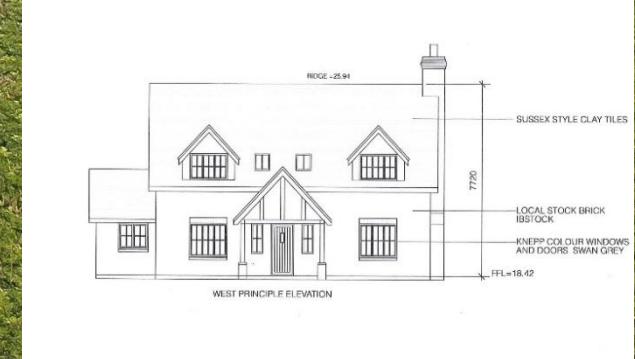




**WONDERFUL SELF-BUILD RURAL BUILDING PLOT
WITH CONSENT FOR REPLACEMENT DWELLING**



Smithers Hill Bungalow | Smithers Hill Lane | Shipley, Nr. Horsham | West Sussex | RH13 8PP

H.J. BURT
Chartered Surveyors : Estate Agents



- A rarely available self-build rural building plot on the edge of the renowned Knepp Castle Estate with fine rural outlook.
- Planning consent for 1,617sqft (150.20sqm) 4-bedroom & 3 bath/shower room detached house with semi-open plan ground floor accommodation, detached carport/store and garden.
- The plot extending overall to c. 0.28 of an acre (0.11 Ha). Additional land potentially available by separate negotiation.
- Occupying a very desirable location on the edge of Shipley within 8 miles of Horsham & 5.2 miles of Billingshurst.



Description

The rarely available rural building plot was recently granted consent (DC/25/1095) for demolition of the existing bungalow and construction of a replacement dwelling with detached carport/storage building and alterations to the vehicle access and set on an overall plot of in excess of a quarter of an acre. Additional adjoining land may potentially be available by separate negotiation. There are fine rural views in particular to the East, South-East and North-East including from parts to the South Downs and to Shipley Windmill.

Set on the edge of the renowned Knepp Castle Estate with its world-famous rewilding project and diverse habitats with many miles of wonderful walks and optional safari tours and stays plus the Wilding kitchen and shop, along with Shipley Windmill and the 12th Century parish church in the peaceful yet accessible part of West Sussex. Benefiting from wonderful walking and recreational opportunities to the surrounding countryside including with the Countryman Inn being a short walk down the lane, the plot is convenient for access to the old market town of Horsham (c. 8 miles) with its comprehensive range of shops, restaurants and entertainment facilities as well as mainline railway station. Billingshurst to the West is approximately 5.2 miles and also offers a good range of facilities as well as mainline station.

The plot adjoins Smithers Hill Lane a minor country lane to the North of Countryman Lane and is to be accessed by a proposed driveway with parking and turning adjoining a consented part timber framed carport/store. The proposed dwelling includes mellow elevations of brick with sections of contrasting tile hanging to the first-floor dormer

windows under a pitched clay tiled roof and incorporating proposed photovoltaic panels to the roof.

The planned accommodation extending overall across two floors to approximately 1,617 sqft (150.20sqm) internal includes an **entrance hall** leading into a **triple-aspect open plan kitchen/dining/living area with fireplace** to the living area and French doors to the outside and **sliding fully glazed doors** to the dining room. There is a useful **utility room** off the kitchen with door to the outside and a ground floor **study/bedroom 4** with '**Jack & Jill' cloaks/shower room** also accessible from the utility room. To the first floor from the part galleried landing, a generous size **principal ensuite bedroom** and **two further double bedrooms** and **bathroom**. Outside is a **good size garden area** adjoining farmland with distant views.

Location

The property enjoys a sought-after spot on the edge of Knepp Castle Estate and yet is within convenient driving distance of Southwater (c. 3.75 miles) with its good range of local shops and facilities at Lintot Square, whilst more extensive shops, restaurants and other facilities can be found in Horsham. There is also a mainline station at Christ's Hospital (c. 5.75 miles) accessible via the rural lanes and Gatwick Airport is c. 23.25 miles. The cosmopolitan coastal city of Brighton is c. 22.5 miles.

There is a good range of private and state schools in the local area and including Shipley Church of England aided primary school within the village.





Emma Parkes
Head of Development and Building Control

Date: 16/12/2025

1 Plans Condition: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Supporting Statement	Bat Survey		21.07.2025
Supporting Statement	Preliminary Ecological Appraisal Report		02.07.2025
Details plan	Visibility Spays	D 0724/705/11	17.10.2025
Design & Access Statement			02.07.2025
Supporting Statement	Energy and Sustainability		02.07.2025
Floor plan	Existing	D 0724/705/04	02.07.2025
Elevation & Floor plan	Proposed Carport	D 0724/705/10	02.07.2025

Horsham District Council, Albany House, Springfield Road, Horsham, West Sussex RH12 2QB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Client Executive: Jane Eaton

person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

13 Regulatory Condition: The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to no more than 110 litres per person per day. The subsequently installed water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015), and to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats and species).

14 Regulatory Condition: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Notes to Applicant

Vehicle Crossover - Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page: <http://www.westsussex.gov.uk/nads-and-travel/highway-licences/dropped-kerb-or-vehicle-crossovers-for-driveways-licence/>

Access Gates

In respect of condition 10(d), the applicant is advised, as per WSCC comments (dated 11.12.2025), that in the event that an access gate into the property from the highway is proposed to be installed, they shall open inwards of the site, and not outwards into the maintained highway boundary.

Highway Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the "biodiversity gain condition" which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Block plan	Proposed	D 0724/705/03 REV D	28.11.2025
Block plan	Existing	D 0724/705/02 REV A	02.07.2025
Location plan		D 0724/705/01 REV A	02.07.2025
Elevation plan		D 0724/705/09	02.07.2025
Roof plan		D 0724/705/08	02.07.2025
Floor plan		D 0724/705/07	02.07.2025
Floor plan	Proposed Grounds	D 0724/705/06	02.07.2025
Floor plan	Existing	D 0724/705/05	02.07.2025

Reason: For the avoidance of doubt and in the interest of proper planning.

2 Standard Time Condition: The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 Pre-Commencement Condition: No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and any works shall be carried out in accordance with the Plan. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- o the anticipated number, frequency and types of vehicles used during construction,
- o the method of access and routing of vehicles during construction,
- o the parking of vehicles by site operators and visitors,
- o the loading and unloading of plant, materials and waste,
- o the storage of plant and materials used in construction of the development,
- o the erection and maintenance of security hoarding,
- o the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders).

Reason: In the interests of highway safety and the amenities of the area, and in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

4 Pre-Commencement Condition: Any works which will impact the breeding / resting place of bats, shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- b) evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or
- c) a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998.

5 Pre-Commencement Condition: Prior to the commencement of the development hereby permitted, a Biodiversity Enhancement Layout for biodiversity enhancements listed in the

Preliminary Ecological Appraisal Report (Arun Ecology, April 2025) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions for biodiversity enhancements; and
- b) locations, orientations and heights for biodiversity enhancements on appropriate drawings.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: To enhance protected and Priority species & habitats and allow the Local Planning Authority to discharge its duties under paragraph 187d of the NPPF 2024 and s40 of the NERC Act 2006 (as amended).

6 Pre-Commencement Condition: Prior to commencement of any works on site, demolition or other development activities, a protective fence consisting of braced Heras panel fencing shall be erected to a minimum of 9m metres from the centre of the nearest mature oak tree to the South of the bungalow so as to exclude storage of materials, concrete mixing, excavation, compaction, installation of service trenches, hardstanding or other building activities likely to be harmful to tree roots and the rooting environment.

Such fencing shall remain in place throughout the duration of the development to the satisfaction of the Local Planning Authority. The Local Planning Authority Tree Officer shall be informed of the proposed date of commencement, at least one working week in advance, to allow inspection of protection measures.

Reason: To ensure the successful and satisfactory protection of important trees on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

7 Pre-Commencement (Slab Level) Condition: No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colour to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

8 Pre-Occupation Condition: No part of the development shall be first occupied until visibility spays of 2.4 metres by 42 metres have been provided Northbound and 2.4 metres by 60 metres have been provided Southbound at the proposed site vehicular access onto Smithers Hill Lane in accordance with the approved planning drawings. Once provided the spays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety, and in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisions

If planning permission has been granted, please note that your Notice of Decision refers only to conditions of planning permission, not to Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215159.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.east.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments

Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring

Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescales – usually 28 days – if an enforcement notice is/has been

9 Pre-Occupation Condition: No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use, and in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

10 Pre-Occupation Condition: No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- (a) Details of all existing trees and planting to be removed and retained
- (b) Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- (c) Details of all hard surfacing materials and finishes
- (d) Details of all boundary treatments (including access gates from the highway if relevant)
- (e) Details of all external lighting
- (f) Ecological enhancement measures set out in Section 6.3 of the Phase 1 Ecological Survey by Joseph Baker BSc (Hons) - Principal Ecologist and director, dated 10/04/2025

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, lopped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 Pre-Occupation Condition: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

12 Regulatory Condition: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Bat Survey Report (Arun Ecology, July 2025) and Preliminary Ecological Appraisal Report (Arun Ecology, April 2025), as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Precautionary Method Statement for mobile protected species in Sections 6.5.1 and 6.5.6 of the Preliminary Ecological Appraisal Report (Arun Ecology, April 2025), which avoids impacts on protected species.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed

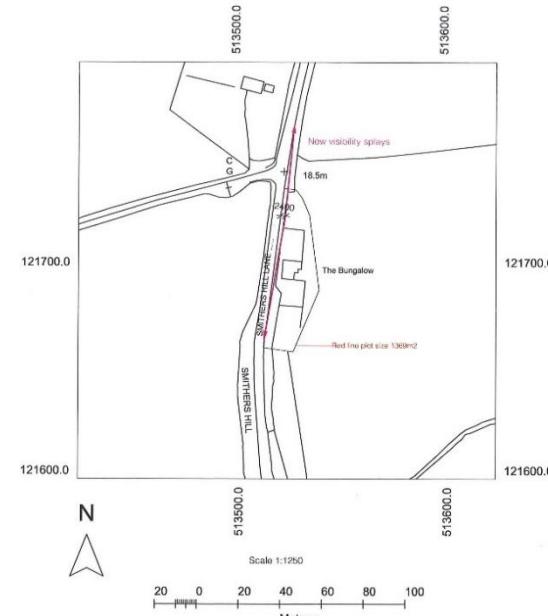
served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements or to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiries@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at: <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>.



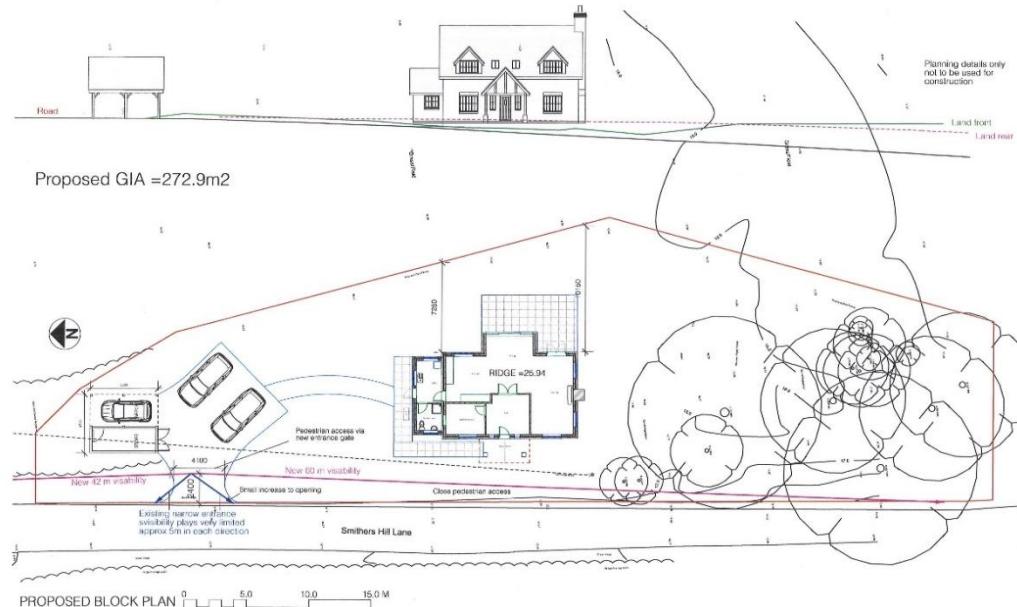
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NOTE TO VALIDATION TEAM: SMITHERS HILL LANE IS LONG STRAIGHT ROAD WITH
 NO OTHER ROADS NEARBY PLEASE USE OS COORDINATES AS A REFERENCE.

Sheet No. D 0724/705/11
 Scale: 1:100
 Date: 23/07/2024
 Name: Knepp B Estates
 Site Address: The Bungalow, Smithers Hill, Shipley
 Project Name: REPLACEMENT DWELLING
 Ref No.: D 0724/705/09
 Planning details only not to be used for construction

PB PROPERTIES
 Paul Mlegg MCAT
 Head Office: Headstone Road,
 West Chiltington, RH10 2LG
 Tel: 01273 812000
 Email: info@pbproperties.co.uk
 www.pbproperties.co.uk
 Chartered Practice
 CIAT Approved Practice
 DPC Approved Practice
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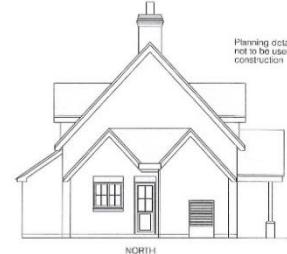
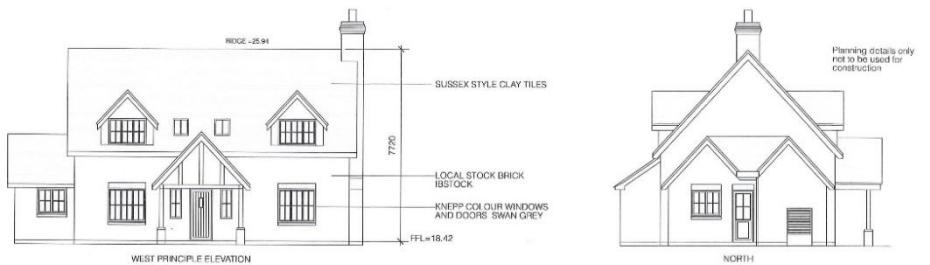
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PB PROPERTIES
 Paul Mlegg MCAT
 Head Office: Headstone Road,
 West Chiltington, RH10 2LG
 Tel: 01273 812000
 Email: info@pbproperties.co.uk
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Knepp B Estates
 Site Address: The Bungalow, Smithers Hill, Shipley
 Project Name: REPLACEMENT DWELLING
 Ref No.: D 0724/705/03 D
 Planning permission except Workhouse Lane. DPC only
 Valid for 12 months from date of issue



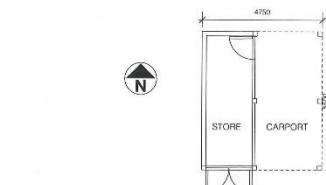
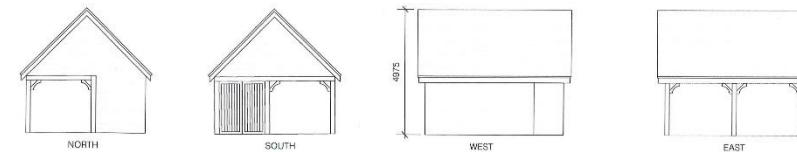
PROPOSED ELEVATIONS
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PB PROPERTIES
 An Approved Practice
 Paul Mlegg MCAT
 Head Office: Headstone Road,
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Paul Mlegg MCAT
 Head Office: Headstone Road,
 West Chiltington, RH10 2LG
 Tel: 01273 812000
 Email: info@ciat.uk.com
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Knepp B Estates
 Site Address: The Bungalow, Smithers Hill, Shipley
 Project Name: REPLACEMENT DWELLING
 Ref No.: D 0724/705/09
 Planning details only not to be used for construction



PROPOSED ELEVATIONS & FLOORPLAN CARPORT

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Sheet No. D 0724/705/10
 Scale: 1:100
 Date: 23/07/2024
 Name: Knepp B Estates
 Site Address: The Bungalow, Smithers Hill, Shipley
 Project Name: REPLACEMENT DWELLING

Planning details only not to be used for construction

23/07/2024
 Knepp B Estates
 The Bungalow, Smithers Hill, Shipley

PB PROPERTIES
 Paul Mlegg MCAT
 Head Office: Headstone Road,
 West Chiltington, RH10 2LG
 Tel: 01273 812000
 Email: info@pbproperties.co.uk
 www.pbproperties.co.uk
 Chartered Practice
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Information

Property Ref: HJB03315. Photos & particulars prepared: Dec 2025/Jan 2026 (ref. RBA).

Services: Mains water and electricity have previously been connected to the bungalow subject to the purchaser's own investigations. Intended modern private drainage within the confines of the site.

Tenure: Freehold Title No. WSX450501.

Local Authority: Horsham District Council.

Community Infrastructure Levy (CIL) and Biodiversity Net Gain (BNG): If and where applicable, this will be the responsibility of the Purchaser to pay.

Viewing and Health & Safety:

Strictly by appointment with HJ Burt. All parties viewing are requested to ensure that all the shut gates are kept shut and gateways are not blocked. We ask you to be as vigilant as possible when making your inspection for your own personal safety and including around open areas of water.

Directions

As shown on the appended plan, the site is accessed off Smithers Hill Lane leading South from the A272 and before adjoining Countryman Lane to the South.

what3words//bicker.vacancies.fruitcake

Viewing

Strictly by appointment with:

H.J. BURT Steyning

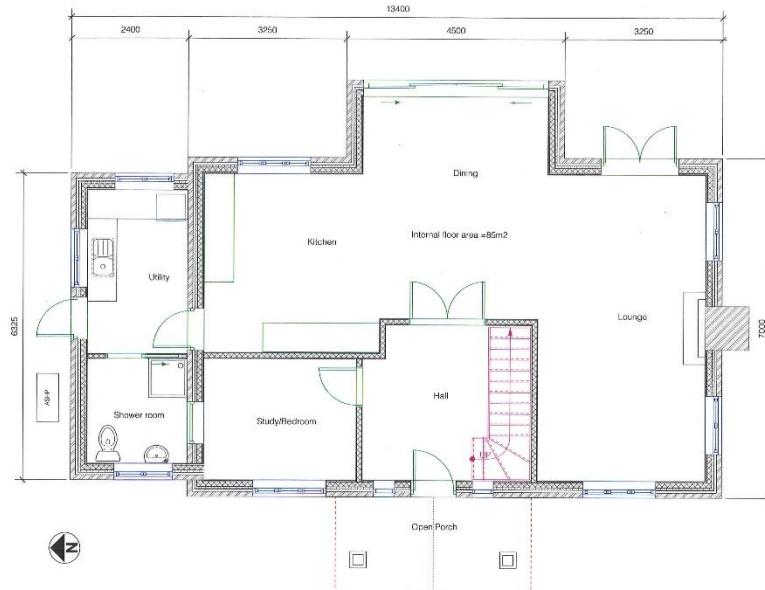
The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk

 Find us @H.J.Burt

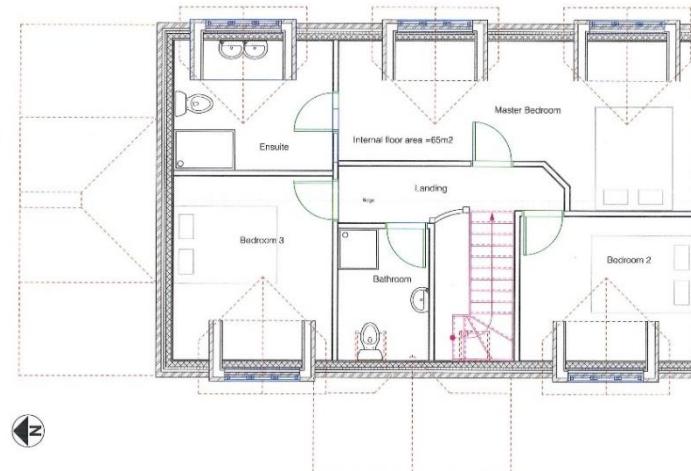


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should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



PROPOSED GROUND FLOOR

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PROPOSED FIRST FLOOR Revised June 2020

0.00 1.0 2.0 3.0 4.0 5.0 M

Sheet No: D 0724/705/06

Date: 1:50

Notes: Planning details only not to be used for construction

Project Name: REPLACEMENT DWELLING

Date: 23/07/2024

Client: Knopp Estates

Site Address: The Bungalow, Smithers Hill, Shirley

PB PROPERTIES
Paul Burt MSc
Farnham, Horsham Road,
West Sussex, RH9 8QD
01293 813226
Email: paul@pbproperties.co.uk
Website: www.pbproperties.co.uk
Planning and Building Control
Only when registered to do so
DAB. Only when registered to do so
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Only when registered to do so

CIAT
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Sheet No: D 0724/705/07

Date: 1:50

Notes: Planning details only not to be used for construction

Project Name: REPLACEMENT DWELLING

Date: 23/07/2024

Client: Knopp Estates

Site Address: The Bungalow, Smithers Hill, Shirley

PB PROPERTIES
Paul Burt MSc
Farnham, Horsham Road,
West Sussex, RH9 8QD
01293 813226
Email: paul@pbproperties.co.uk
Website: www.pbproperties.co.uk
Planning and Building Control
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H.J. BURT
Chartered Surveyors : Estate Agents



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