

New House Farm | Copsale, Nr. Horsham | West Sussex | RH13 6QW

Batcheller Monkhouse

H.J. BURT
Chartered Surveyors : Estate Agents



New House Farm | Broadwater Lane | Copsale, Nr. Horsham | West Sussex | RH13 6QW

Guide Price: £1,650,000 |

5 3 1 EPC D

- Offered for sale for the first time in 67 years, an attractive small farm extending to c. 39.60 acres (16.02 Ha) incl. farmhouse, range of farm buildings with redevelopment consent & pasture land. Freehold. C/Tax 'G'. EPC 'D'.
- Occupying a very good rural location within 4 miles of Horsham and with fine rural views.
- Entrance hall, cloakroom, study, dining room, 26ft living room, conservatory, kitchen, utility room.
- Five bedrooms & bathroom. Garden & garage.
- Range of farm buildings (c.11,000sqft) with Class Q approval for conversion to 7 units.
- Well maintained pastureland with woodland rew to an adjoining ghyll plus area of mixed broadleaf woodland copse.





Description

New House Farm offers a great opportunity to purchase an adaptable grassland farm occupying an unspoilt and accessible rural location only 4 miles from Horsham town centre. **The farm offers good potential for mixed farming, equestrian, recreational or conservation uses and along with the redevelopment option to the barns with Class Q approval for residential conversion into seven units.** In addition to the good size farmhouse of early 20th Century origins with later additions there is a good range of farm buildings with further potential as well as the rolling pastureland with the farm as a whole extending to c. 39.60 acres (16.02 Ha).

The farmhouse includes mellow external elevations of brick with part tile hanging under a clay tiled pitched roof with decorative club tile courses and with replacement uPVC double glazed windows. There are generally good ceiling heights and a number of windows from which to enjoy the outlook over the farm plus to the South Downs in the distance from the first floor. Having been in the same family's occupation since the occupying farming tenants bought the farm from the neighbouring Sedgwick Park Estate in around 1959, the farm buildings were redeveloped in the 1960s and the farmhouse was later extended by the next generation.

The house now offers great potential for an incoming purchaser to further personalise, modernise and improve to their own requirements and with flexible living space including the **farmhouse kitchen** with useful **utility room** off, **study**, **dining room** to **large extended living room** with **conservatory** off and **five bedrooms** and **bathroom** to the first floor, **each with a good rural outlook**.

The farmhouse sits in a **good size and attractive garden** mainly lying on the South and West sides and including old privy, **kitchen garden area** with greenhouse and two garden sheds. Beyond the garage and driveway are the range of mixed farm buildings with associated yard areas including a **pair of stables** at the front and an **old cubicle building** to the rear. The principal building comprises the **Tyler concrete portal framed barn** and adjacent to this is the **former dairy milking parlour building**. Both of these buildings are included as part of **a Class Q approved application for conversion of the buildings into 7 freehold 3-bed houses and being 2-storey to the main building and single storey to the old parlour**. See Horsham District Council planning portal ref: **DC/26/1364**.

The attractive pastureland has been sheep grazed over recent years and prior to that was farmed by the vendors' family with a mixed beef suckler herd after their prize-winning Friesian dairy herd was dispersed in the 1991. The principal enclosure stretches to the West and gently slopes down to a **pretty ghyll with woodland rew** at its edge. To the South-West side is a **mixed broadleaf woodland copse of c. 3.75 acres** and with a continuing tree line to the Southern boundary with its separate field gate onto the lane.




























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Location

The farm enjoys a very good rural location in a peaceful spot and yet is within 4 miles of Horsham town centre and station. The largely pedestrianised retail commercial hub to this vibrant old market and commuter town offers an extensive range of shops, entertainment and other facilities including two cinemas/theatre, national and independent retailers including John Lewis, Waitrose and Marks & Spencer, plus a number of restaurants, pubs, delicatessens and bakeries.

Horsham has an excellent range of schools in the area including Collyer's College which is a short walk from the town centre, plus Tanbridge House School and Millais. Christ's Hospital school and station is within 5 miles of the property. Horsham railway station provides regular direct services to Gatwick airport (17 mins), London Victoria (55mins) and London Bridge (65mins).

On the outskirts of Horsham there are an excellent range of sporting and recreational opportunities including local golf courses and driving range, Horsham Joggers plus outdoor recreation centred around Horsham Park including its wildlife pond, swimming pools, tennis courts, cafe, aerial adventure, seasonal events and nature gardens. The Downs Link offers extensive walking, mountain biking and riding opportunities. The M23 and M25 motorways and other major routes and centres are readily accessible including via links from the A24 with Crawley within 11 miles and Gatwick Airport approximately 17 miles. Guildford is 24 miles and Brighton is 22.5 miles away. Southwater village also with its good range of facilities is 3.25 miles away. The A23 at Handcross is within 8 miles.

There are good links to nearby local Public Bridleways and Footpaths but without any public rights of way over the farm itself.

Information

Property Reference: HJB03509
Photos & particulars prepared: September 2026 & updated November 2026 (ref RBA).
Services: Mains water and electricity are understood to be connected. Oil-fired central heating to farmhouse. Private drainage system which will require to be upgrading by the Purchaser as part of their overall modernisation and improvement to the property.
Tenure: Part of freehold title number WSX349485.
Note: The Northern boundary of the farm is to be fenced in accordance with the pegged points on the ground. Further information from the Agents.
Local Authority: Horsham District Council. Council Tax Band: 'G'.











Directions

what3words///tourist.fatherly.richest

From Horsham, head out of town on the Brighton Road/A281 and continue to the right/Southbound junction with Kerves Lane and which is shortly after the Tesco Express at the end of St. Leonard's Road. Continue South along Kerves Lane until its junction with Coltstaple Lane then turn left along Coltstaple Lane and down the hill until it merges with Broadwater Lane and the property will thereafter be found approximately midway along the lane on the right as shown on the appended plan.

Viewing

An internal inspection is strictly by appointment through HJ Burt in conjunction with Batcheller Monkhouse, Pulborough.

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

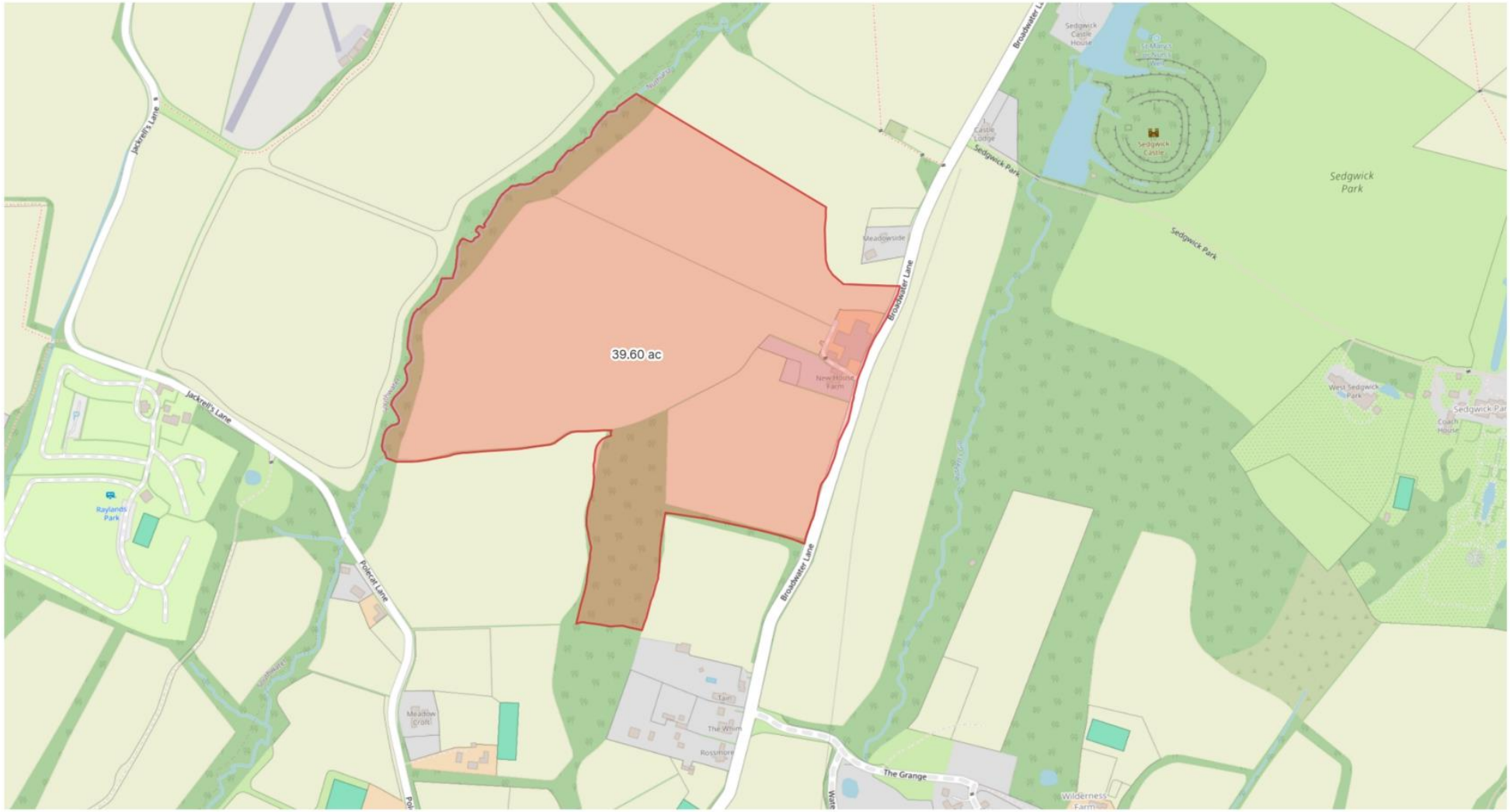
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Find us @H.J.Burt



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Copsale, West Sussex

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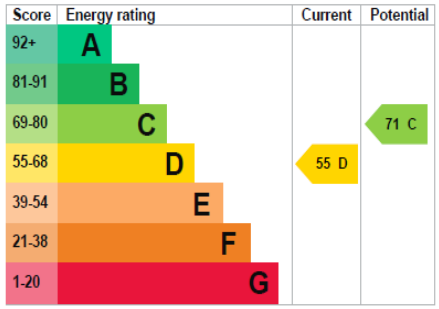


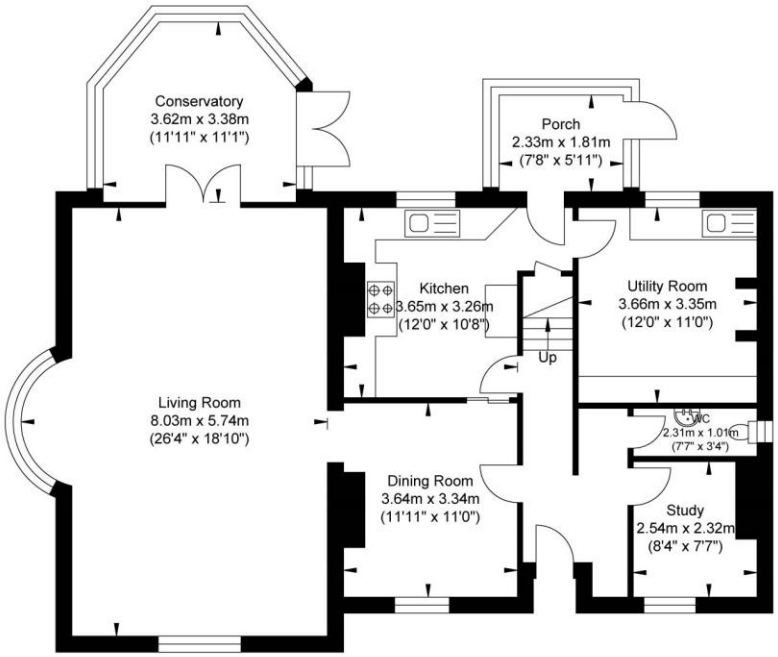
Produced on Land App, Nov 13, 2026.
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100 m
Scale 1:5500 (at A4)

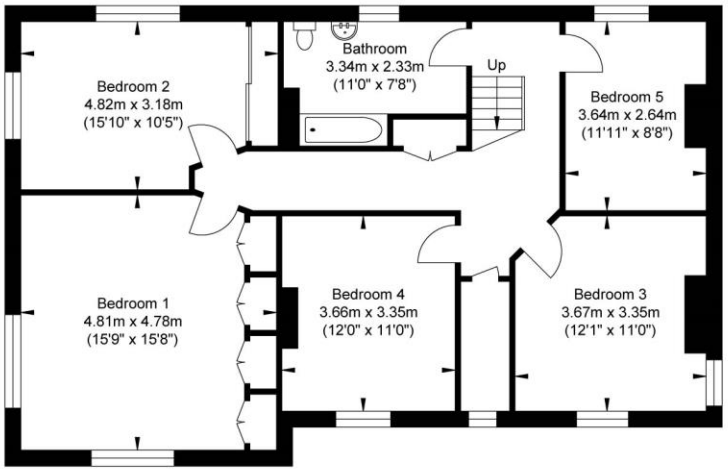
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Broadwater Lane

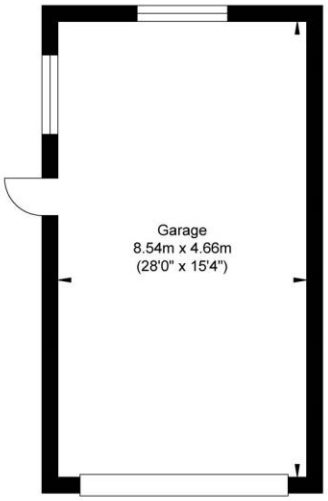




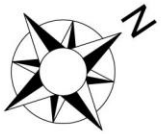
Ground Floor
Approximate Floor Area
1239.14 sq ft
(115.12 sq m)



First Floor
Approximate Floor Area
1046.57 sq ft
(97.23 sq m)

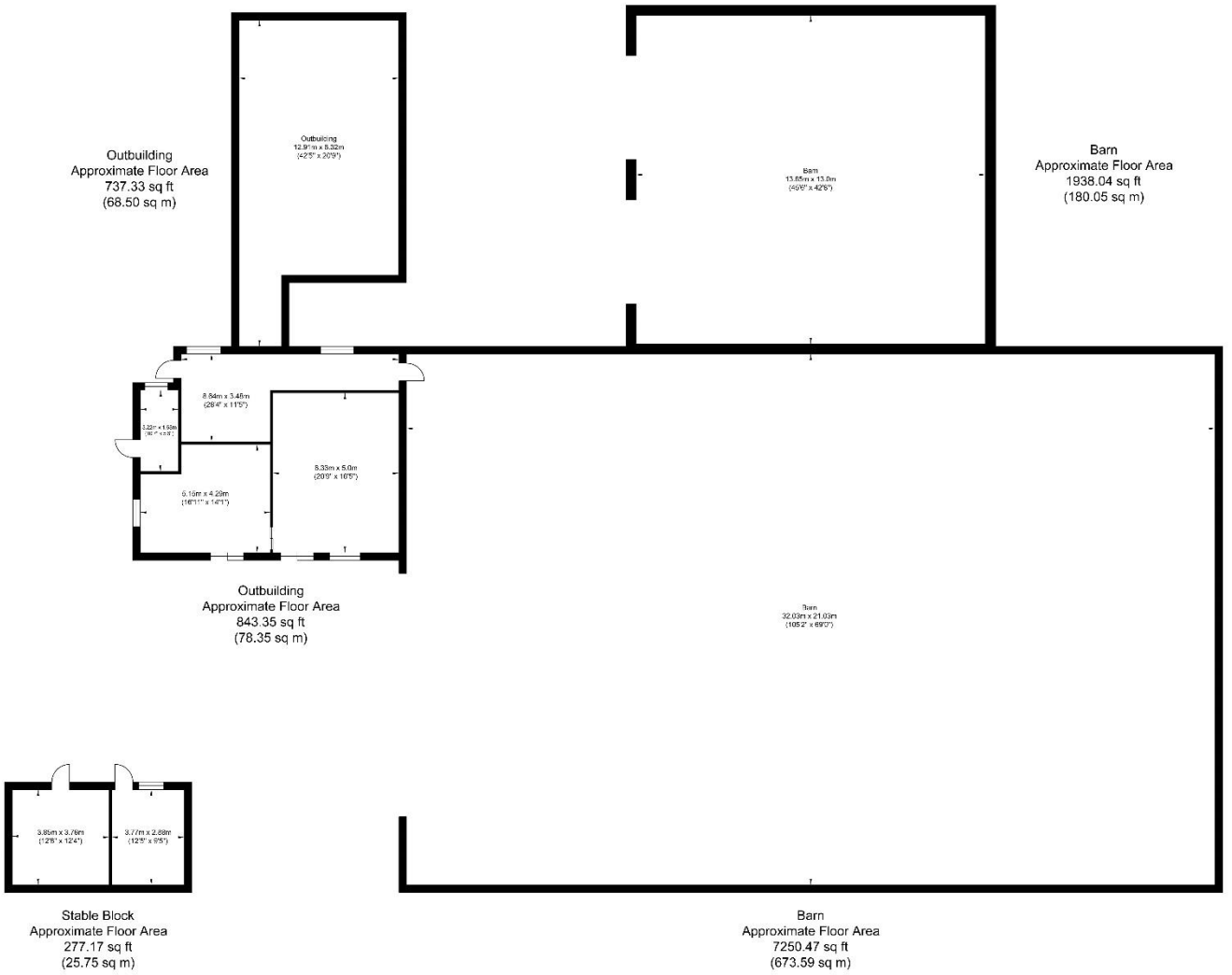


Garage Floor
Approximate Floor Area
428.40 sq ft
(39.80 sq m)



Approximate Gross Internal Area (Excluding Garage) = 212.34 sq m / 2285.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Broadwater Lane



Approximate Gross Internal Area (Including Outbuilding / Barn / Stable Blocks) = 1026.24 sq m / 11046.36 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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West Sussex RH20 2AZ
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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.

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