



**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 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铤ned>

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Henfield

Euston House | High Street | Henfield | West Sussex | BN5 9DD

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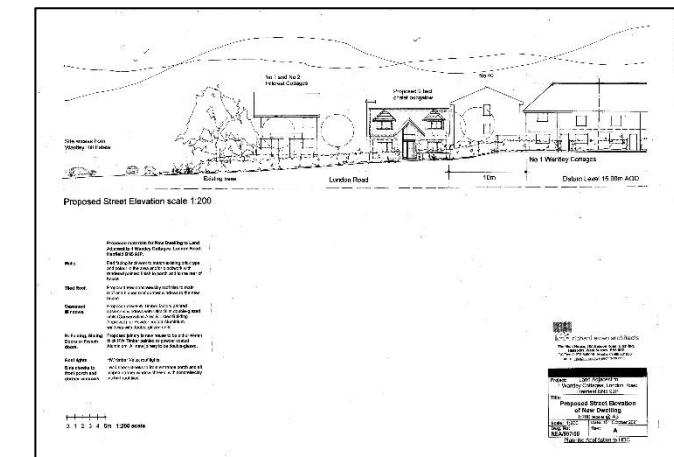
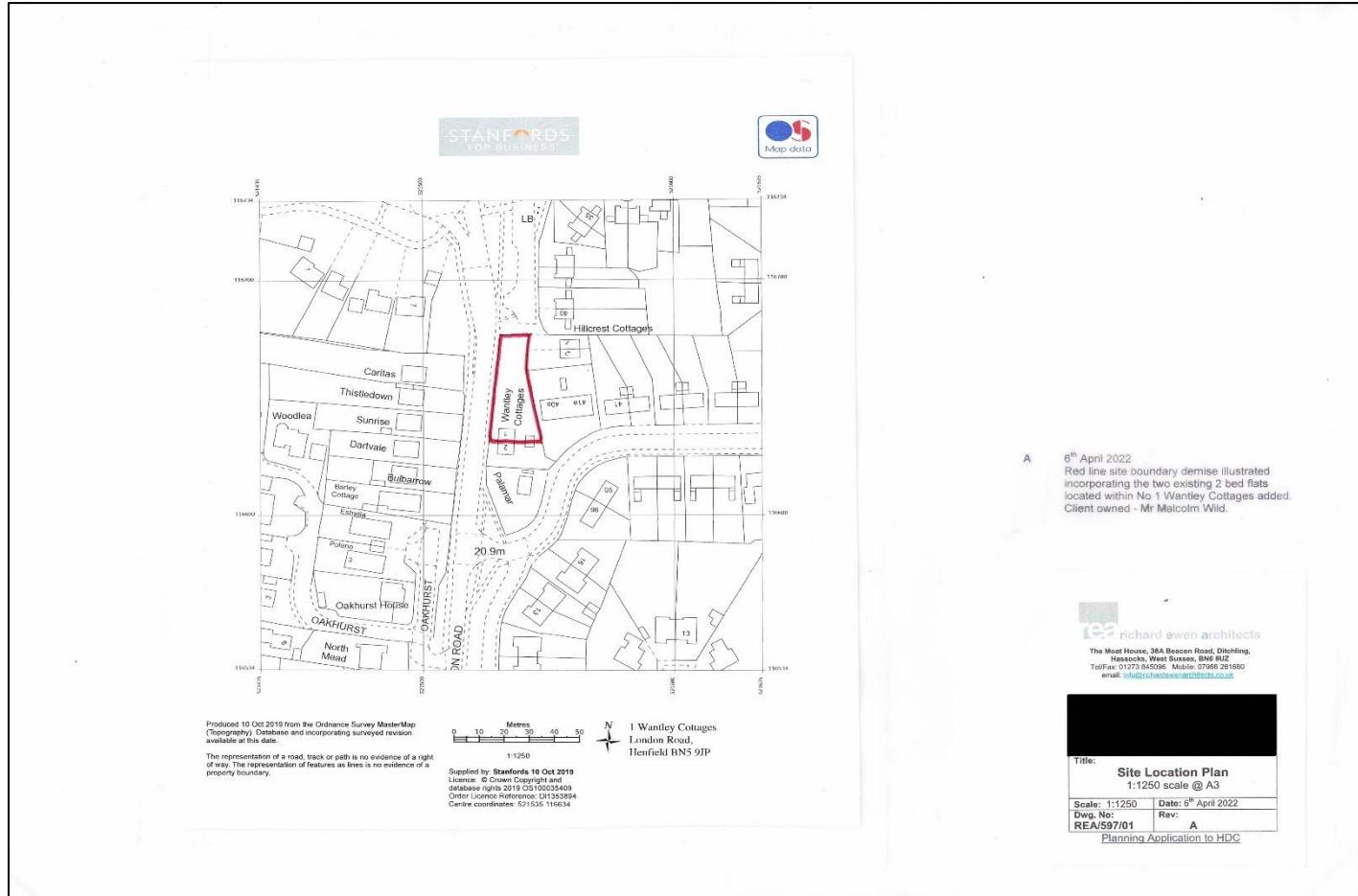
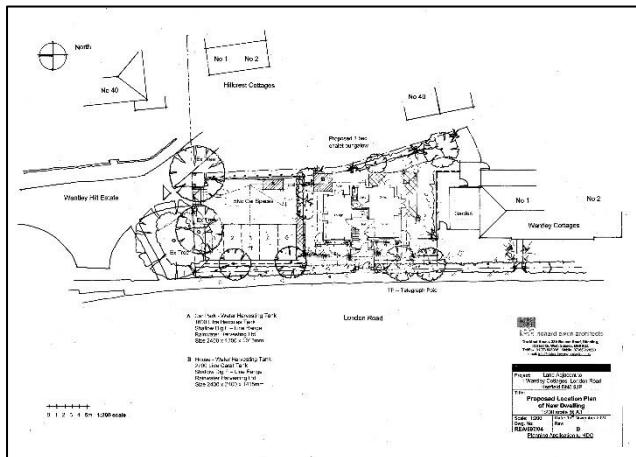
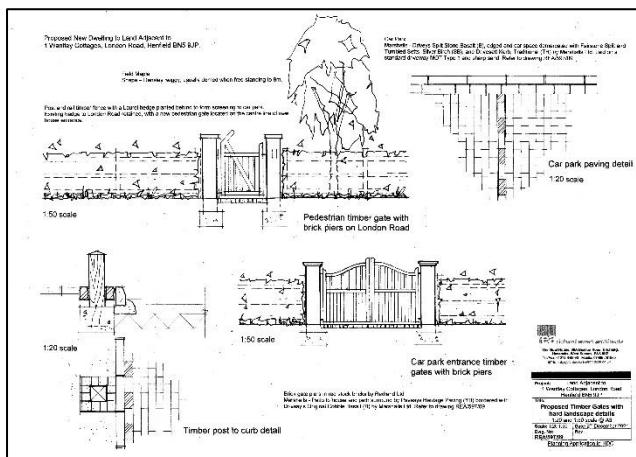
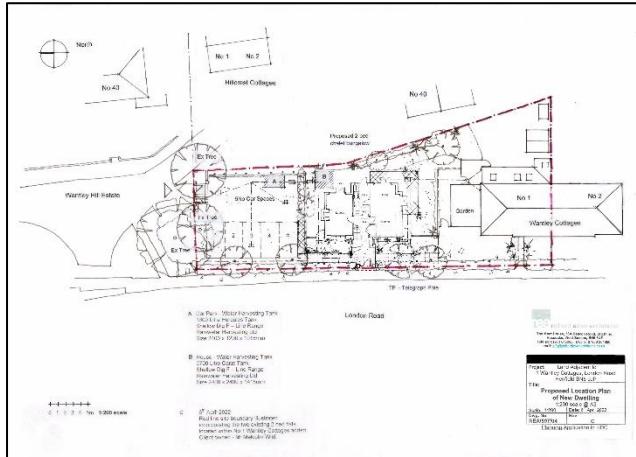
**The Property
Ombudsman**

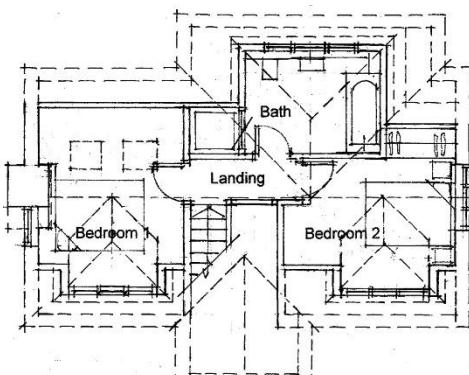


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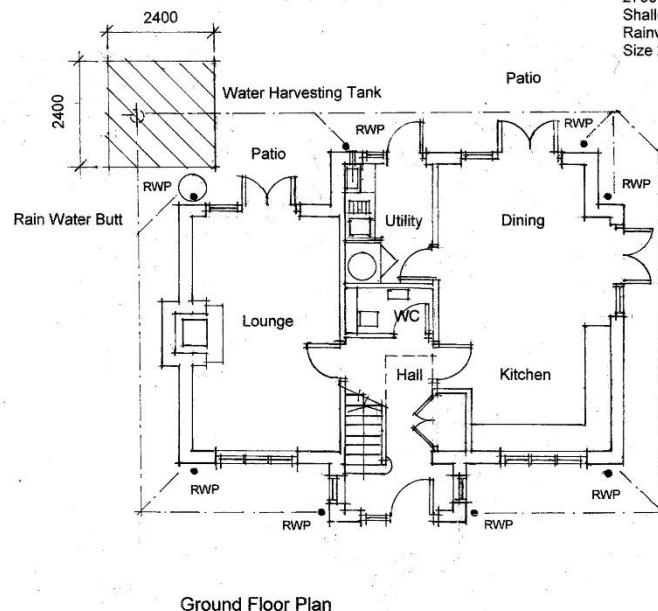
IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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 3JP.

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.



Project: Land Adjacent to 1 Wantley Cottages, London Road Henfield BN5 3JP	
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	