



## 5 acre plot with planning for a luxury new home

**Kent Street, nr Wineham, Cowfold, West Sussex, RH13**

Freehold



Full planning permission granted • Luxury five bedroom house  
• Around 5 acres\* • Rural position • Foundations laid  
*\*further land available by separate negotiation*

#### Local Information

Situated in glorious countryside within a mile of the village of Wineham and about 2.5 miles to the east of Cowfold.

Comprehensive shopping is at Henfield (6.5 miles) and Horsham (8.8 miles).

The area offers a superb range of sporting and leisure activities.

Rail: Haywards Heath (7.5 miles, London Bridge/Victoria/St. Pancras International, journey time from 42 minutes) and Horsham (London Bridge/Victoria, journey time from 55 minutes).

The A24 and A/M23 also provides access to the South coast and connections to Gatwick airport, the M25 and national motorway network.

There is an excellent range of highly-regarded schools in the area.

#### About this property

This plot offers a superb opportunity to create a bespoke luxury home on the site of a former agricultural barn, with full planning permission granted for a c. 6,000 sq ft five bedroom, four bathroom home, set in a lovely rural position between the High Weald Area of Outstanding Natural Beauty and the South Downs National Park.

The planned accommodation briefly comprises entrance hall, reception room, open plan kitchen/dining/family room, office, ground floor principal bedroom suite (bedroom, dressing room

and bathroom), four first floor bedrooms (two en suite), a bathroom and two balconies.

Outside, there is provision for a covered outdoor BBQ kitchen/entertaining area, and formal gardens close to the house.

#### Agent's Note

The existing barn is to be demolished. Planning documents can be viewed online via Horsham District Council's planning portal, ref DC/17/0902 (Proposed part demolition of existing agricultural building and proposed conversion of remaining building to single 2 storey dwelling to include first floor balconies and associated residential curtilage and parking area). Latest plans are filed under DC/19/0200.

**Outgoings** Horsham District Council, 01403 215100.

**Directions** From the A23, take the A272 west. After about two miles, turn left into Kent Street. The plot is on the left after about half a mile.

#### Viewing

Strictly by appointment with Savills on 01444 446000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property. .

#### Energy Performance

EPC Rating = To be confirmed. Good potential to create an energy efficient house.



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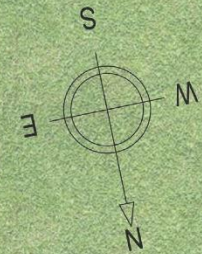
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**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



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