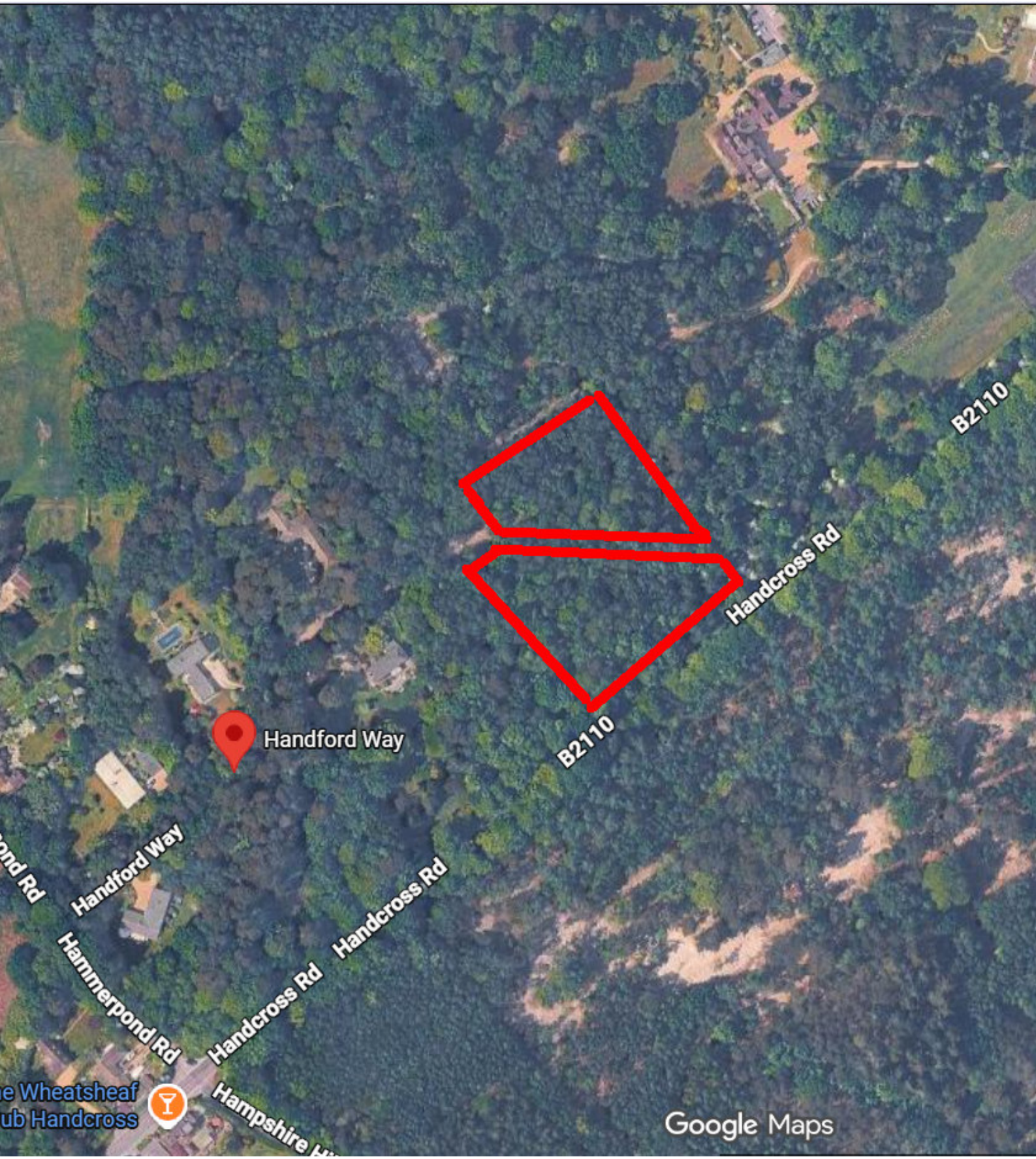
Land near Handcross, West Sussex RH13 6PD

Peter Leete and Partners
ESTATE + AGENTS



2 plots of land - GUIDE PRICE £200,000 per plot FREEHOLD

LAND NEAR HANDCROSS, HORSHAM, WEST SUSSEX RH13 6PD

2 plots of land approx. 0.9 acres each with vehicular access.

GUIDE PRICE £200,000 FREEHOLD per plot

DESCRIPTION

2 parcels of land for sale measuring approximately 0.9 acres* off Handford Way, accessed via a short private road serving 5 dwellings. The land is currently lightly wooded and will be sold with the benefit of rights of way and utility connections to Handford Way (private road), subject to contribution to future maintenance costs. Handford Way forms part of a small cluster of dwellings close to the junction of the B2110 and Hammerpond Road. It is approximately 2 miles from Handcross Village, the M23/A23 and 6 miles to Horsham and Haywards Heath.

By way of background, the land for sale is part of the curtilage of The Warren, a large country house built in 1895, converted into flats in 1965 and partly belonging to the vendor of the 2 plots. The whole is part of The Warren Estate, extending to approximately 40 acres (until 1952 650 acres).

PLANNING

The land is adjacent to a larger parcel of land which secured outline planning consent for residential development in 1963, subsequent to which 5 dwellings were built and now front the made up Handford Way. The land now for sale is currently beyond any defined residential settlement boundary and is classified in the Horsham District Council Local Plan as being land in the Countryside and within the High Weald National Landscape (AONB). As such, land use is currently restrictive. However, the land is situated close to this previously developed cul de sac, characterised by individual dwellings in spacious plots. It may therefore have some potential for development, subject to appropriate consents. We would direct interested persons to the recently updated National Planning Policy Guidance 2026, that implements the Government's policy aimed at boosting the supply of housing.

Note 1: The landowner is pursuing a planning application for residential development of nearby land. See Horsham District Council (www.horsham.gov.uk) planning reference DC/26/1639

Note 2: There is a public footpath (No 1706) leading up from the B2110 Handcross Road which passes diagonally between the 2 plots of land.

Note 3: Access via Handford Way would be subject to maintenance contributions. There are no mains services to the land. There is potential to connect to a shared sewage system in Handford Way, subject to maintenance contributions.

ENQUIRIES

All enquiries must be directed to the sole selling agents, Peter Leete and Partners who will provide instructions for nearby parking and viewing of the plots on foot via the public footpath (1706)

SALE TERMS

Our clients are seeking offers in the region of £200,000 for the freehold interest of each parcel of land. In order to preserve the local amenity, alternative use of the land will be restricted to one residential dwelling.

The Estate is strongly motivated to assist wherever possible, development proposals for the land in keeping with the local architectural heritage and unique quality of the landscape

Boundaries have not been fully demarked and will be set out and agreed with the successful purchaser in due course.

*Measurement provided by Seller and should be verified

The agents, associated staff and third parties give notice that: 1. We are not authorised to make or give any representations or warranties in relation to the property, either on our own behalf or on behalf of our client or otherwise. We assume no responsibility for any statement that may be made in any sales particulars, correspondence, verbally or otherwise. Any such statements do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances in sales particulars are approximate. Any plans and floor areas are for guidance only. 3. It should not be assumed that the property has all necessary planning, building regulation or other consents. We have not tested any services, equipment or facilities. 4. Purchasers must satisfy themselves and rely on their own enquiries and surveys prior to committing to purchase the property.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. P796