



**Building plot with consent for a
detached two bedroom chalet property**

Building Plot | London Road | Henfield | West Sussex | BN5 9JP

H.J. BURT
Chartered Surveyors : Estate Agents

Building Plot | London Road | Henfield | West Sussex | BN5 9JP

Asking Price: £175,000 | Freehold



- Building plot for a most attractive detached 2-bedroom chalet property
- With front, side and rear gardens. Two allocated parking spaces
- Possibility of enlarging to a 3-bedroom dwelling (subject to consent)
- Pleasantly situated on the northern periphery of this popular village
- Planning Ref: DC/21/2711 & DC/25/1285 (re-granted Dec 2025)
- COUNCIL TAX: TBA. EPC: N/A

Description

A rare opportunity to purchase a building plot to construct a two-bedroom detached chalet property situated on the Northern periphery of Henfield Village, close to local amenities and Countryside walks. Planning permission has been granted by Horsham District Council (Original Planning Ref DC/21/2711, revised DC/25/1285) for a two-bed detached dwelling. The accommodation is arranged over two floors comprising, entrance, entrance hall, cloakroom, sitting room with chimney, open plan kitchen/dining room and utility room. First floor two bedrooms and family bathroom. There is also a possibility of creating a third bedroom subject to planning permission. Outside there are two allocated parking spaces plus front, side and rear garden. **Further information:** The CIL (Community Infrastructure Levy) payment (if applicable) to Horsham District Council will be paid by the Purchaser.

Location

London Road is situated on the northern side of Henfield village, within easy reach of the main facilities in the High Street. The High Street has a wealth of local shops, trades and services and the village has a thriving community with many varied events taking place throughout the year and with facilities including a health and sports centre, primary school, library and churches of most denominations. In addition, there are many varied countryside walks very close-by. Hassocks is approximately 7 miles to the East which has a mainline railway station with services to London Victoria and Gatwick. The coastal city of Brighton is approximately 9 miles (sea front) to the South-East and offers an excellent range of shops, trades, services and entertainment facilities. Henfield is situated between the A24 (approximately 5 miles to the North-West) and the A23 (approximately 4 miles to the East) both of which give good access to the major routes in the area including the M23/M25 and national motorway network.

Information

Property Reference: HJB02735
Photos & particulars prepared: January 2024. Revised Dec 25 (Robert Turner MNAEA)
Local Authority: Horsham District Council Council Tax Band: TBA
N.B. There are five parking spaces proposed with two for the new dwelling, and three for the two flats at number 1 Wantley Cottages.

Directions

From the offices of H.J. Burt, head in a northerly direction along the High Street which then becomes London Road. Go past Parsonage Road and the roundabout at Deer Park, taking the turning right into Wantley Hill. Turn right, passing the properties on your left and the drive to the property will be seen ahead of you. What 3 words: <https://w3w.co/famed.gambles.hinted>

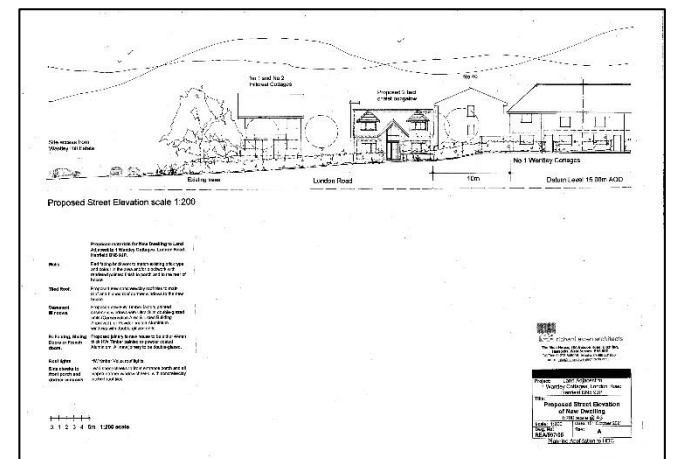
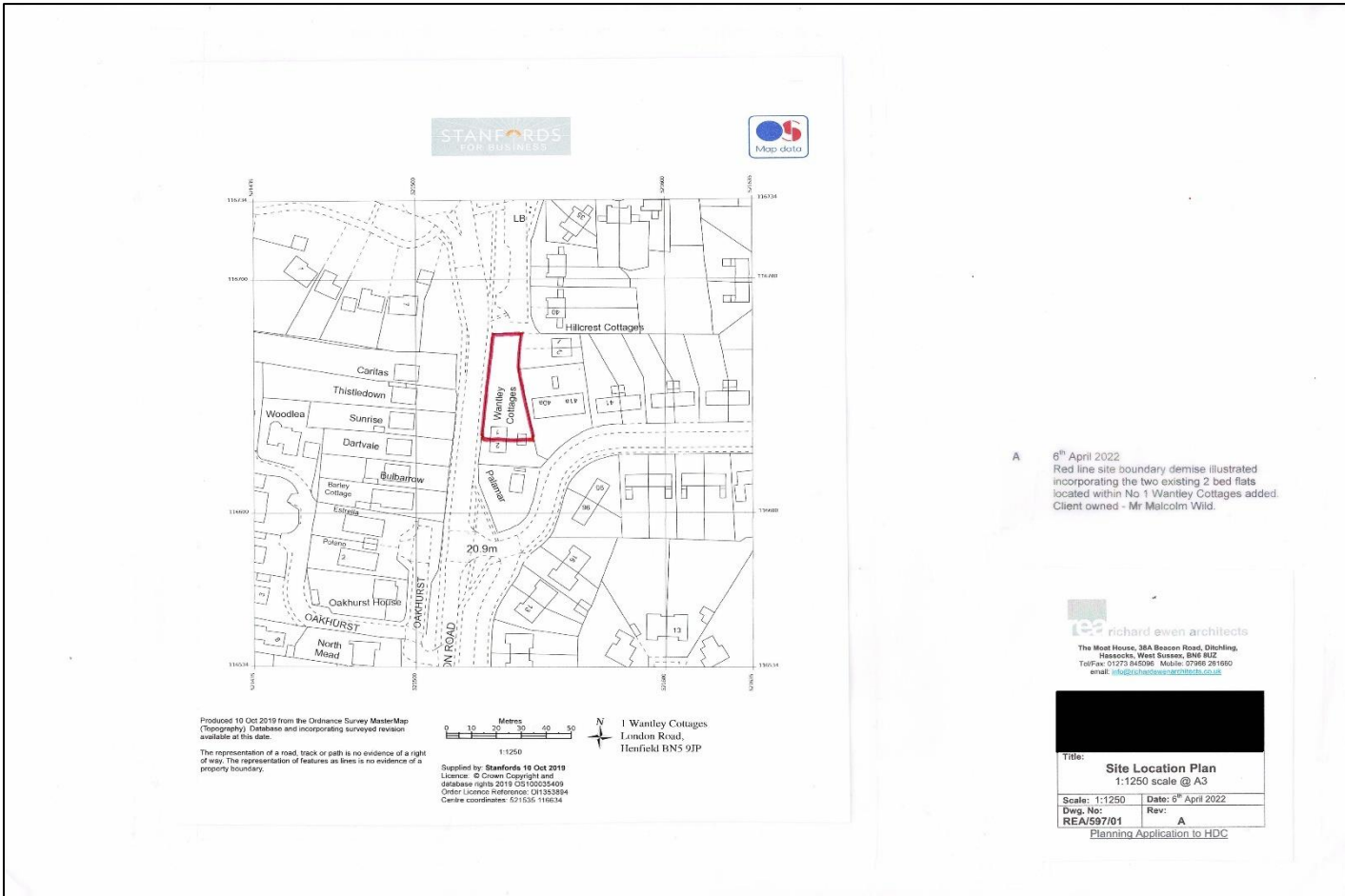
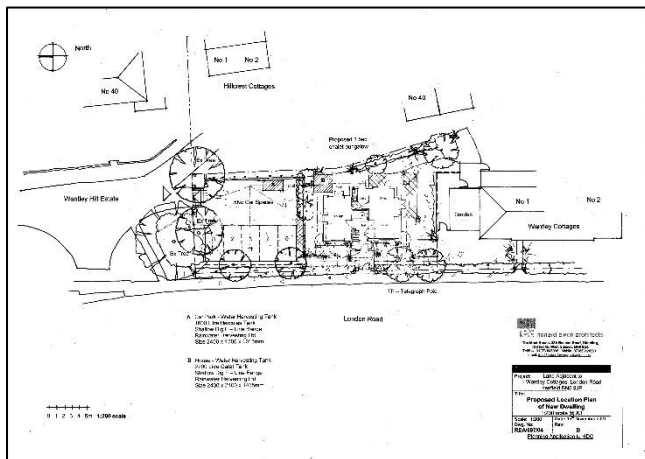
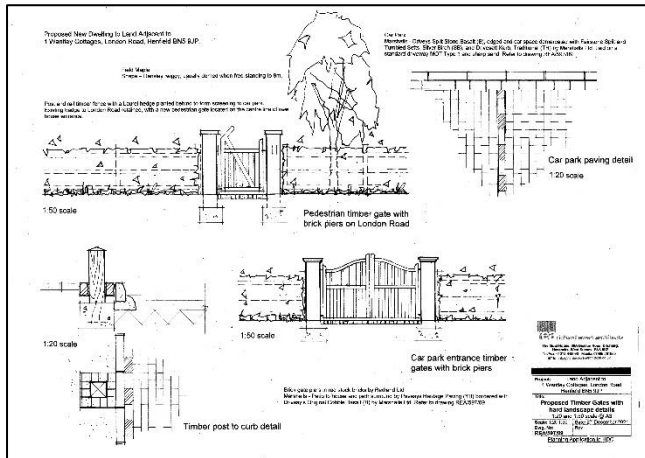
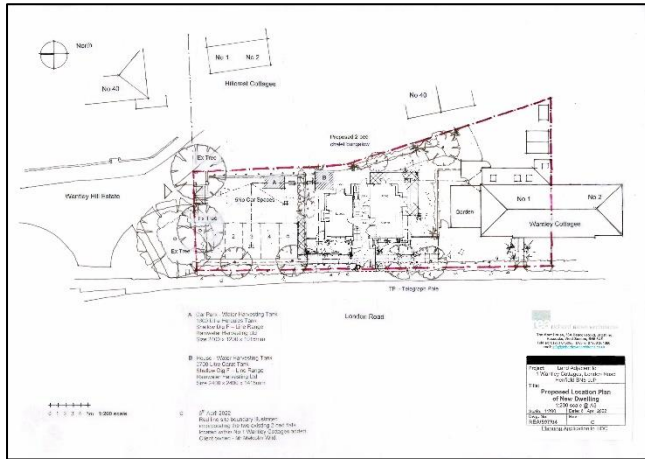
Viewing

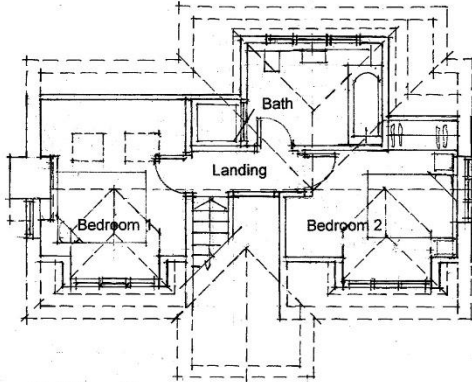
An internal inspection is strictly by appointment with:
H.J. BURT Henfield
Euston House | High Street | Henfield | West Sussex | BN5 9DD
01273 495392 | www.hjburt.co.uk | henfield@hjburt.co.uk



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

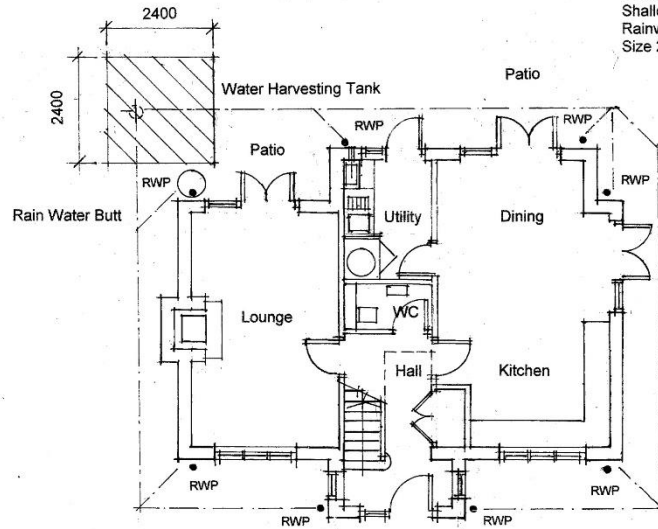






First Floor Plan

House - Water Harvesting Tank
2700 Litre Carat Tank
Shallow Dig F - Line Range
Rainwater Harvesting Ltd
Size 2400 x 2400 x 1415mm



Ground Floor Plan

0 1 2 3 4 5m 1:100 scale

- Proposed materials for New Dwelling to Land Adjacent to 1 Wantley Cottages, London Road, Henfield BN5 9JP.**
- Walls.** Red facing brickwork to match existing brick type and colour in the area and/or blockwork with rendered painted finish to porch and to the rear of house.
- Tiled Roof.** Proposed new concrete/clay roof tiles to main roof and hipped roof dormer windows to the new house.
- Casement Windows.** Proposed new HW Timber factory painted casement windows with Ultra Slim double-glazed units (Conservation Area & Listed Building Approved), or Powder coated Aluminium windows with double-glazed units.
- Bi-Folding, Sliding Doors or French doors.** Proposed joinery to new house to be either 44mm thick HW Timber painted or powder coated Aluminium. All new joinery to be double-glazed.
- Roof lights** HW timber Velux roof lights.
- Side cheeks to front porch and dormer windows** Lead sheet cheeks to front entrance porch and all hipped dormer window cheeks, with concrete/clay pitched roof tiles.

 **richard ewen architects**
The Moat House, 38A Beacon Road, Ditchling,
Hassocks, West Sussex, BN6 8UZ
Tel/Fax: 01273 845096 Mobile: 07966 261650
email: info@richardewenarchitects.co.uk

Project: Land Adjacent to 1 Wantley Cottages, London Road Henfield BN5 9JP	
Title: Proposed Floor Plans of New Dwelling 1:100 scale @ A3	
Scale: 1:100	Date: 15 th November 2021
Dwg. No: REA/597/06	Rev: B
Planning Application to HDC	