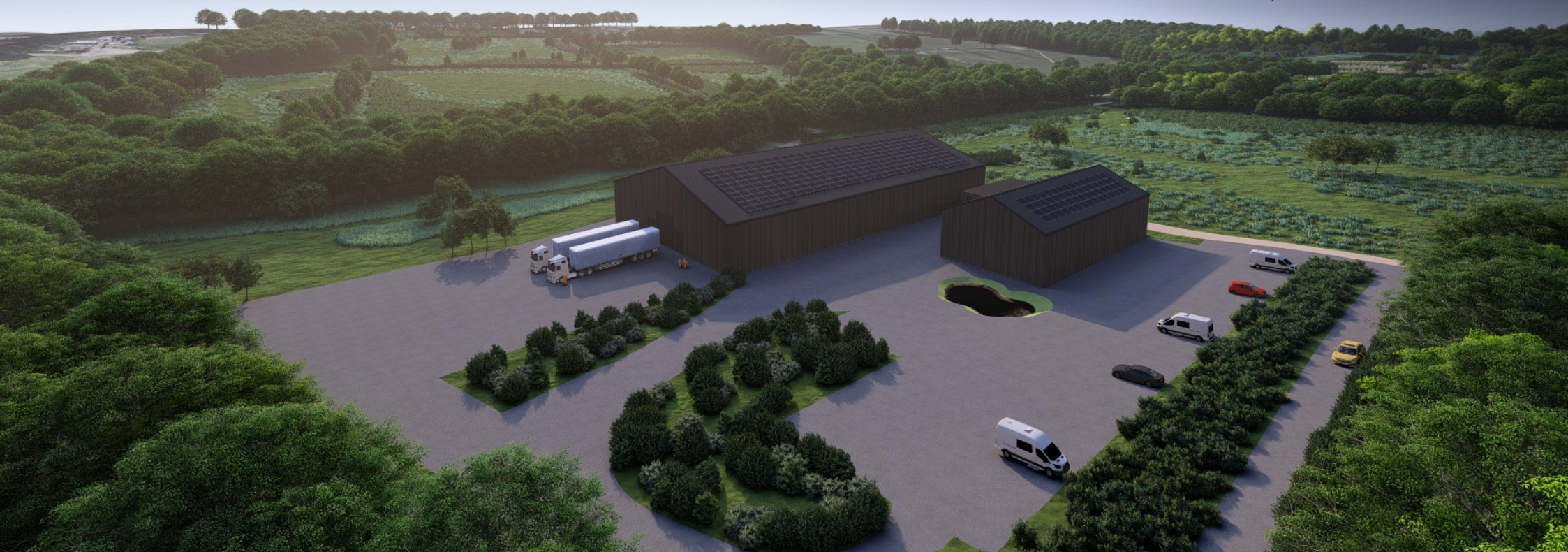


EXCITING MIXED USE DEVELOPMENT
OPPORTUNITY ON 12 ACRES



FOR SALE

Industrial Development | Land | Green Energy Facility
Stonehouse Farm, Handcross Road,
Horsham, West Sussex RH13 6NZ

37,883 sq ft (3,240.74 sq m) | SUBJECT TO PLANNING OFFERS CONSIDERED

Summary

Fantastic Mixed Use Development Opportunity

- Two large buildings totalling 34,883 sq ft (3,240.074 sq m) GIA
- Total 12 Acre Site (Further land possibly available by negotiation)
- Hard Surfacing / Open Storage Approximately 3.5 Acres
- Mains Electricity and Water
- Hugely Beneficial 1MW Electrical Connection Agreement
- Green Energy Facility with Existing Planning for Waste Plant (AD)
- Excellent development potential for variety of uses (STPC)
- Freehold For Sale
- Vacant Possession

Location

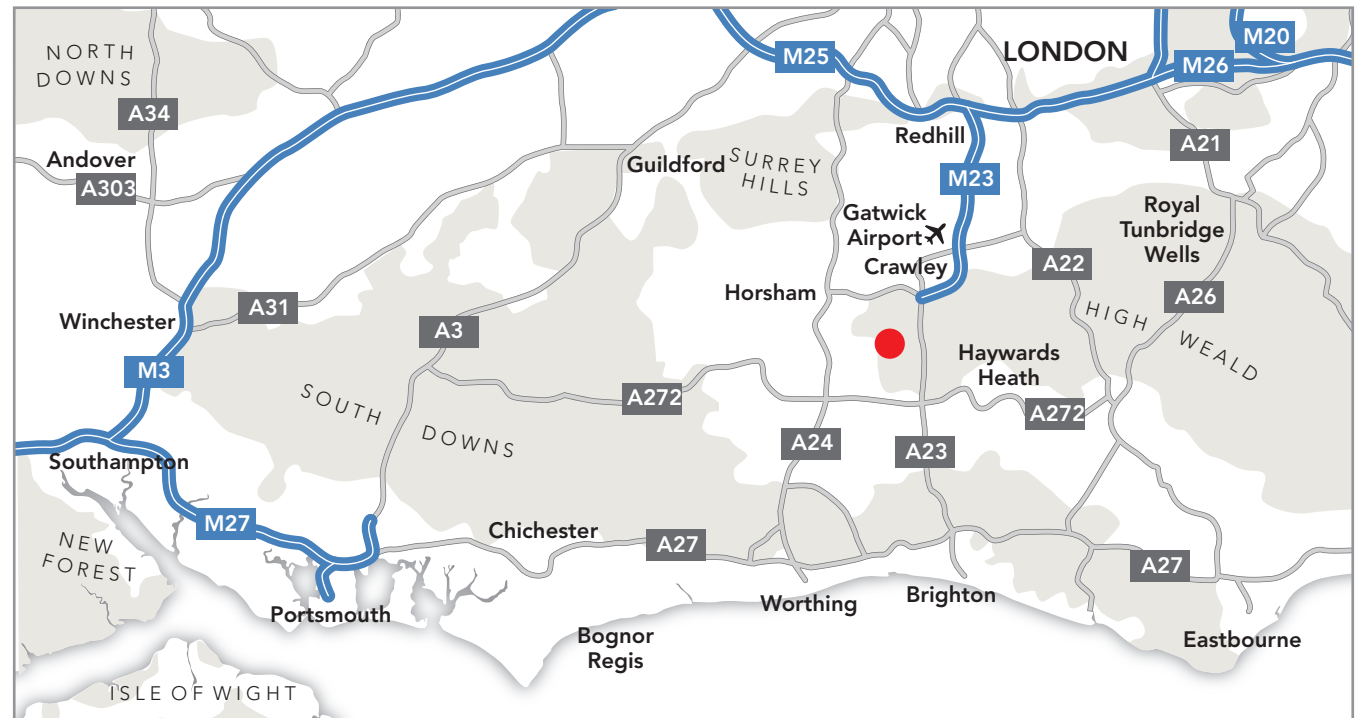
Handcross is conveniently located off the A23, approximately 4 miles south of Crawley, 7 miles north-west of Haywards Heath, 18 miles north of Brighton and 5 miles east of Horsham. The site is accessed directly off the B2110 and is located 2.4 miles from the A23 junction. Horsham train station provides regular and fast services to Gatwick Airport and London.

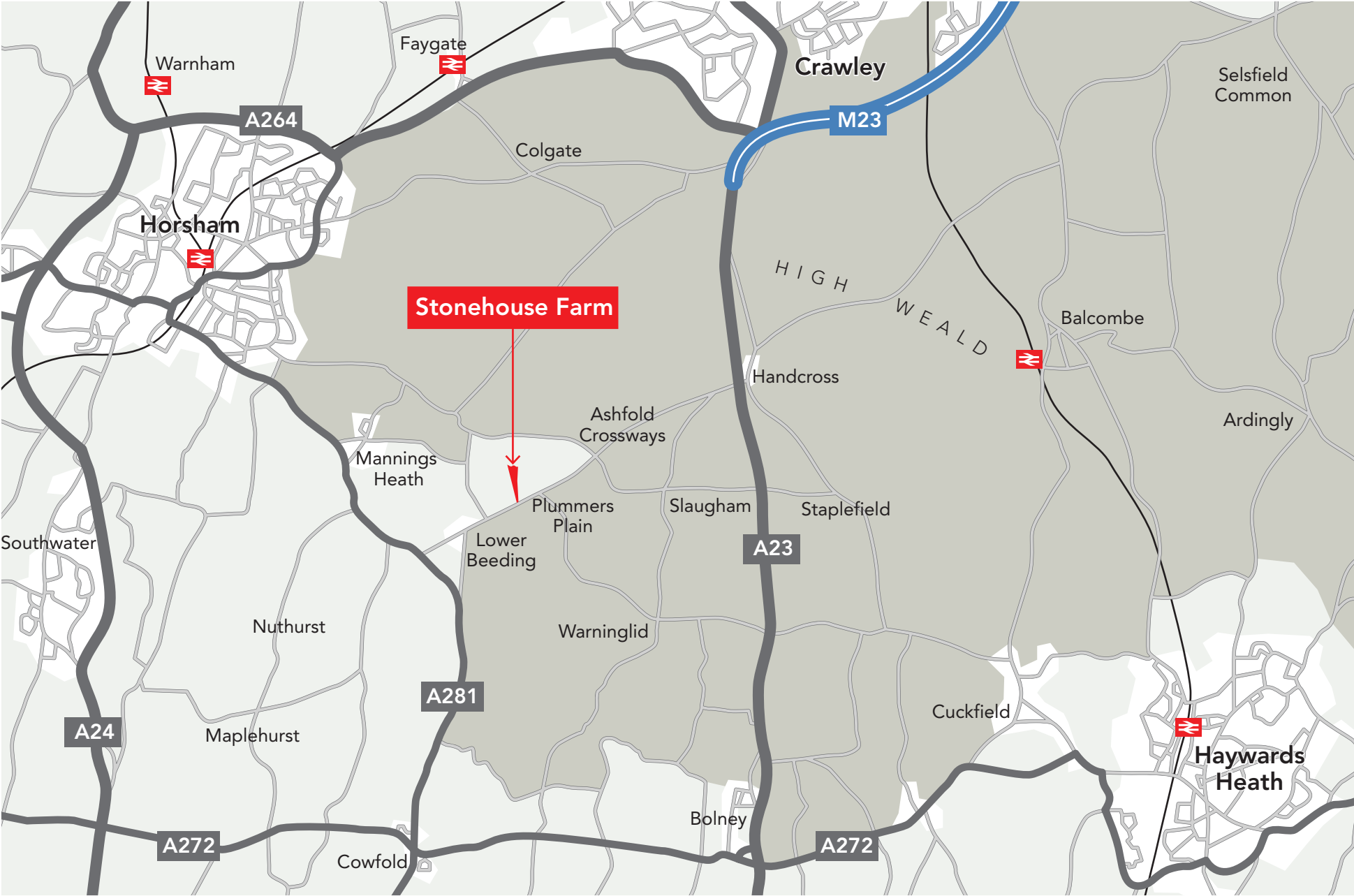
The site is close to Mannings Heath Golf Course and Wine Estate, Leonardslee Gardens, Nymans National Trust and Handcross Park School.

Journey Distance / Times from Site

Handcross Village Centre	2.5 miles	6 min drive
Horsham Train Station	5.5 miles	12 min drive
Crawley	7 miles	12 min drive
Haywards Heath	8.5 miles	18 min drive
Gatwick Airport	12 miles	15 min drive
Brighton	35 miles	40 min drive
London Victoria	40 miles	55 min train*

*From Horsham





Warnham

Faygate

Crawley

Selsfield Common

A264

M23

Colgate

Horsham

Stonehouse Farm

HIGH WEALD

Balcombe

Handcross

Ardingly

Ashfold Crossways

Mannings Heath

Plummers Plain

Slougham

Staplefield

A23

Lower Beeding

Southwater

Nuthurst

Warminglid

A281

Cuckfield

A24

Maplehurst

Haywards Heath

A272

Cowfold

Bolney

A272

Description

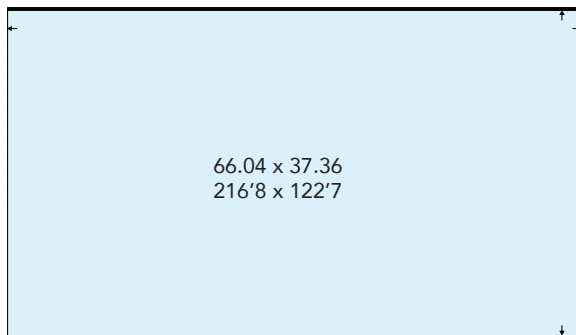
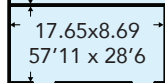
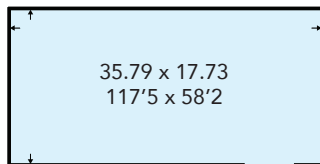
The site is accessible by a dedicated access road and comprises of two substantial steel framed buildings (an Anaerobic Digestion waste plant and livestock building). These buildings are surrounded by hard surfacing, open storage and adjoining paddocks with a total area of 12 acres (further land is available by negotiation).

Buildings: 34,883 sq ft / 3,240.74 sqm (approx.)

Hardstanding / Open Storage: 3.5 acres (approx.)

Front Paddock: 8 acres (approx.)

Total: 12 acres



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.

NORTH



Tenure

Freehold sale with vacant possession. Land Registry Title Number WSX269661 (part).

Business Rates

TBC

Should you require further information on Business Rates, please contact our rating surveyor Derek Moore (dmoore@vailwilliams.com).

Local Authority

Horsham District Council:
01403 215100
www.horsham.gov.uk

EPC

The current use is exempt.

Guide Price

Upon application.

Video Tour

[Click here](#) to take a video tour of the site.

Planning Use

A detailed planning report is available upon request.

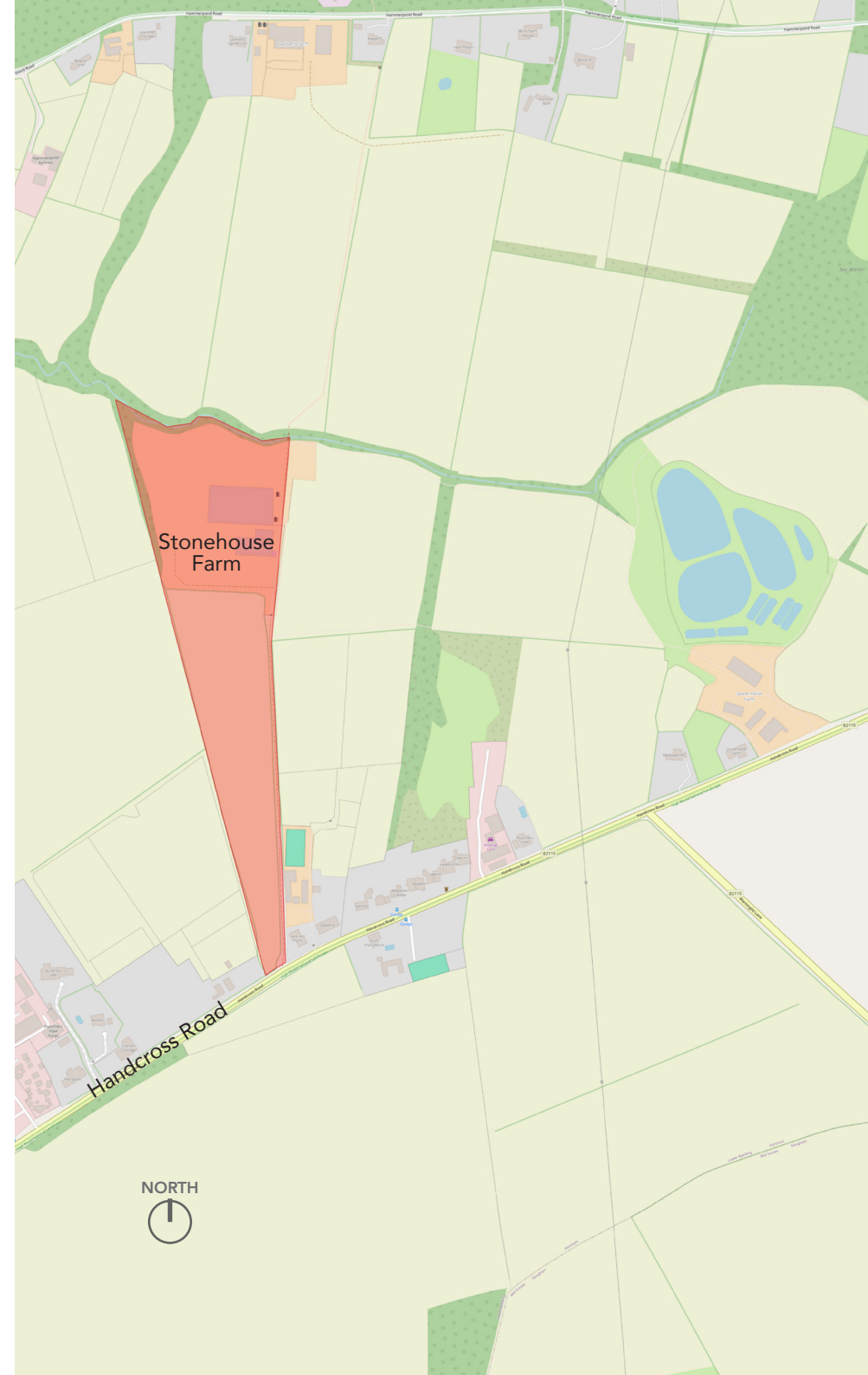
The site is accessible by dedicated access that can be upgraded to accommodate articulated vehicles. Currently planning is in place for the operation of an existing decommissioned on-site fed waste plant (AD) and livestock building. It is considered that an alternative use for both buildings is supported 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
- Extraction of waste and materials use
- Suitable to residential / live work in part
- Green waste disposal
- Renewable energy processing
- Climate controlled /high value self storage
- Equestrian

Site being offered with benefit of a water neutral offset. 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.

Offers will be considered subject to planning.

The seller will be responsible for delivering the statutory obligations to achieve water neutrality as well as that of biodiversity nett gain. Details available on request.





Viewings

Please contact joint agents for viewing dates/times.



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