OFFERS INVITED

Land at Long Barn, Crays Farm, Crays Lane, Goose Green, West Sussex, RH20 2LR

Freehold Development Opportunity — in rural location.

A development site extending to approximately 0.6 acres with planning permission granted for 3 substantial detached houses with outlook over adjoining farmland.

SELLING AGENTS
01903 745844

FOWLERS
ESTATE AGENTS



Artist's Impression

OPPORTUNITY SUMMARY

A valuable development site on the edge of the Village of Thakeham, reached via an access road leading off Crays Lane

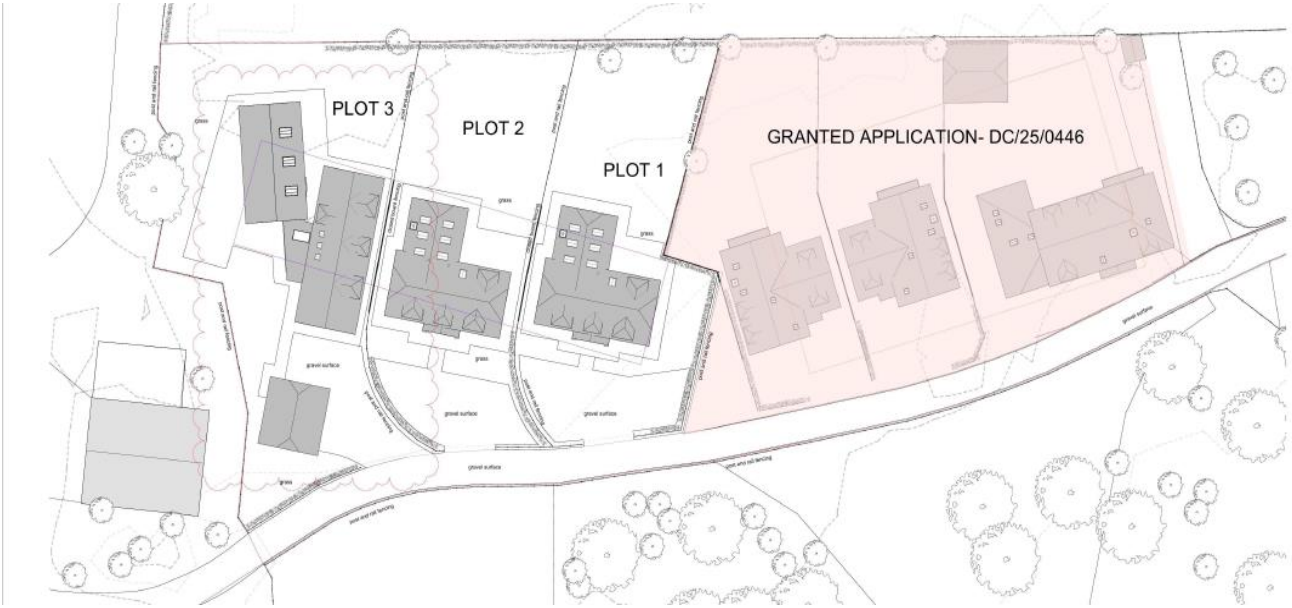
A development site extending to approximately **0.6 acres**, with planning consent for **three substantial detached homes.**

All three properties benefit from parking and attractive plots with farmland outlook and views.
Horsham District Council planning reference: DC/26/0261.

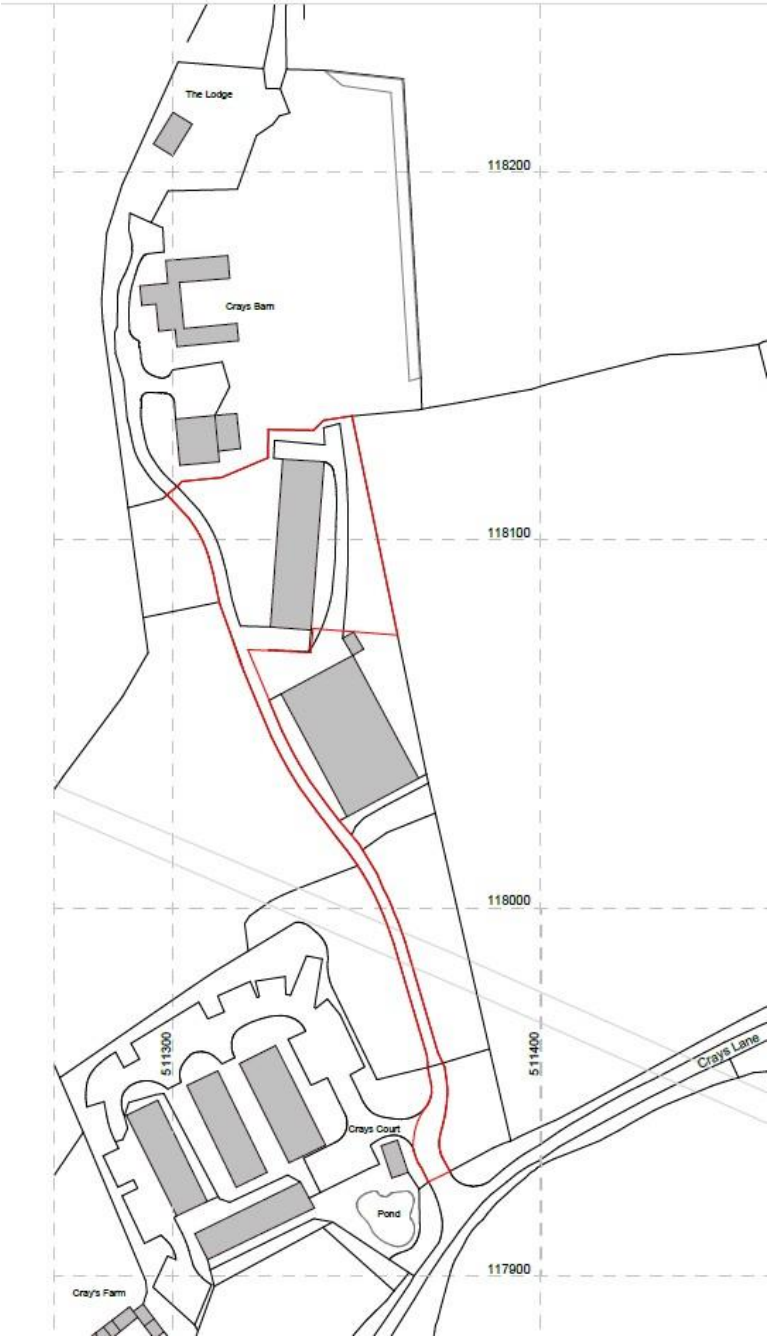
VAT to be added to purchase price.

This development is for Community Infrastructure Levy (CIL)
of £10,513.01 and BNG is available on site.



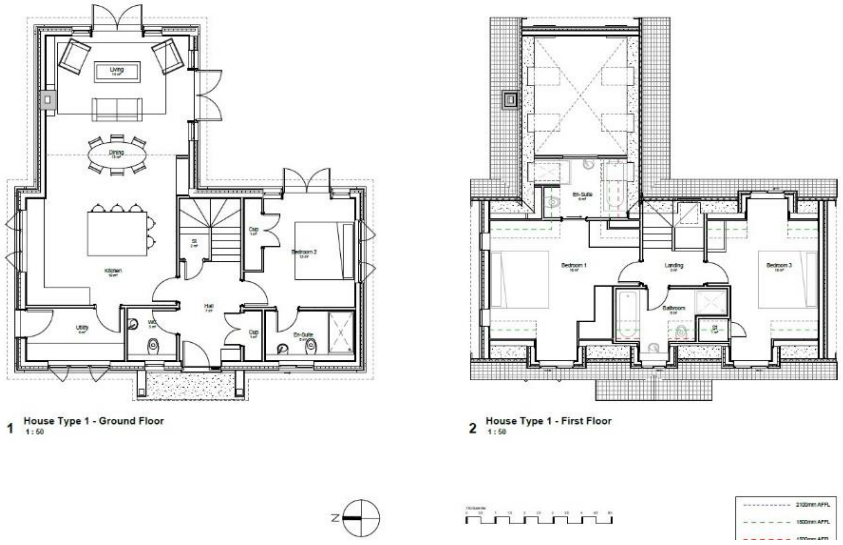





The Lodge
Crays Barn
118200
118100
118000
117900
511300
511400
Crays Court
Pond
Crays Lane
Cray's Farm







Plot 1 and 2 Floorplan- GIA 1,744 ft2 each



Plot 3 Floorplan GIA 2,504 ft2


Artist’s Impression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DESCRIPTION

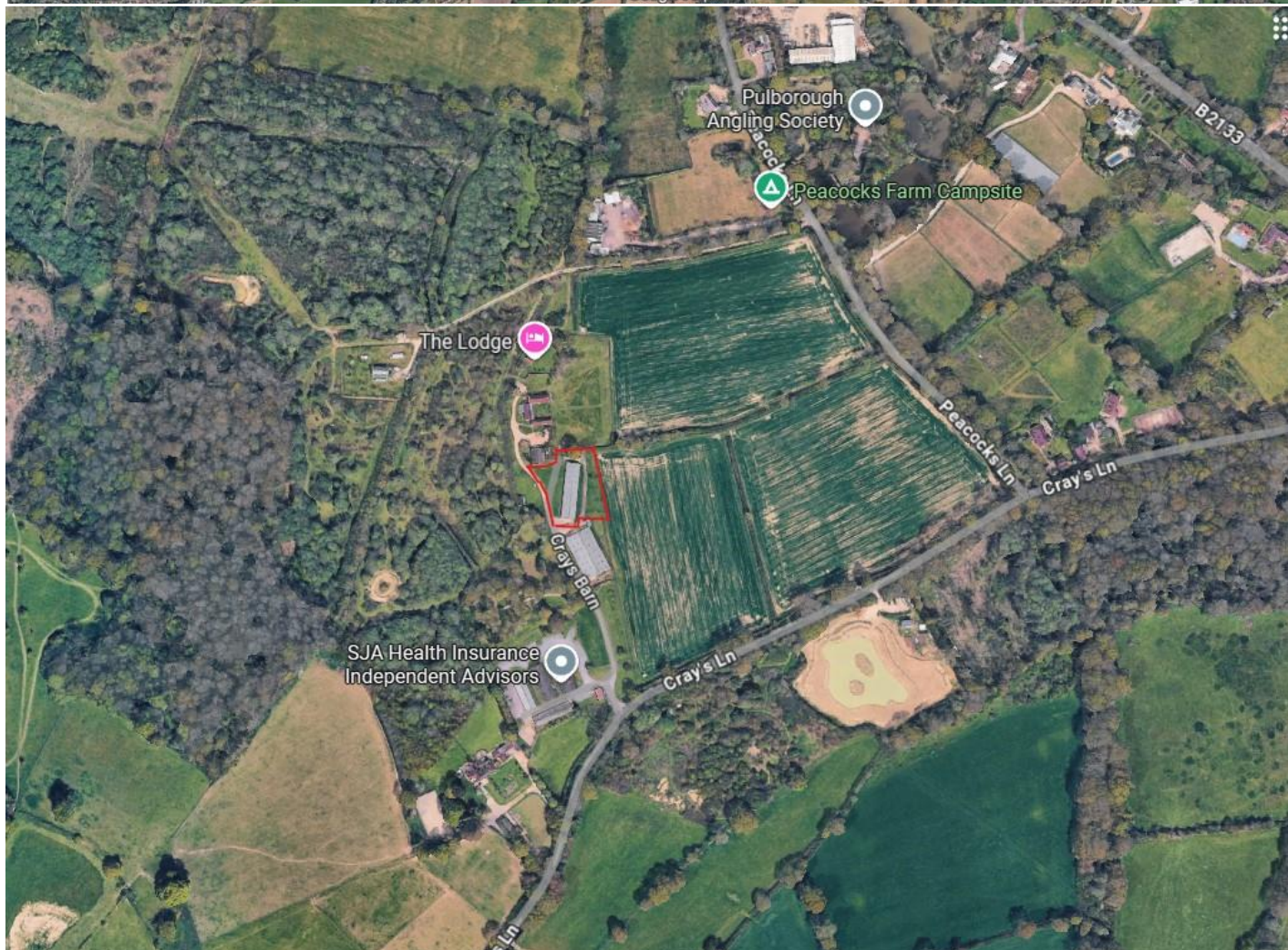
The site occupies a discreet and attractive position being on the edge of **Thakeham**, south of Horsham. Combining a peaceful village setting with convenient access to surrounding towns, the location offers an appealing balance of countryside surroundings and accessibility. The generous grounds offer the opportunity to create a small collection of family homes within an edge of village and rural context.

The property is offered **as a whole**, providing flexibility for purchasers seeking a consented development opportunity.

Extending to approximately **0.60 acres** and benefits from planning consent for **three new detached family homes**.
Plot 1 & 2 - GIA 1,744 ft2 each
Plot 3 - GIA 2,504 ft2

Horsham District Council planning reference: DC/26/0261.











Artist's Impression



Planning & Further Information

Planning permission has been granted by Horsham District Council under reference DC/26/0261, for three substantial detached dwellings, together with associated access, parking, and landscaping.

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

Data Room

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

Tenure
Freehold sale with vacant possession.

CIL Payment
The development is liable for Community Infrastructure Levy (CIL) of £10,513.01 and BNG can be provided on site.

VAT
The property is 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.

Inspections

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

FOWLERS ESTATE AGENTS

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