

## **Burchetts Yard Station Road, Henfield West Sussex BN5 9UP**



**Building Site with Planning Permission to Build Four Contemporary, Four Bedroom Family Homes over Three Floors. Complementing Modern Day Living, with Open Plan Kitchen/Dining spaces, Utility Rooms, Off Street Parking and Electric Car Charger.**

- PLANNING PERMISSION GRANTED FOR 4 NEW-BUILD HOUSES
- LOCATED IN THE HEART OF HENFIELD
- 4/5 BEDROOMS & 3 BATHROOMS
- ARRANGED OVER THREE FLOORS
- 145Sq METRES
- PRIVATE PARKING & ELECTRIC VEHICLE CHARGING
- PLANNING #DC/25/1307
- EXCLUSIVE TO STEVENS

**£650,000 Freehold**

## Situation

Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

## Description

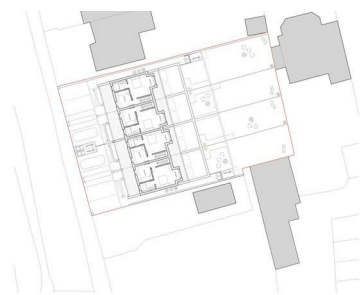
A great opportunity to purchase a building plot to construct Four, 4/5 Bedroom three storey houses, close to the Old Railway Station and moments from the Downlink. Planning permission has been granted by Horsham District Council (Planning Ref DC/25/1307). The accommodation is arranged over three generous floors comprising of; entrance, entrance hall, Snug, Kitchen, Living/Dining Room, guest W/C and utility room. First floor; two bedrooms and family bathroom. The Main bedroom being ensuite complete with dressing area. Top floor; two further bedrooms with the larger being ensuite. Outside, there are two allocated parking spaces to the end terraced and one allocated for each of the two in the middle plus rear gardens of approximately 75 Sq M.

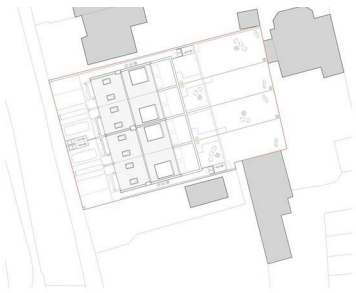
Further information: The CIL (Community Infrastructure Levy) payment to Horsham District Council will be paid by the Purchaser

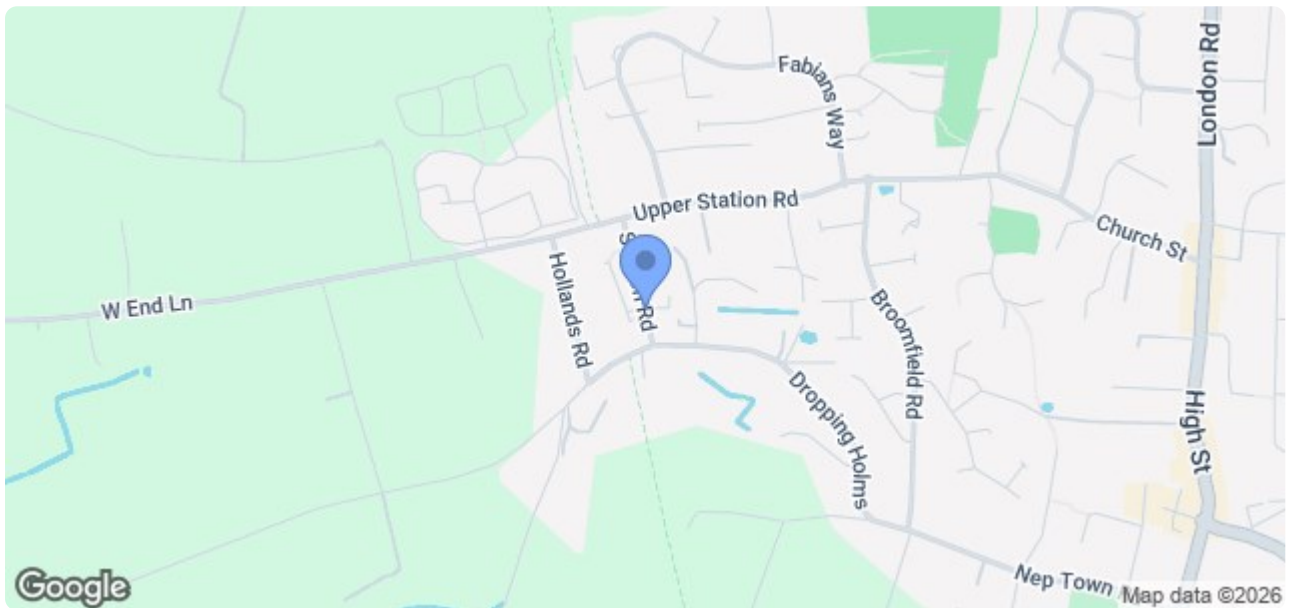
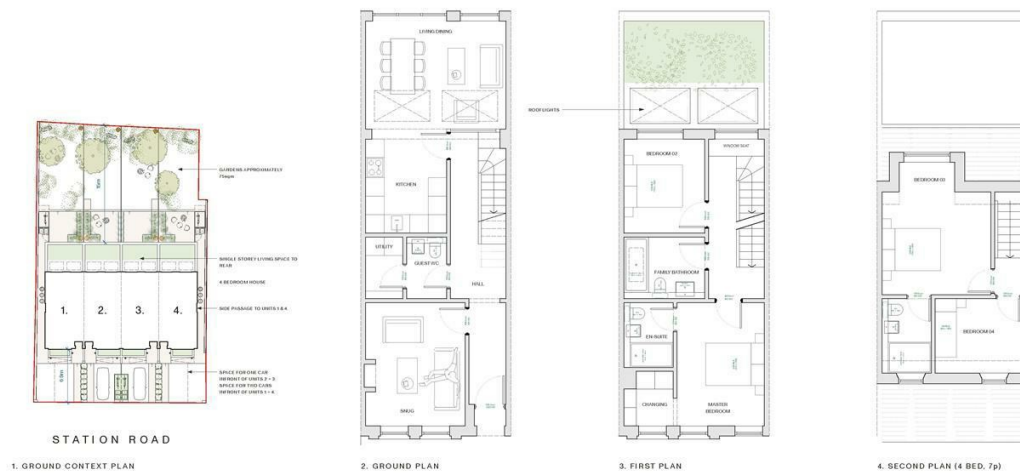
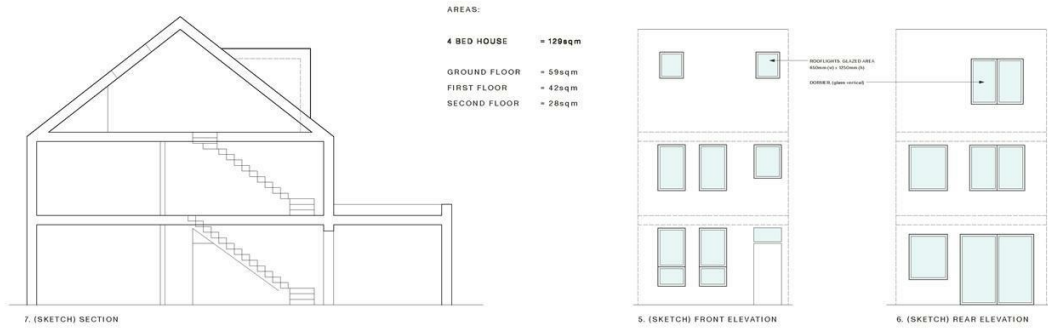
## Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	