

OFFERS INVITED

Land Adjacent to Pucks Croft Cottage
Horsham Road, Rusper, RH12 4PR

Freehold Development Opportunity —
Additional Land Available by Separate
Negotiation

A development site extending to
approximately 0.64 acres, with planning
permission for four substantial
dwellings and the refurbishment of an
existing property.

Additional land of up to 8.85 acres is
available by separate negotiation and
may offer scope for future
development, subject to obtaining the
necessary planning permissions.

SELLING AGENTS
01903745844

FOWLERS
ESTATE AGENTS



OPPORTUNITY SUMMARY

A valuable development site on the edge of the Village of Rusper, reached via an access road leading off Horsham Road

Lot 1

A development site extending to approximately **0.64 acres**, with planning consent for **four new family homes**, together with the **refurbishment and extension of an existing three-bedroom detached house**.

The consented scheme comprises:

- **Two two-bedroom semi-detached houses**
- **Two four-bedroom detached houses**
- **An existing three-bedroom detached house with permission to extend**, offering an opportunity for refurbishment and enlargement

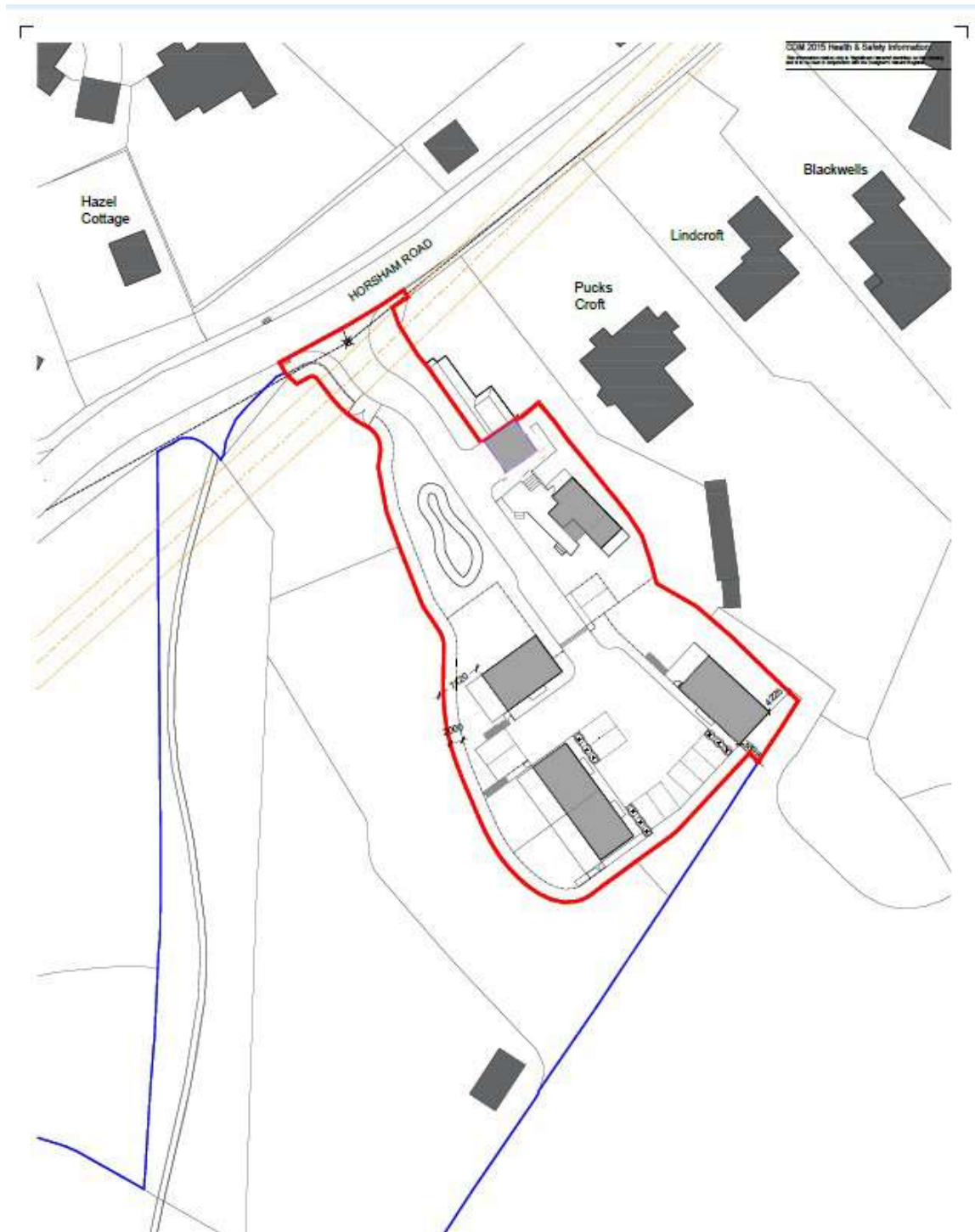
All five properties benefit from parking.

Horsham District Council planning reference: DC/25/1120.

Lot 2

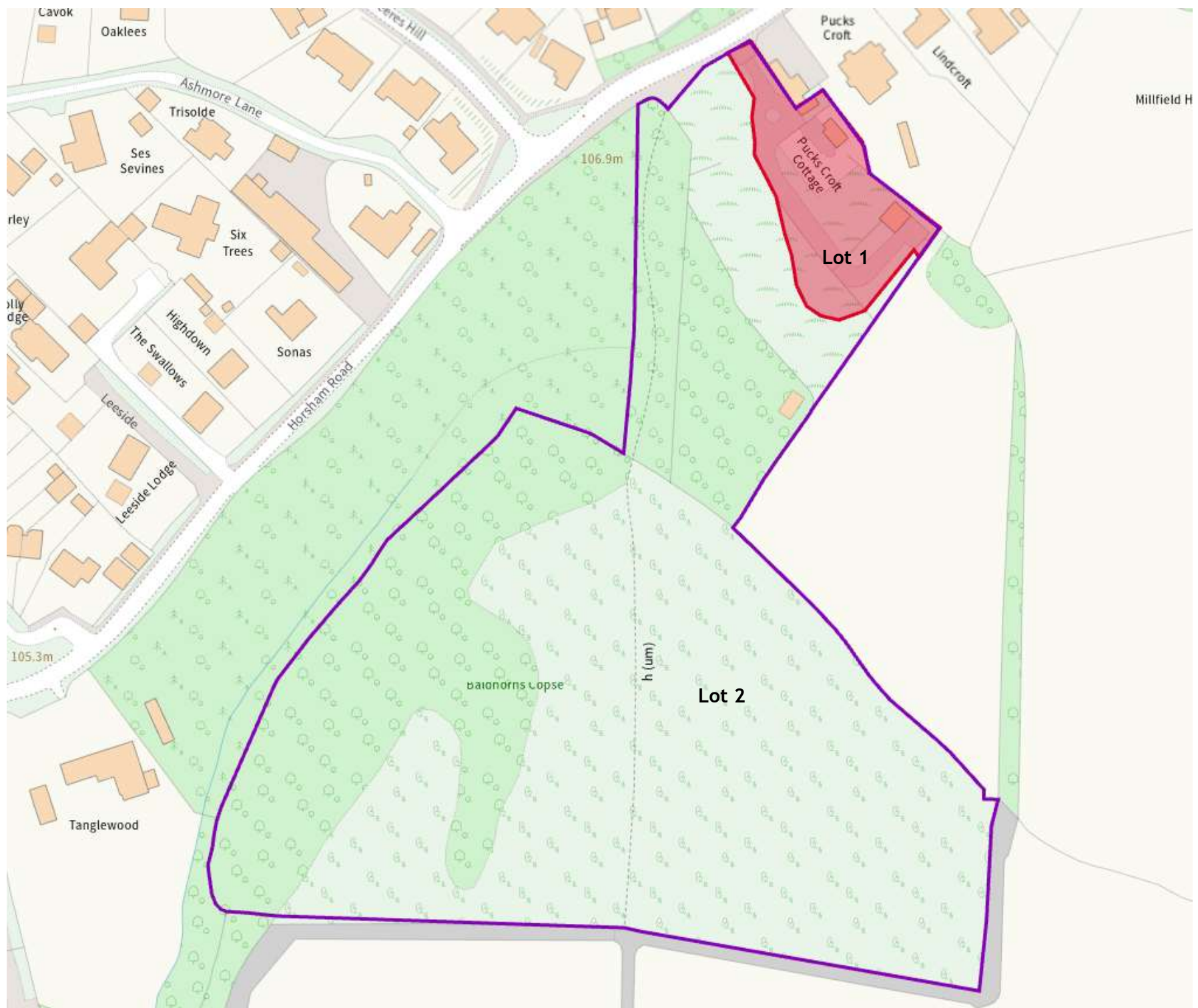
Site with potential for residential development extending to 8.85 acres

This development is partly liable for Community Infrastructure Levy (CIL).

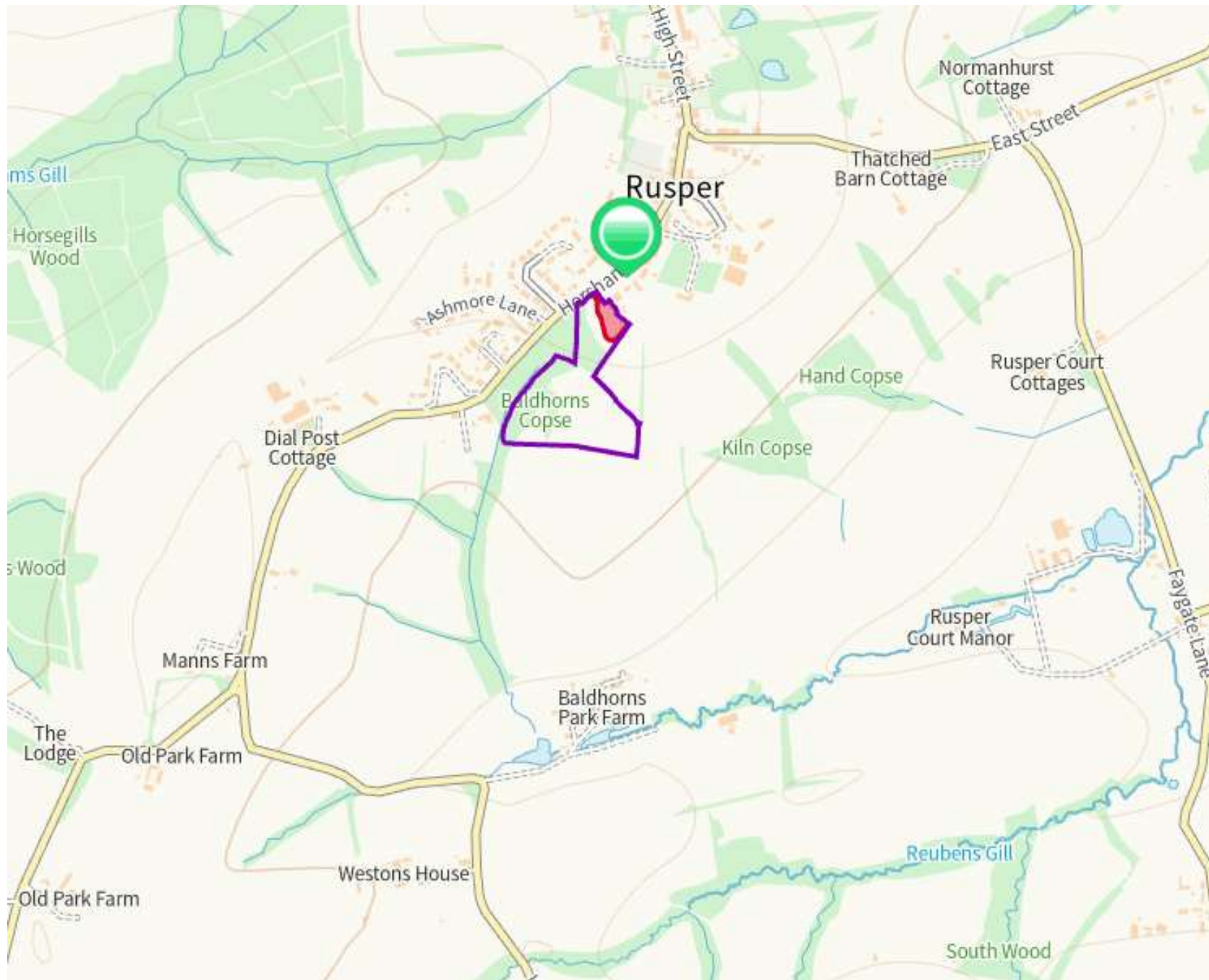








LOCATION & ACCESS



DESCRIPTION

The site occupies a discreet and attractive position on the edge of **Rusper**, north of Horsham and west of Crawley. Combining a peaceful village setting with convenient access to surrounding towns, Gatwick Airport and the wider road network, 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 established village context.

The property is offered **as a whole or in two separate lots**, providing flexibility for purchasers seeking either the consented development opportunity or a larger landholding with possible longer-term potential.

Lot 1 extends to approximately **0.64 acres** and benefits from planning consent for **four new family homes**, comprising **two two-bedroom semi-detached houses and two four-bedroom detached houses**, all with parking. The consent also provides for the **refurbishment and extension of the existing three-bedroom detached house**, offering the opportunity to improve and enlarge the property alongside the new development. Together, the scheme provides a mix of house sizes, with five residential properties upon completion.

Lot 2 comprises additional land extending to approximately **8.85 acres**, available by separate negotiation. This land offers purchasers the opportunity to acquire a larger holding alongside Lot 1 and may have potential for future development, subject to obtaining the necessary planning permissions and other statutory consents. Purchasers should satisfy themselves as to its suitability for any intended use; no future planning consent is assured.

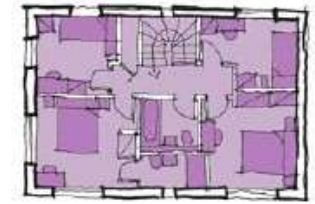
An **overage provision** will form part of the sale in relation to any additional residential units approved beyond the existing consented scheme. The detailed terms, including the duration, payment trigger and basis of calculation, are to be agreed between the parties.

Horsham District Council planning reference: DC/25/1120

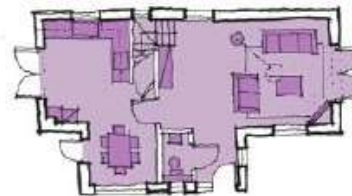
HOUSE FLOOR PLANS



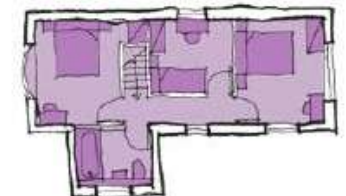
4B/6P HOUSE - GROUND FLOOR



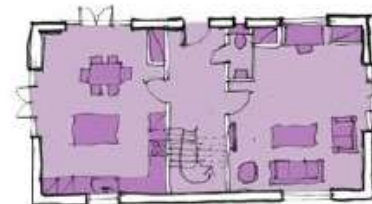
4B/6P HOUSE - FIRST FLOOR



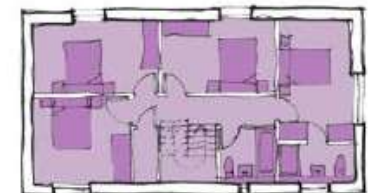
3B/5P HOUSE - GROUND FLOOR - Pucks Cottage Extension



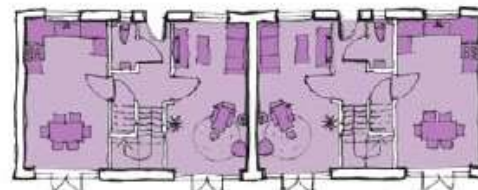
3B/5P HOUSE - FIRST FLOOR - Pucks Cottage Extension



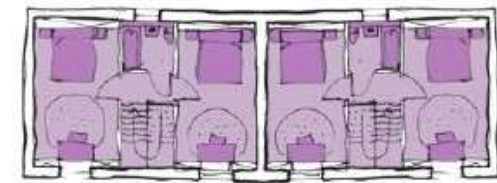
3B/6P HOUSE - GROUND FLOOR



3B/6P HOUSE - FIRST FLOOR

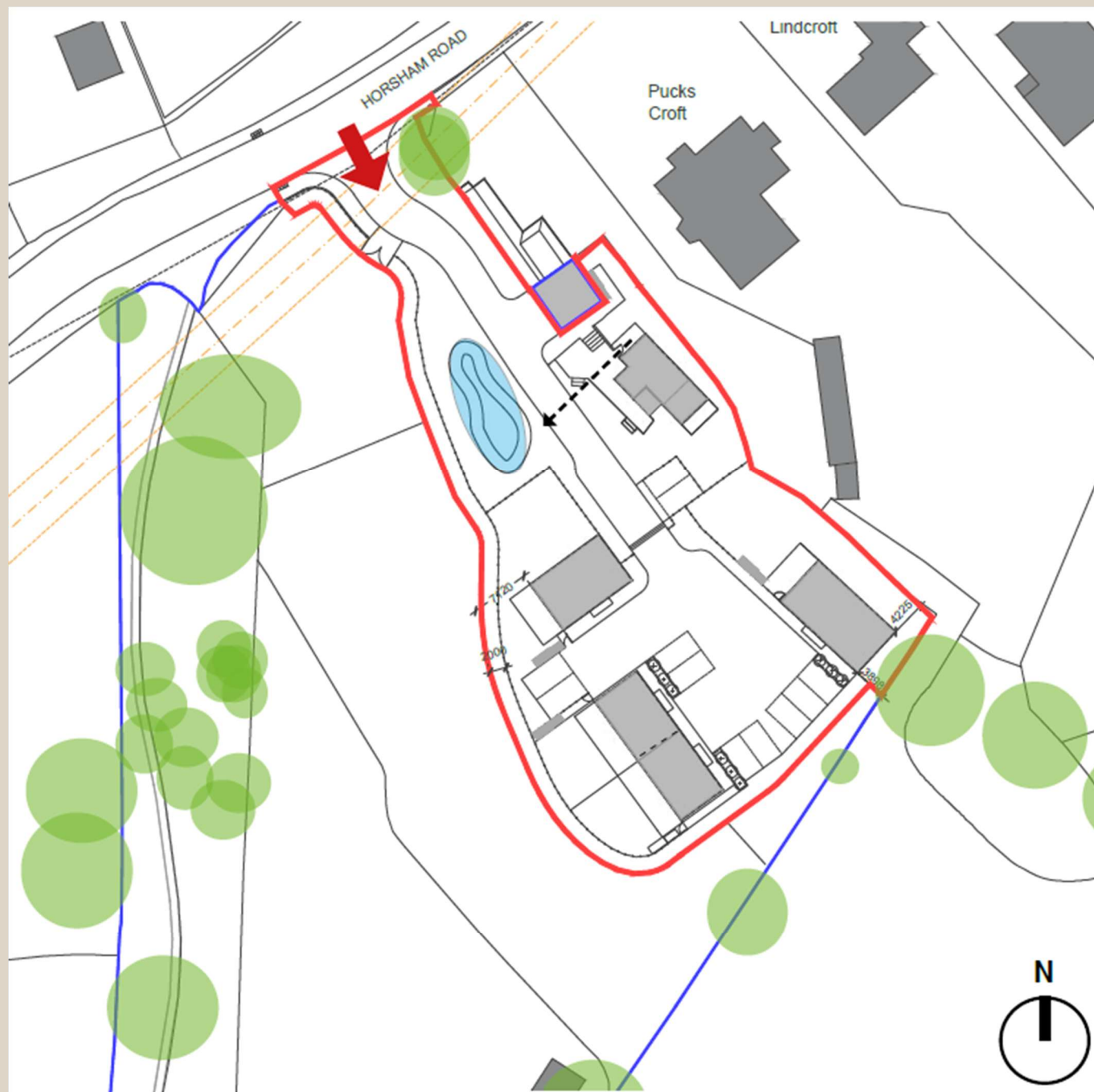


2B/4P SEMI HOUSE - GROUND FLOOR



2B/4P SEMI HOUSE - FIRST FLOOR





Planning & Further Information

Planning permission has been granted by Horsham District Council under reference DC/25/1120 ,for the refurbishment of the existing semi derelict 4 bedroom detached property and the erection of three dwellings- 2 x 2 bed semi detached houses and a further 4 bedroom detached house , together with associated access, parking, and landscaping (Lot 1).

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 .
Lot 2 comprises an agricultural field extending to 8.85 acres which may offer potential for residential use, subject to obtaining the necessary planning consents.

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

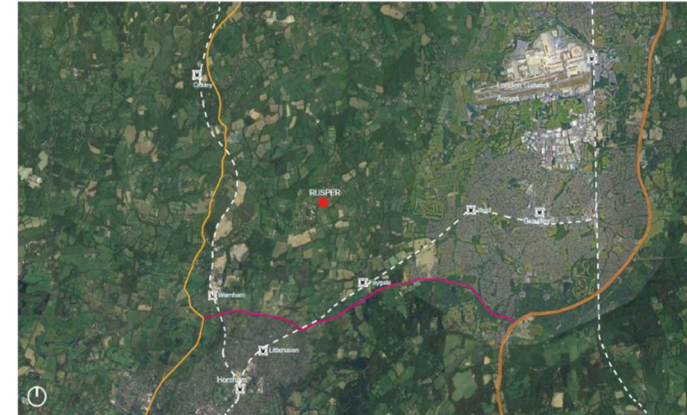
The development is partly liable for Community Infrastructure Levy (CIL).

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.



Inspections

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



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