south east.

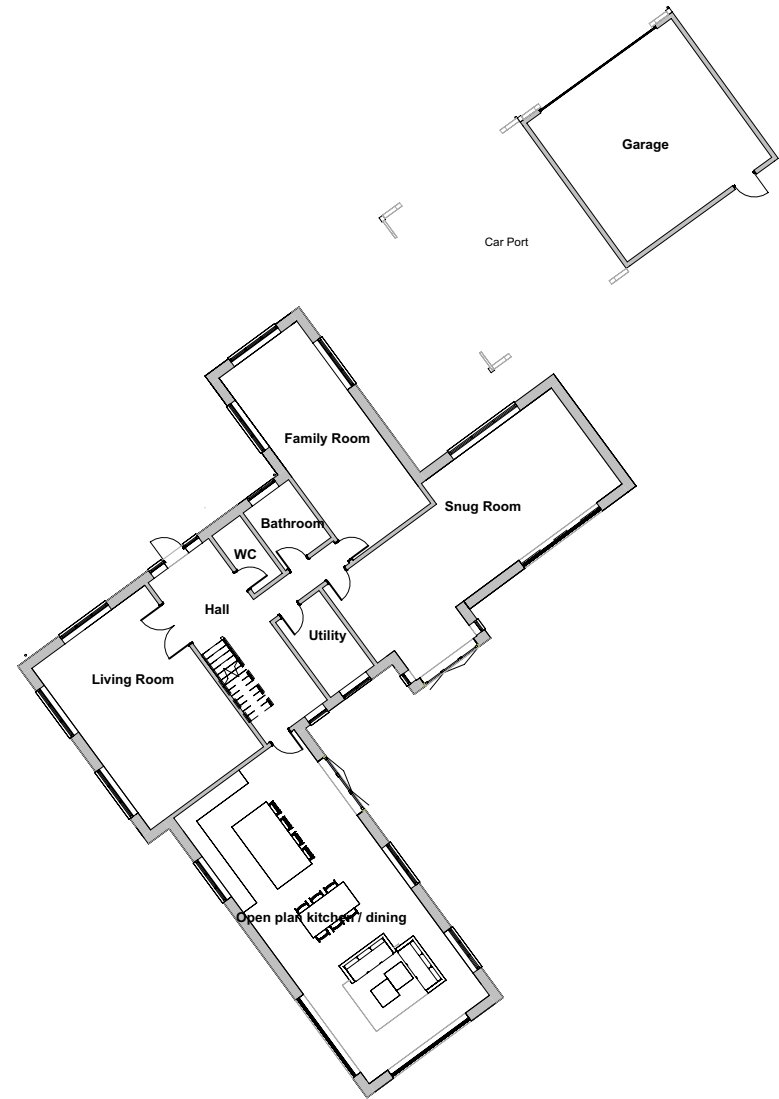




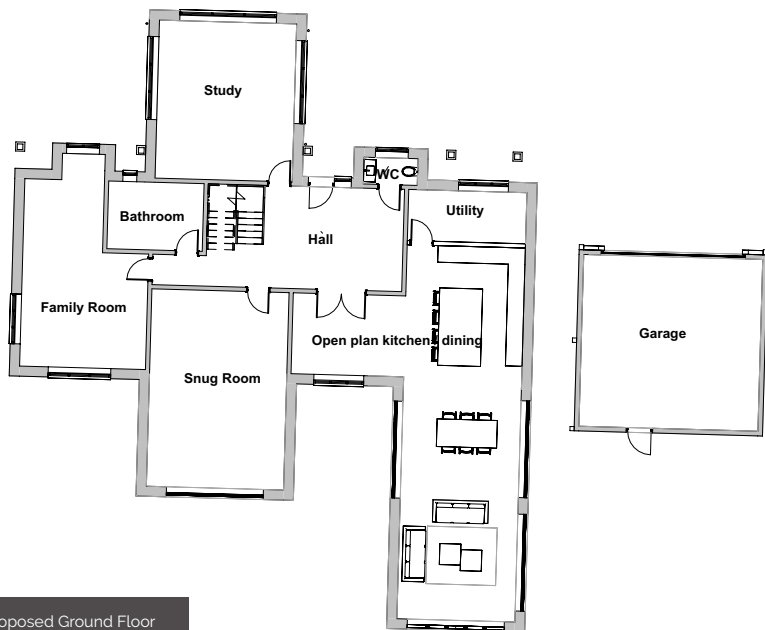
Lot 1 Computer Generated Image



Unit 1 Proposed Ground Floor



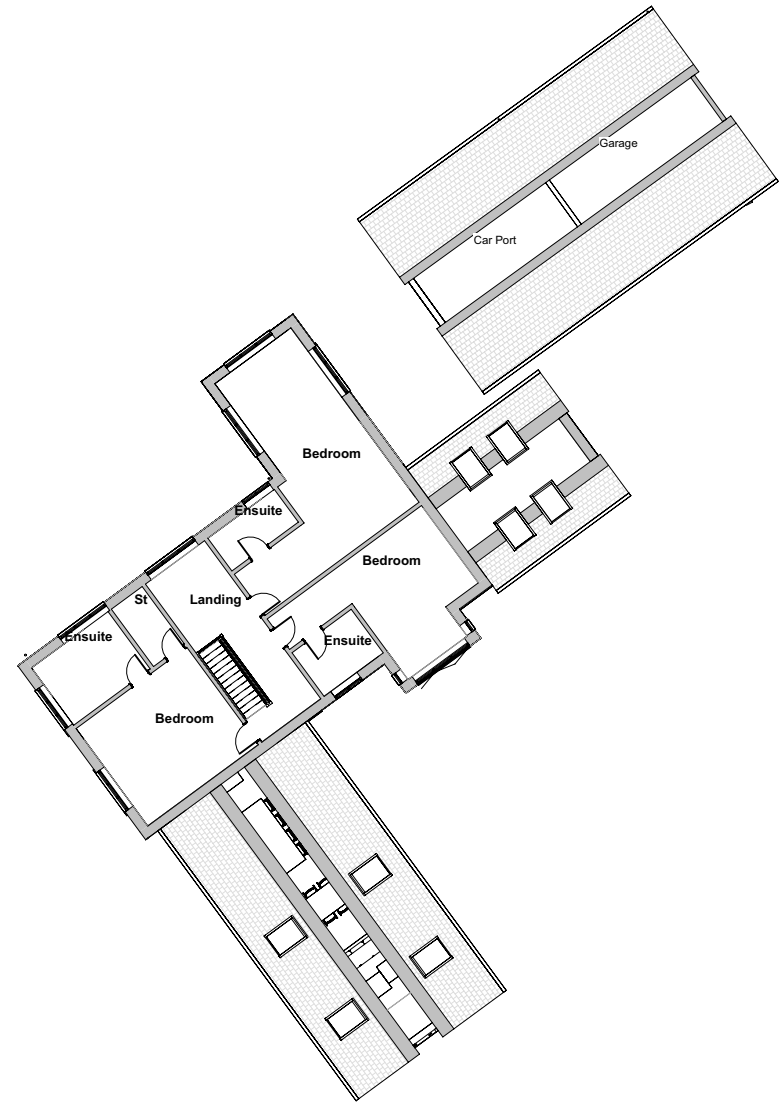
Unit 3 Proposed Ground Floor



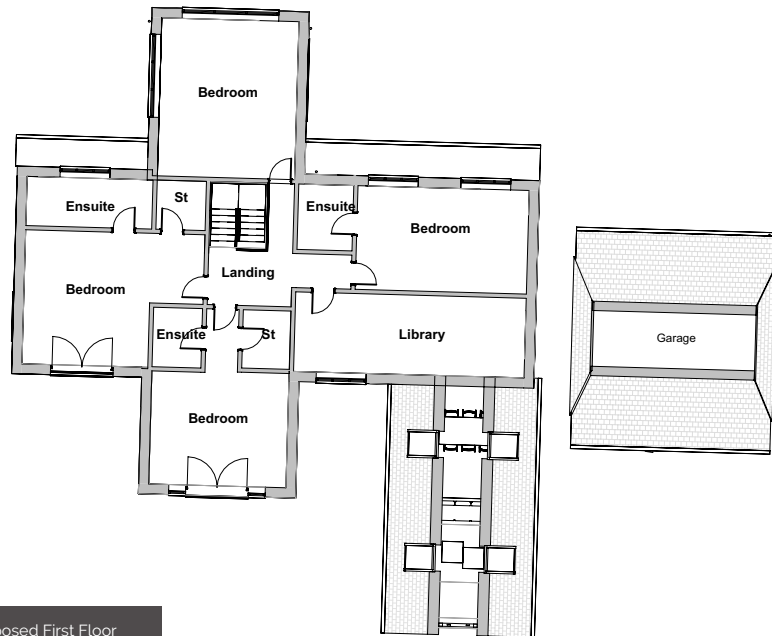
Unit 2 Proposed Ground Floor



Unit 1 Proposed First Floor



Unit 3 Proposed First Floor



Unit 2 Proposed First Floor

Planning & Further Information

Planning permission has been granted by Horsham District Council under reference DC/25/1439 for the demolition of existing agricultural buildings and the erection of three substantial detached dwellings, together with associated access, parking, landscaping and infrastructure (Lot 1).

The approved scheme provides for high-quality family homes in a well-considered layout, designed in response to the site's rural context. Full details of the planning consent are available via the local planning authority website or within the data room.

Lot 2 comprises an existing small barn which may offer potential for conversion or extension to residential use, subject to obtaining the necessary planning consents.

Lot 3 extends to approximately 16 acres of adjoining land. This land is not considered suitable for residential development but may be used for ancillary purposes, such as equestrian or smallholding, to complement the proposed residential use.

Data Room

Further technical information, surveys and supporting documentation are available upon request via Fowlers by emailing: marcel@fowleronline.co.uk

Tenure

Freehold sale with vacant possession.

CIL Payment

The development is not liable for Community Infrastructure Levy (CIL).

VAT

The property is not currently elected for VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence / proof identifying the source of funds being relied upon to complete the transaction.



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Inspections

Inspections are by appointment only and can be arranged via our selling agents.



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