

CGI image of proposed dwellings



Building Plot for 9 Houses North of Montpelier Cottages | Old London Road | Washington |
West Sussex | RH20 3BN

H.J. BURT
Chartered Surveyors : Estate Agents

CGI image of proposed dwellings



Building Plot for 9 Houses North of Montpelier Cottages | Old London Road | Washington | West Sussex | RH20 3BN

Offers in Excess: £675,000 | Freehold

- Consented site for nine, 2 to 3-bedroom residential units set on the North side of Washington on a plot extending overall to c. 0.62 acre (0.25 Ha).
- Accessible edge of village location near to the South Downs National Park.
- Storrington 3 miles. Steyning 5.25/6 miles. Worthing 8/10.5 miles. Horsham 13/13.25 miles. Gatwick 27.25/28 miles.

Description

The site extending to approximately 0.62 of an acre benefits from planning consent (ref: DC/21/1689) for consent for nine 2-storey residential units summarised as follows and as shown on the appended indicative CGIs to show potentially different elevation finishes:

- PLOT 1:** 2-bed semi-detached c. 925 sqft (86 sqm)
- PLOT 2:** 2-bed semi-detached c. 925 sqft (86 sqm)
- PLOT 3:** 3-bed semi-detached c. 1,022 sqft (95 sqm)
- PLOT 4:** 3-bed semi-detached c. 1,022 sqft (95 sqm)
- PLOT 5:** 2-bed end of terrace c. 860 sqft (80 sqm)
- PLOT 6:** 2-bed mid terrace c. 860 sqft (80 sqm)
- PLOT 7:** 2-bed end of terrace c. 860 sqft (80 sqm)
- PLOT 8:** 3-bed semi-detached c.1,022 sqft (95 sqm)
- PLOT 9:** 3-bed semi-detached c.1,022 sqft (95 sqm)

Each cottage will benefit from its own private rear garden, parking spaces and also with visitor parking. Consent for the removal of water neutrality conditions (ref: DC/25/0837) were approved on 20th May 2025. Plans are also attached to show a potentially alternative site layout for nine houses built in three separate terraced blocks.

Location

The site lies on the North side of Washington village with pub and primary school accessible by footpath by an underpass under the A24 and vehicular access off the Old London Road linking to the A24 Northbound or with access onto Rock Road leading to Storrington and Thakeham. The large village of Storrington with a more comprehensive range of facilities including Waitrose supermarket is within 3 miles and the old market town of Steyning is c. 5.25/6 miles (depending on direction for Northbound carriageway) to the East and also with a good range of local facilities, restaurants and shops.



More comprehensive facilities can be found in the coastal town of Worthing to the South (c. 8/10.5 miles) or the old market town of Horsham (c. 13/13.25 miles) and both offer mainline railway stations as well as comprehensive other facilities. Trains station may also be found at Pulborough (c. 6.25 miles) and Billingshurst (c. 9.5 miles) to the West. Gatwick Airport is approximately 27.25/28 miles.

There is a good range of both state and private schools in the area and with road connections being good including the readily accessible A24 linking to the A27 to the South and the A23/M23 to the North as well as the A272 major trunk road.

Sporting & Recreation: Walking & riding along local footpaths and bridleways and on the South Downs. Golf at Worthing, Albourne, Pyecombe, Horsham & Pulborough. Several local equestrian events including at Pyecombe, Hickstead, Ardingly & Hascombe Farm, Nr. Henfield. Sailing at Brighton Marina & Chichester. Theatre at Brighton, Crawley, Horsham & Chichester. Motor Racing & Horse Racing at Goodwood near Chichester.

Information

Property Reference: HJB03537. **Photos & particulars prepared:** October 2026 (ref RBA).

Services: Proposed local connection: Mains water, electricity, gas and drainage.

Tenure: Freehold title no. WSX284647.

CIL: In addition to the proposed planning conditions, the Purchaser will be required to undertake to pay the Community Infrastructure Levy (CIL) payment.

Local Authority: Horsham District Council, Parkside, Chart Way, Horsham, 01403 215100. West Sussex County Council, County Hall, Chichester, 01243 777100.

Directions: what3words:///lakeside.flattery.nowadays





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- Plot 1 2 Bedroom - 86sq.m. [925 sq.ft.]
- Plot 2 2 Bedroom - 86sq.m. [925 sq.ft.]
- Plot 3 3 Bedroom - 95sq.m. [1022 sq.ft.]
- Plot 4 3 Bedroom - 95sq.m. [1022 sq.ft.]
- Plot 5 2 Bedroom - 80sq.m. [860 sq.ft.]
- Plot 6 2 Bedroom - 80sq.m. [860 sq.ft.]
- Plot 7 2 Bedroom - 80sq.m. [860 sq.ft.]
- Plot 8 3 Bedroom - 95sq.m. [1022 sq.ft.]
- Plot 9 3 Bedroom - 95sq.m. [1022 sq.ft.]

Key



Existing trees to be retained



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Client: NKR PROPERTY

Project: LAND ADJACENT TO MONTPELIER COTTAGES
OLD LONDON ROAD WASHINGTON RH20 3BN

Drawing: LOCATION AND BLOCK PLANS

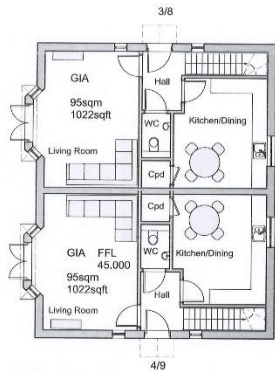
A. 260122 gm Plots 1 and 2 revised from 3B to 2B.
A. 220921 gm Additional parking spaces.
Rev Date Amend Revision

Drg No: 1622/20/P/01B

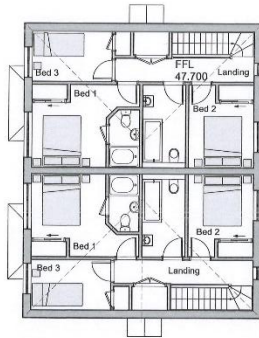
Scales: 1:1250, 1:500 **Date:** APRIL 2021

Drawn: gm **Drawing Size:** A3

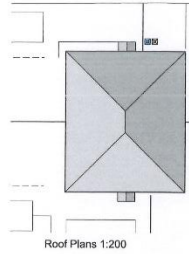
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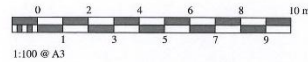
Ground Floor Plans 1:100



First Floor Plans, 1:100



Roof Plans 1:200



A. 260122 gm Plots 1 and 2 removed
Rev Date Amend Revision
Drg No: **1622/20/P/02A**
Scales: 1:200, 1:100 Date: APRIL 2021
Drawn: gm Drawing Size: **A3**

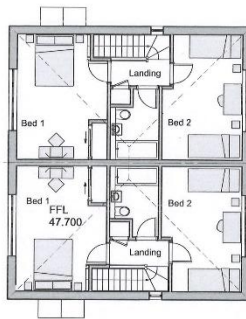
Client: NKR PROPERTY
Project: LAND ADJACENT TO MONTPELIER COTTAGES
OLD LONDON ROAD WASHINGTON RH20 3BN
Drawing: FLOOR PLANS PLOTS 3 and 4, 8-9 [3BSP]

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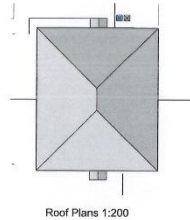
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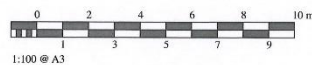
Ground Floor Plans 1:100



First Floor Plans, 1:100



Roof Plans 1:200



Rev Date Amend Revision
Drg No: **1622/20/P/08A**
Scales: 1:200, 1:100 Date: JAN 2022
Drawn: gm Drawing Size: **A3**

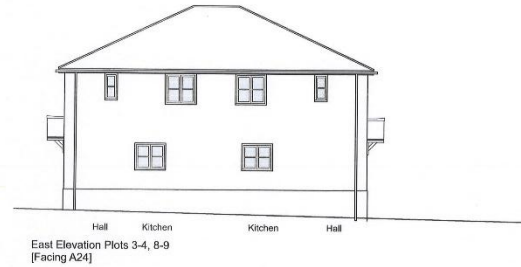
Client: NKR PROPERTY
Project: LAND ADJACENT TO MONTPELIER COTTAGES
OLD LONDON ROAD WASHINGTON RH20 3BN
Drawing: FLOOR PLANS PLOTS 1 and 2 [2B4P]

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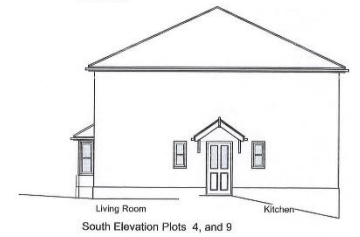
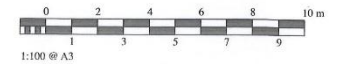
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West Elevation Plots 3-4, 8-9
[Facing Old London Road]



East Elevation Plots 3-4, 8-9
[Facing A24]



South Elevation Plots 4, and 9



North Elevation Plots 3, and 8

A. 260122 gm Plots 1 and 2 removed
Rev Date Amend Revision
Drg No: **1622/20/P/04A**
Scales: 1:200, 1:100 Date: APRIL 2021
Drawn: gm Drawing Size: **A3**

Client: NKR PROPERTY
Project: LAND ADJACENT TO MONTPELIER COTTAGES
OLD LONDON ROAD WASHINGTON RH20 3BN
Drawing: ELEVATIONS PLOTS 3 and 4, 8-9 [3BSP]

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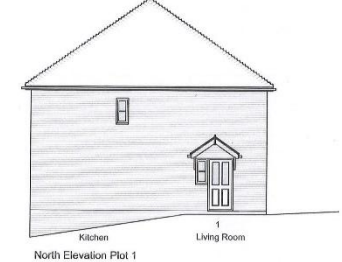
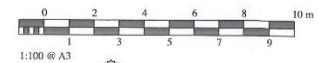
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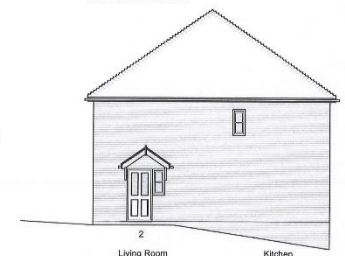
East Elevation Plots 1 and 2
[Facing A24]



West Elevation Plots 5-7
[Facing Old London Road]



North Elevation Plot 1



South Elevation Plot 2

Rev Date Amend Revision
Drg No: **1622/20/P/09A**
Scales: 1:100 Date: JAN 2022
Drawn: gm Drawing Size: **A3**

Client: NKR PROPERTY
Project: LAND ADJACENT TO MONTPELIER COTTAGES
OLD LONDON ROAD WASHINGTON RH20 3BN
Drawing: ELEVATIONS PLOTS 1 and 2

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Viewing: Please do not obstruct neighbouring property entrance drives.

Health & Safety: Given the potential hazards of a proposed building site, we ask you to be as vigilant as possible when making your inspection for your own personal safety and particularly around any areas of water, buildings, roads and machinery.

H.J. BURT Steyning

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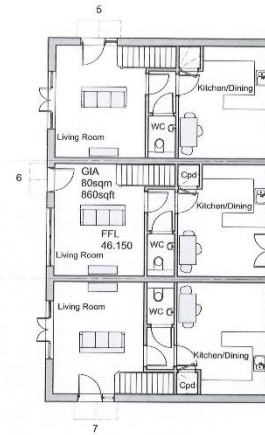
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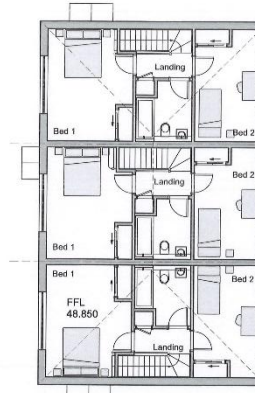
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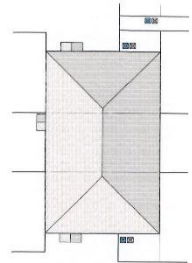
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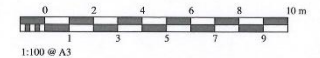
Ground Floor Plans 1:100



First Floor Plans 1:100



Roof Plans 1:200



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OLD LONDON ROAD WASHINGTON RH20 3BN

Drawing: FLOOR PLANS PLOTS 5-7 INCLUSIVE (2B4P)

Rev Date Amend Revision

Drng No: 1622/20/SK/06C

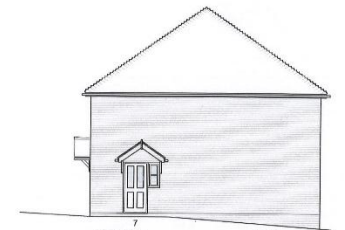
Scales: 1:200, 1:100 Date: APRIL 2021

Drawn: gm Drawing Size: A3

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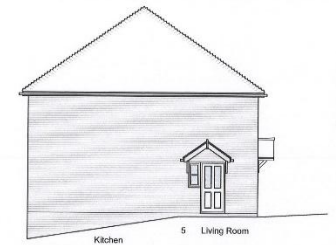
West Elevation Plots 5-7
[Facing Old London Road]



South Elevation Plot 7



East Elevation Plots 5-7
[Facing A24]



North Elevation Plot 5

Rev Date Amend Revision

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Scales: 1:100 Date: APRIL 2021

Drawn: gm Drawing Size: A3

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Drawing: ELEVATIONS PLOTS 5-7 INCLUSIVE

ALTERNATIVE POTENTIAL SITE LAYOUT, SUBJECT TO PLANNING

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LOCATION PLAN 1:1250

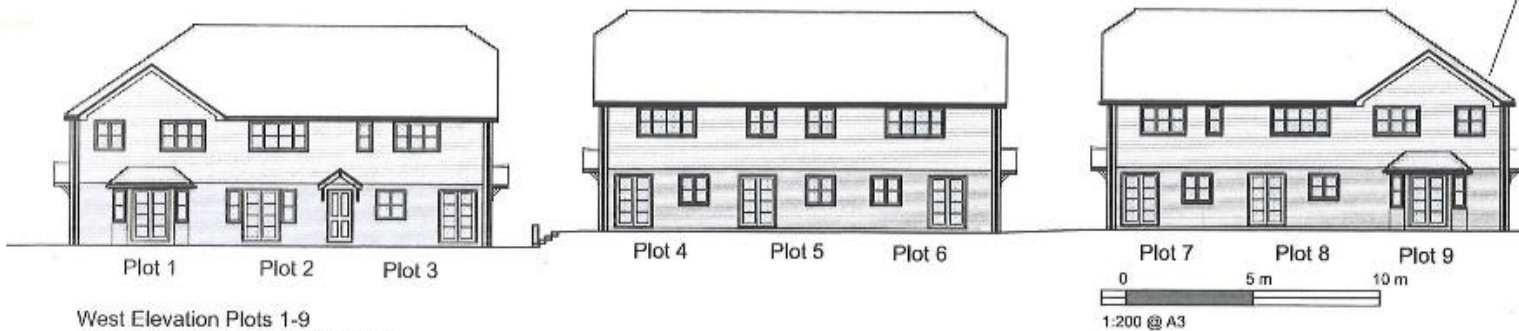
0 10 m 30 m 50 m
20 m 40 m
1:1250 @ A3

- Plot 1 3 Bedroom - 95sq.m. [1022 sq.ft.]
- Plot 2 2 Bedroom - 94sq.m. [1011 sq.ft.]
- Plot 3 2 Bedroom - 82sq.m. [882 sq.ft.]
- Plot 4 2 Bedroom - 82sq.m. [882 sq.ft.]
- Plot 5 2 Bedroom - 94sq.m. [1011 sq.ft.]
- Plot 6 2 Bedroom - 82sq.m. [882 sq.ft.]
- Plot 7 2 Bedroom - 82sq.m. [882 sq.ft.]
- Plot 8 2 Bedroom - 82sq.m. [882 sq.ft.]
- Plot 9 3 Bedroom - 95sq.m. [1022 sq.ft.]

Key
Existing trees to be retained



0 10 m 30 m
1:500 @ A3
Site Layout Plan 1:500



West Elevation Plots 1-9
[Facing Old London Road] 1:200

0 5 m 10 m
1:200 @ A3

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OLD LONDON ROAD WASHINGTON RH20 3BN

Drawing: LOCATION AND BLOCK PLANS

Rev Date Amend Revision

Drg No: 1871/24/SK/20

Scales: 1:1250, 1:500, 1:200

Drawn: gm

Drawing Size: A3

CGI image of proposed dwellings alternative finish



H.J. BURT
Chartered Surveyors : Estate Agents



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