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LAND, NEW HOMES & COMMERCIAL DEPARTMENT
221 Lower Addiscombe Road, Croydon, CR0 6RB

Water Farm, Horsham



**A prime development site just outside Horsham with
planning permission for 3 substantial live / work homes,
double garages and visitors' parking.**

Offers based upon £895,000

LOCATION

This attractive site is situated along a country lane just 10 minute's drive from popular Horsham, a pretty market town with a pedestrianised square with its cafe culture, alfresco bars and historic alleyways running from it. Over recent years, Horsham has grown significantly, being a commutable distance from London and Gatwick Airport, while still having the benefits of the surrounding countryside. It is only approximately 20/25 minute's drive or via train to Gatwick, with great access to London and the South coast via the local station which will whisk you either North or South to London Victoria, London Bridge or Chichester. The beautiful North Downs are only 20 minutes away as well. Accessible yet tucked away the site is mostly level and with potential for views over the surrounding countryside.

ACCOMMODATION

	Gross Area SQ M	Gross Internal Live	Gross Internal Work
House A	419	257	68
House B	341	206	50
House C	341	206	50

PLANNING

Permission was granted on appeal and subject to conditions in 2010 under reference DC/09/0997 for the 'demolition of 1 former chicken house and conversion of 2 remaining former chicken houses to form 3 live-work units and associated works'.

TERMS: All offers are to be made unconditionally. Unconditional offers in excess of £1,000,000 are invited for the vacant freehold interest with the benefit of the existing planning consent.

LEGAL COSTS: Each party is to be responsible for their own legal fees.

SECTION 106: In order to discharge condition 21 on the planning permission the applicant/developer will be expected to enter into a Section 106 legal agreement with the Council to secure contributions towards improvements to community facilities (£7,704), transport infrastructure (£10,395) fire and rescue (£355), open space, sport and recreation (£5,787) and for community centres and halls (£1,278) and (£639) for local recycling in the area.

VIEWINGS: Viewings on site are via Streets Ahead. It is not possible to gain access onto the site unless by prior arrangement. To arrange access at the agreed set times please call The Land and New Homes department on 020 8655 4780.

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AGENTS NOTE: There will be an amendment to site plan, not currently shown. The seller will be retaining an area of land between the unrelated existing dwelling, located to the side of the main drive into the site and the highway. This will not affect the site itself. Please enquire for further details.

FURTHER INFORMATION: Copies of the approved plans, decision notice and a schedule of likely sales are available on request. Approved plans and associated documents can also be downloaded direct from the Horsham District Council website.

VAT The guide price quoted is exclusive of VAT which may be payable at the prevailing rate.

SERVICES: We understand that mains service connections are available in the road; however, potential purchasers should satisfy themselves in this regard.

LEGAL COSTS: Each party is to be responsible for their own legal fees.

FEES: An introductory fee of 2% plus VAT is applicable to the purchaser.

DIRECTIONS, POSTCODE: RH13 0PB (VIA GOOGLE DIRECTIONS):

From JN 9 of the M25 at Leatherhead

Leave the Motorway onto the roundabout and exit the roundabout onto A243 heading to M3/M4/M40/Epsom/Cobham/Leatherhead/Dorking/London (S)/Sutton/A24

Go through 1 roundabout

At Knoll Roundabout, take the 2nd exit onto Leatherhead Bypass Rd/A24

At the roundabout, take the 2nd exit and stay on Leatherhead Bypass Rd/A24

At the roundabout, take the 1st exit onto Dorking Rd/A24

Continue to follow A24 - Go through 4 roundabout

Keep right at the fork

Turn left onto Bognor Rd/A29 – Continue to follow A29

At the roundabout, take the 1st exit onto Guildford Rd/A281 – Go through 1 roundabout

At the roundabout, take the 2nd exit onto A281

At the roundabout, take the 3rd exit onto Five Oaks Rd/A264

Slight left onto Bashurst Hill

Water Farm can be found on the left hand side

PLANS, AREAS & SCHEDULES: These are based upon the Ordnance Survey and other data provided to the Owners' Agents. This information is provided for reference purposes only. Interested parties shall be deemed to have satisfied themselves as to the description of the site/property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given.



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