



Lot 8 Stonehouse Farm

Handcross Road, Plummers Plain, Horsham, West Sussex RH13 6NZ,

**Batcheller
Monkhouse**

Our Corner of England



LOT 8 STONEHOUSE FARM

A mixed-use development opportunity located in a very accessible position on the fringes of Horsham with approximately 35,750 sq ft of buildings in approximately 12 acres of land and good access.

- Buildings with a Collective Floor area of 3,236 m² (34,750 sq ft)
- 12 Acre Site (Further Land Available by Negotiation)
- Hard Surfacing and Open Storage Cover Approximately 3.5 Acres
- Mains Water
- Mains Electricity and a 1MW Connection Agreement
- Considered for Both Buildings to be Supported by Either Permitted Development and/or Planning Policies



DESCRIPTION

The site is accessed directly off the B2110 and is located 2.3 miles from the A23 and about 5 miles south of Horsham. Currently planning is in place for the operation of an on-site fed AD plant and livestock building with approximate floor areas of 3,236 m² combined. These buildings are surrounded by hard surfacing and open storage cover of approximately 3.5 acres and adjoining paddocks with a total area of 12 acres (further land is available by negotiation).

PLANNING

The site is accessible by dedicated access that can be upgraded to accommodate articulated vehicles.

It is considered that an alternative use for both buildings is supported by either permitted development and/or planning policies within Horsham's District Planning Framework 2015 in particular:

- **General industrial uses**
- **Storage and Distribution Uses**
- **Commercial and business use** (within reason)
- **Extraction of waste and materials use**
- **Potential holiday let use**
- **Green waste disposal**
- **Equestrian**

The AD plant building in isolation as of 30/09/2025 also benefits from permitted development rights for conversion to either residential and/or suitable commercial uses.

A detailed planning report is available upon request.

All offers will be considered subject to planning.

AMENITIES

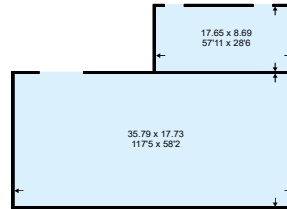
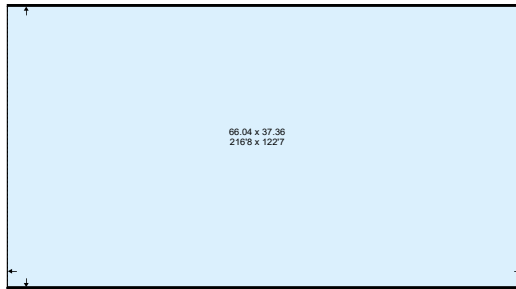
Local: Plummers Plain is a small hamlet located approximately 5 miles of Horsham.

Towns: Horsham (5.4 miles), Crawley (6.4 miles), Haywards Heath (8.4 miles), Billingshurst (13.4 miles), Cranleigh (17.4 miles), Redhill (18.6 miles).

Transport: Horsham Station (8 miles) services to London in just under an hour. Gatwick Airport (14 miles), A23 (2.3 miles)



Stonehouse Farm, Rh13
AD Site = 3236.3 sq m / 34636 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Schools: Holy Trinity School www.htlb.school St Andrews Primary School www.standrewsnuthurst.co.uk Millais School for Girls www.millais.org.uk Tanbridge House School www.tanbridge-house-sch.co.uk Farlington Sixth Form College www.farlingtonschool.com Collyer's College www.collyers.ac.uk

Leisure: Mannings Heath Golf and Wine Estate www.manningsheath.com Southwater Country Park www.horsham.gov.uk South Downs National Park www.southdowns.gov.uk

DIRECTIONS

Upon exiting the A23 at Handcross follow the B2110 in a westerly direction towards Horsham. Stay on the B2110 passing The Wheatsheaf Public House on the left. The entrance to the farm will be found on your right hand side after a short distance.

What3Words: ///stick.acclaimed.baseballs

Additional Information

Local Authority: Horsham District Council. Telephone: 01403 215100 www.horsham.gov.uk

Rights and Easements: The land is sold subject to and with the benefit of rights including rights of way, whether public or private, light, support drainage, water, gas and electricity supplies and any wayleaves or easements. There is one public foot-path running north south through the essential part of the farm.

Plans and Areas: These are based on the ordnance survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not null the sale or entitle any party to compensation in respect thereof.

Services (not checked or tested): Mains electricity and water.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number WSX269661 (part)

EPC: Exempt

OFFERS INVITED

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

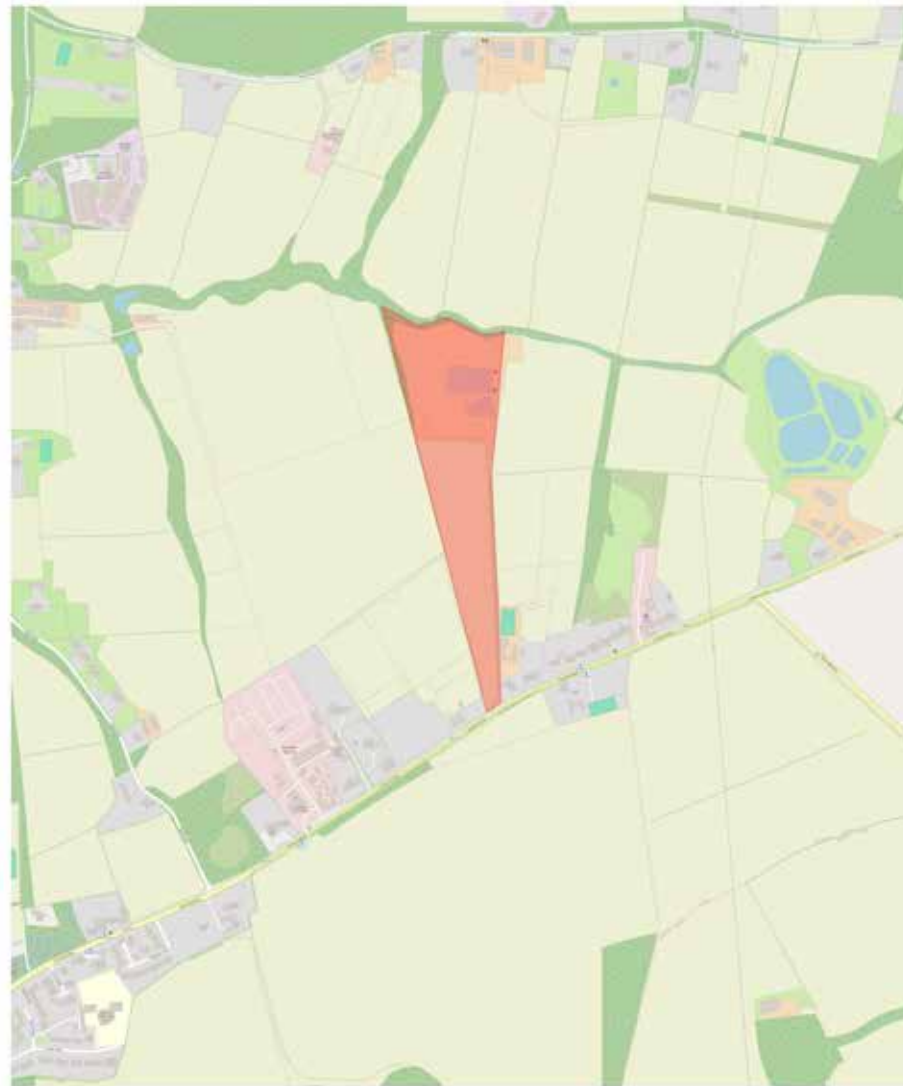
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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