



## Development plot with full planning for a detached house

**Plot at Tanyard Manor, Horsted Lane, Sharpthorne, East Grinstead, West Sussex RH19 4HY**

Guide £500,000 Freehold





Full planning permission granted • Luxury three bedroom contemporary house • Generous plot of about half an acre • Rural position yet not remote

#### About this property

This plot offers a superb opportunity to create a bespoke luxury home, with full planning permission and listed buildings consent granted for conversion to a c.1,345 sq ft three bedroom, two bathroom home, set in a lovely rural position in the High Weald Area of Outstanding Natural Beauty.

The planned conversion draws inspiration from the original agricultural nature and style of the existing buildings, and briefly comprises entrance hall, reception room, open plan kitchen/living room, office, two ground floor bedrooms, bathroom and a first floor principal bedroom suite.

Outside, there is provision for parking ahead of the house, and the generous plot extends to about half an acre. Full plans can be viewed on the Mid Sussex District Council planning portal, ref DM/20/1518 "Conversion of agricultural buildings to form a single dwelling".

#### Agent's Note

A right of access benefitting the owner of Tanyard Manor will exist along the southern boundary of the property.

#### Architect

John Bullock Design  
01892 525732  
enquiries@johnbullockdesign.com  
Drawings and plans used by permission. For illustrative purposes only, not to scale.

#### Local Information

The plot is situated in an enviable rural position, in the High Weald Area of Outstanding Natural Beauty, close to Ashdown Forest. Sharpthorne has a village shop and the adjoining village of West Hoathly offers two public houses and primary school. Forest Row has shops and restaurants, and is about 4.5 miles distant. East Grinstead and Haywards Heath offer a further range of facilities and amenities.

Railway stations: Gatwick, for the Gatwick Express service, is 12 miles by road (London Victoria from 30 minutes). Further train services at East Grinstead, Balcombe, Three Bridges and Haywards Heath.

There is a good range of schools in the area, both state and private, including Cumnor House, Brambletye, Ashdown House, Handcross Park, Worth, Michael Hall (Rudolph Steiner) and Ardingly College.

#### Outgoings

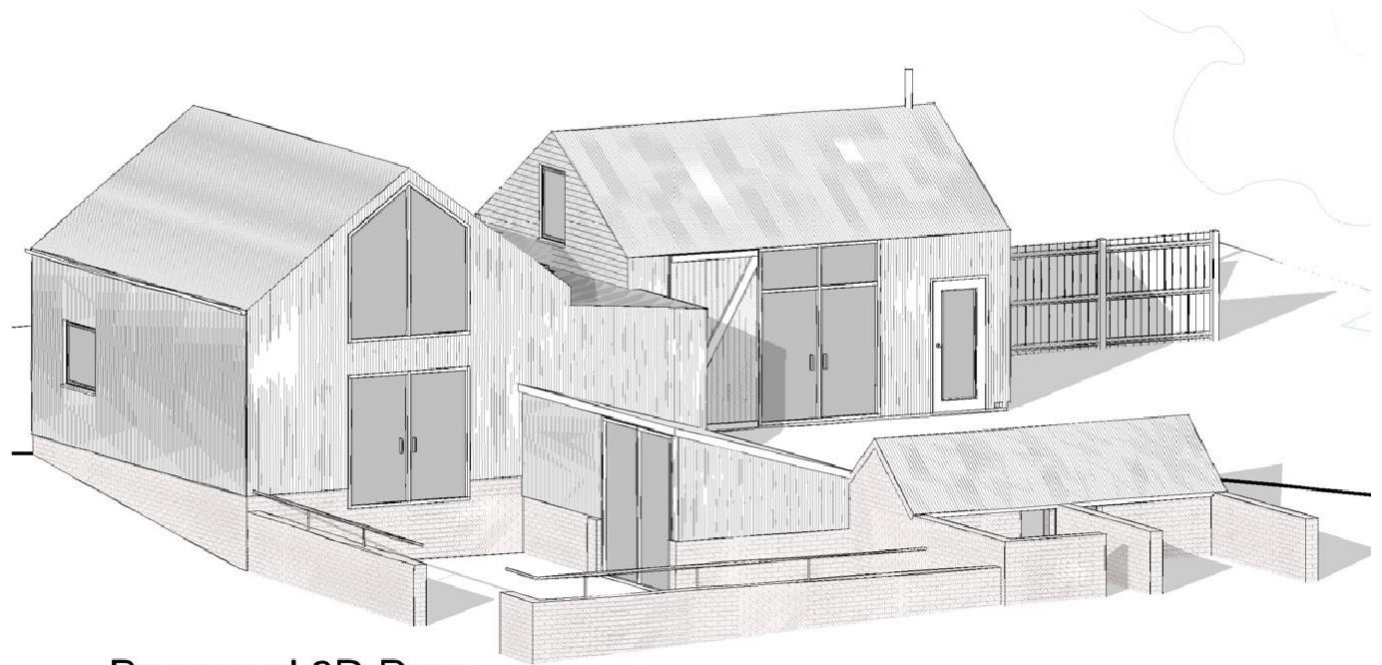
Mid Sussex District Council,  
01444 458166, council tax band TBC.

#### Tenure

Freehold.

#### Viewing

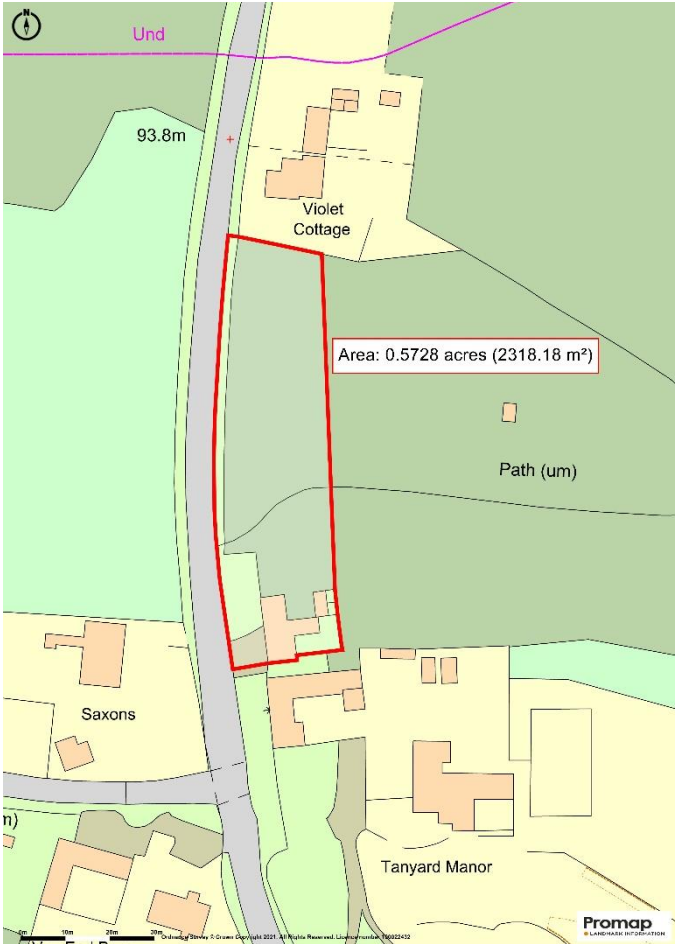
All viewings will be accompanied and are strictly by prior arrangement through Savills Haywards Heath on 01444 446000.



Proposed 3D Rear

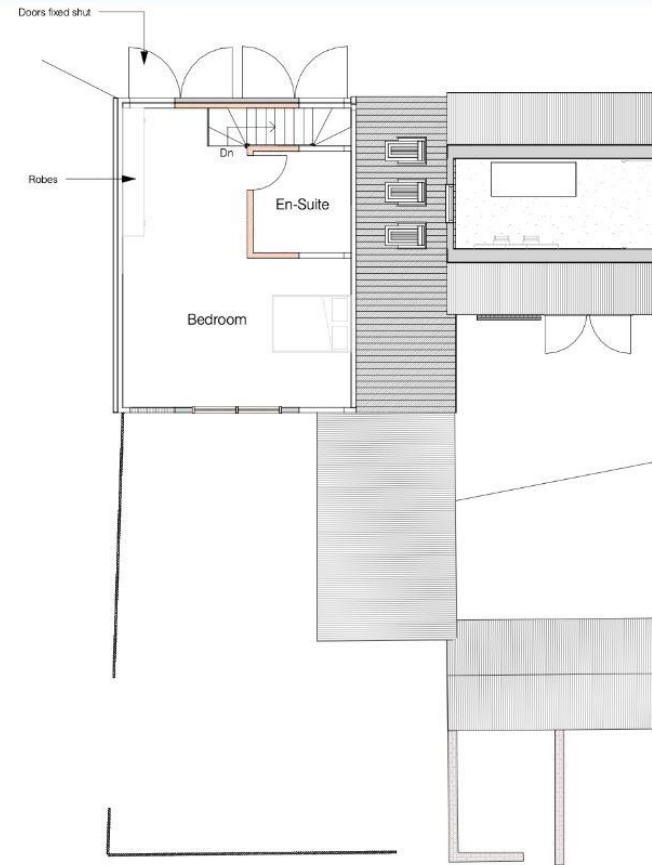








Proposed Ground Floor Plan  
1 : 100



Proposed First Floor Plan  
1 : 100