

CGI Image of proposed dwellings - front



Field Gate Barns | Woodmancote, Henfield | West Sussex | BN5 9BA

H.J. BURT
Chartered Surveyors : Estate Agents

CGI Image of proposed dwellings - rear



Field Gate Barns | Wheatsheaf Road | Woodmancote, Henfield | West Sussex | BN5 9BA

Guide Price per unit starting at £600,000 (mid-terrace) & £625,000 (end terrace)



- A very exciting redevelopment of a range of former farm buildings into six 2-storey houses occupying an excellent rural location with fine outlook. Freehold. Council Tax & EPC: TBC.
- High specification & high-quality development by Benjamin Allen Construction comprising six 3-bedroom freehold houses with allocated parking, private gardens & lovely rural outlook.
- Entrance hall, study or bedroom, bath or shower room, open plan living/kitchen/dining room with shaker kitchens with Bosch appliances & Quartz worktops, engineered timber flooring & French doors to garden.
- Principal first floor bedroom with balcony leading to roof terrace, further bedroom or study, bathroom with Burlington luxury fittings.
- Two parking spaces per dwelling, private garden with rear allotment garden. Plus, additional visitor parking.
- 10-Year Advantage Warranty.
- Henfield 2.25 miles; Hassocks 6.5 miles (incl. train); Brighton 12.75 miles, Gatwick 21 miles.

Description

Field Gate Barns comprises an exciting redevelopment of a range of former farm buildings at Woodhouse Farm by **Benjamin Allen Construction, a very well-respected family owned and run business with forty plus years' experience.** Benjamin Allen's philosophy is that each property they build – whether it's big or small, traditional or contemporary – is developed with both passion and commitment looking to balance originality and imagination with their hard-won expertise in construction and project management to bring every one of their bespoke homes to life – always with the skill, flair, and enthusiasm you'd expect from an industry leader. Bespoke designs are standard combined with exceptional craftsmanship and a sustainability-first approach.

Phase One of the Field Gate Barns development comprises **six attached two-storey houses** enjoying a lovely Easterly outlook over their gardens and adjoining countryside. Each unit extends to c. 1,100 sqft with very good ground floor **open plan living/kitchen/dining room** overlooking and with French doors out to the garden. From the hall is the option of either **a study or ground floor bedroom with adjacent bathroom or shower room** depending on the unit layout.



To the first floor are **two double bedrooms** with the **principal bedroom** enjoying a fine **Easterly outlook including roof balcony with distance downland views.**

Features of the accommodation which is being built to a high standard and high specification includes **fitted shaker kitchens with Bosch appliances and quartz worktops** with **engineered timber flooring** to the ground floor living/kitchen/diner. **Fitted carpet** to the ground floor bedroom/study, stairs and first floor bedrooms and with underfloor heating to ground floor and cast-iron radiator to first floor bedrooms. The **high-quality luxury bathrooms** will include **mandarin stone tiles and Burlington sanitary ware and brass ware.** There are **double glazed aluminium windows and sliding doors** offset by attractive scorched-larch cladding to the first floor with mellow handmade bricks to the ground floor offset by painted timber front doors.

The **landscaped gardens will be 12m deep with additional allotment space** to the rear and **overlooking adjoining fields to the East side to give a lovely outlook and greater sense of space and quiet enjoyment.** To the rear of the houses there is to Quorn stone paved terraces and the front/side pathways and with hard landscaping to the front drive including **two parking spaces per dwelling.**

This exciting development is in full construction stage ready for completion in late 2026 and with **Phase Two including an additional four further units** to the South as a range of single storey attractive redeveloped buildings.

The Downs Link to the West side of Henfield and thence linking to the South Downs National Park provides many miles of beautiful walks, cycle routes and bridle paths and beyond an **extensive network of local public footpaths** including those leading to Henfield village and also connections to nearby country pubs.

CGI Image Living/Kitchen/Dining room



Location

Field Gate Barns occupy an attractive rural location approached from the Wheatsheaf Road/B2116 to the North. Henfield village is within 2.25 miles and offers a good range of local shops and facilities as well as St. Peter’s Church of England primary school, doctors' surgery and with further schooling including at Steyning Grammar School to the South plus private schools in the area including Hurstpierpoint College, Brighton College and Burgess Hill School for Girls. More extensive shopping and other facilities can be found at Burgess Hill c. (8.75 miles); Haywards Heath (c.11 miles); Horsham (c.11.75 miles) all of which include mainline railway stations as well as at Hassocks (c. 6.5 miles). The cosmopolitan coastal city of Brighton with its extensive range of shops and recreational facilities is within 12.75 miles and Gatwick Airport is c. 21 miles.

Sporting and recreation facilities in the area include nearby golf courses at Singing Hills at Albourne and also at Pyecombe. Equestrian events at Hickstead, Pyecombe & Hascombe Farm, Nr. Henfield. Horse racing at Brighton, Plumpton & Goodwood. Sailing at Brighton, Shoreham & Chichester. Wickwoods Country Club is c. 4 miles distant and provides excellent recreational and dining facilities.

Information: Property Ref: HJB03467. **Photos & particulars:** July 2026 (Ref RBA). **Services:** Mains water and electricity. Heating to be confirmed & with high levels of insulation. Modern private drainage system. **EPC:** to be confirmed. **Council Tax Band:** to be confirmed.

Directions: what3words//flush.manly.courts
From the A281 turn onto Wheatsheaf Road/B2116 and continue for c. 0.7 of a mile and then turn South onto the private drive leading to Woodhouse Farm and other properties. Continue down this drive between points W-X-Y-Z-A on the plan and then follow the drive A-B-C. PLEASE NOTE: THERE IS NO VEHICULAR ACCESS TO THE PROPERTY FROM FURNERS LANE AND ONLY VIA THE WHEATSHEAF ROAD/B2116, but there is a Public Footpath leading to Furners Lane & the village.

Viewing: Strictly by appointment with: www.hjburt.co.uk | sales@hjburt.co.uk
H.J. BURT 01903 879488 or 01273 495392



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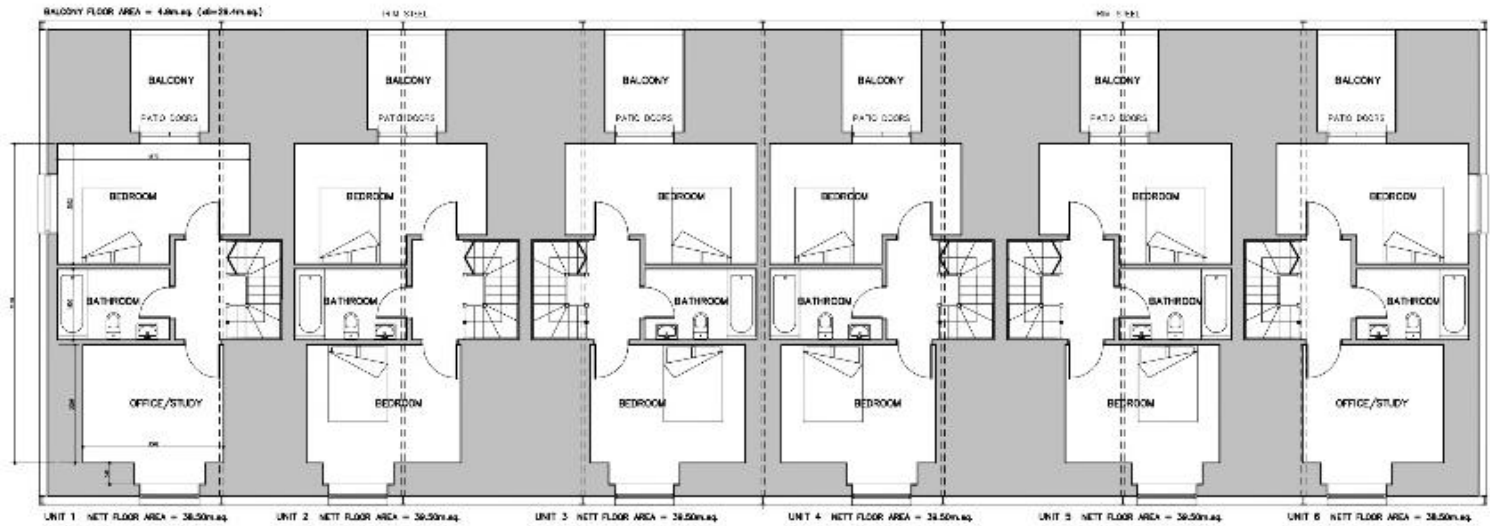
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Block plan of – whole site



GROUND FLOOR PLAN
NETT FLOOR AREA = 23.00m² FOR UNIT (x6=138m²)



FIRST FLOOR PLAN
NETT FLOOR AREA = 3.80m²



REV D - WINDOW MODS/ARCAS 09/05/25
REV C - WINDOW MODS/ARCAS 07/05/25
REV B - BATHROOM MODS 16/02/25
REV A - MINOR MODS/BALCONIES 11/02/25

FOR: BENJAMIN ALLEN		
SITE: WOODHOUSE FARM, WHEATSHEAF ROAD, ALBOURNE, BN5 9RA		
TITLE: EXISTING BARN 1		
PROPOSED FLOOR PLANS & SECTION		
SCALE: 1:100 @ A2	DESIGN: ALL 01/25	DRAWING NO: 02 REV D





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