

Development opportunity at Bank Field Barn, West Sussex

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Bank Field Barn, Dagbrook Lane, Henfield, West Sussex, BN5 9SH

5-bedroom development opportunity, with consent to build further equestrian accommodation and set within 5.7 acres

An exceptional opportunity to develop a five-bedroom dwelling on the site of Bank Field Barn. The site has full planning consent for the demolition of the existing barn and the erection of the new dwelling under Planning Application no. DC/24/1558 with Horsham District Council. There is also planning consent for the erection of a 1,400 sq ft American barn, for equestrian use.

The proposed development comprises Bank Field Barn and the development of an impressive dwelling across two floors that extends to some 2,885sq ft (GIA). The proposed development comprises five double bedrooms, three of which feature ensuite bathrooms.

The open planned ground floor, comprising a large kitchen/ diner complete with breakfast bar, dining room and lounge area, will offer wonderful space and light, perfect for both everyday family living and entertaining guests.

The plot the barn sits within extends to some 6 acres of grazing pasture and enjoys direct access onto the Downs Link bridleway, and offers amazing views over the water meadows which, subject to separate negotiation, may be possible to purchase with this plot.



CGI imagery for illustrative purposes only- these images cannot be relied upon as an accurate vision of the completed development.



South
1:100 | PROPOSED



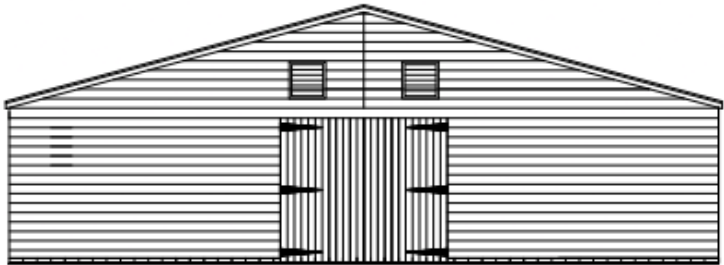
East
1:100 | PROPOSED



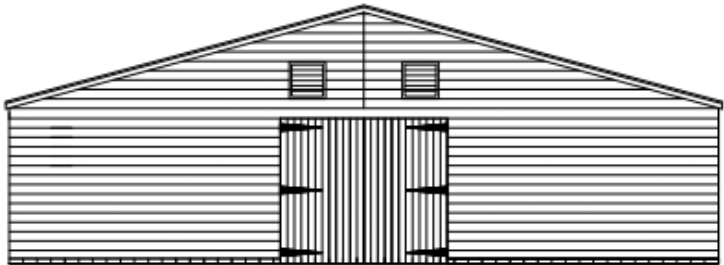
North
1:100 | PROPOSED



West
1:100 | PROPOSED



End Elevation 1



End Elevation 2



The American Barn



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Location

Location

Located just a 20-minute drive from Brighton & Hove, Henfield is a highly sought-after village within the stunning Sussex South Downs. It offers a thriving High Street with independent shops, cafés, pubs, and a public library. The area is also a haven for outdoor enthusiasts, with the Downs Link path providing excellent walking and cycling routes toward Shoreham and the coast or inland toward Guildford. Of equestrian interest, the property is just 5 minutes from Hascombe Equestrian and 15 minutes from Hickstead.

Further Information

SERVICES: Water and electricity supply available

LOCAL AUTHORITY: Horsham District Council, Tel. 01243 777100

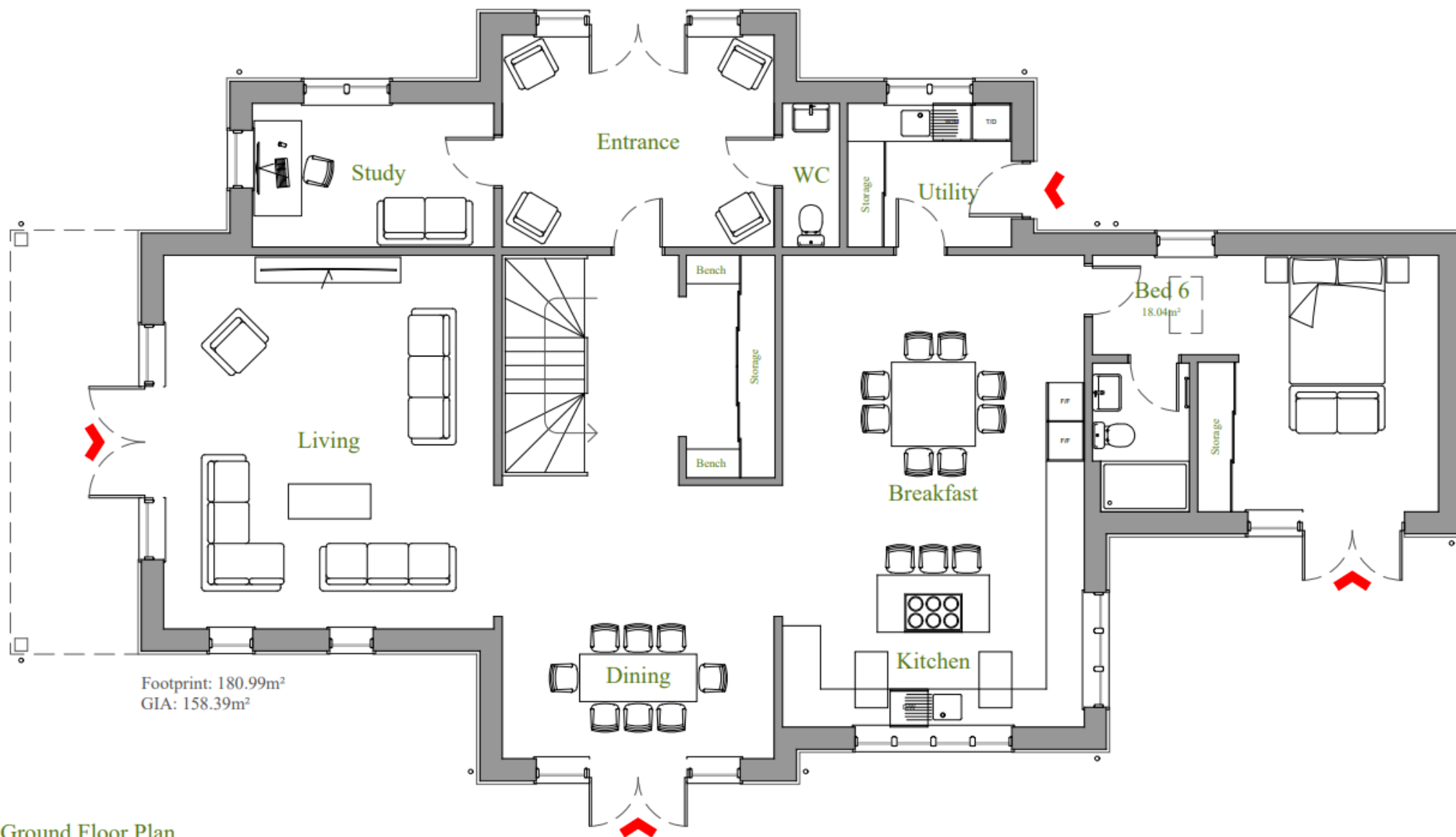
TAX BAND: TBC

EPC: TBC

TENURE: Freehold

Viewings strictly by appointment

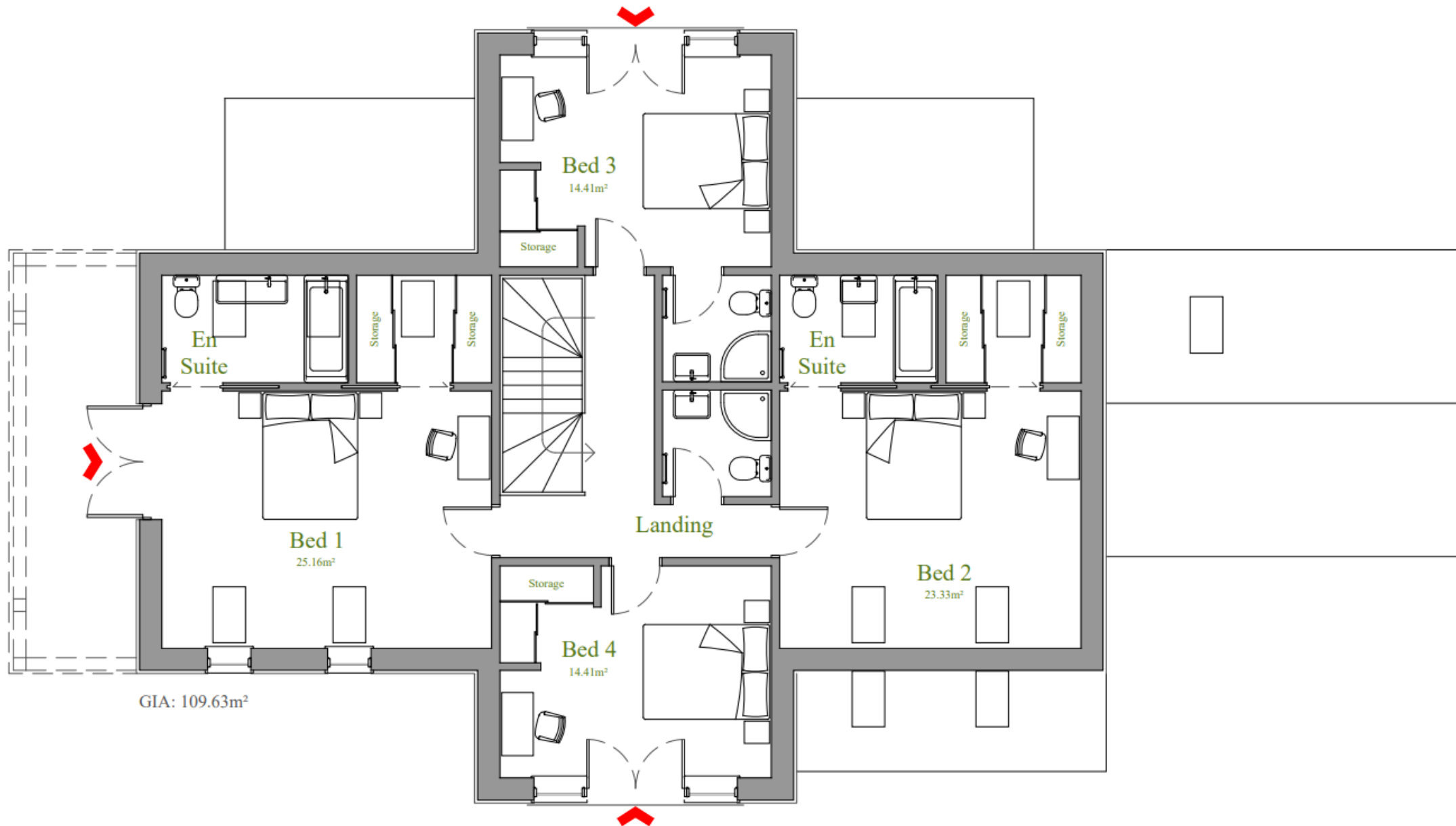




Ground Floor Plan

1:100 | PROPOSED

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First Floor Plan

1:100 | PROPOSED

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Water meadows available (by separate negotiation)



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Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

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