



**APPROX.
0.58 ACRES**

Church Lane

Land to the east of Church Lane
Danehill | East Sussex | RH17 7EU

FOWLERS
ESTATE AGENTS



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GUIDE PRICE : £400,000 - 500,000

Planning permission has been granted following a successful appeal (Appeal Ref: APP/C1435/W/24/3345361) for the erection of a two-storey, five-bedroom dwelling with driveway and new vehicular access at Land at Church Lane, Danehill, Haywards Heath, RH17 7EU. The approval, granted in accordance with application Ref: WD/2023/2154/F, presents an exciting opportunity to create a substantial family home in a desirable rural setting, with a design that responds thoughtfully to its surroundings. The plot itself extends to approximately 0.58 acres and is attractively bordered by established, mature trees, offering privacy and a strong sense of seclusion. Located on the edge of the charming village of Danehill, the site sits partially within the High Weald Area of Outstanding Natural Beauty (AONB), a protected landscape recognised for its rolling countryside, woodland, and scenic views. The proposed dwelling is thoughtfully designed to make the most of its setting and natural surroundings, with generous internal proportions and a layout that would suit a wide range of buyers. This is a rare opportunity to build a bespoke home in a desirable and tranquil location, with the benefit of full planning consent already in place.

The proposed accommodation will provide a substantial five-bedroom house, with accommodation providing:

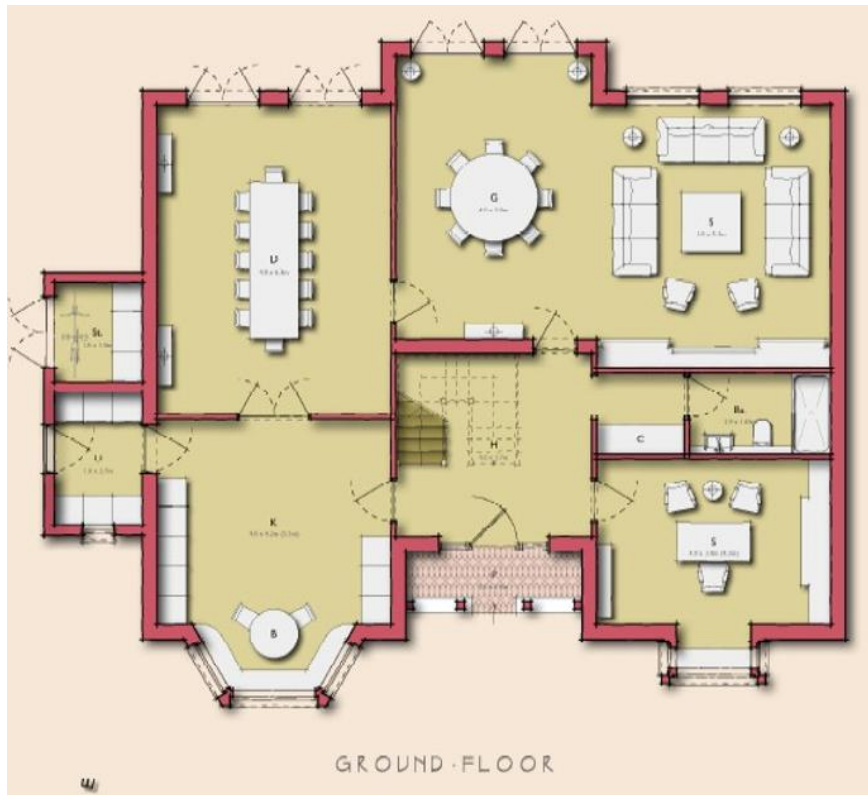
Ground Floor

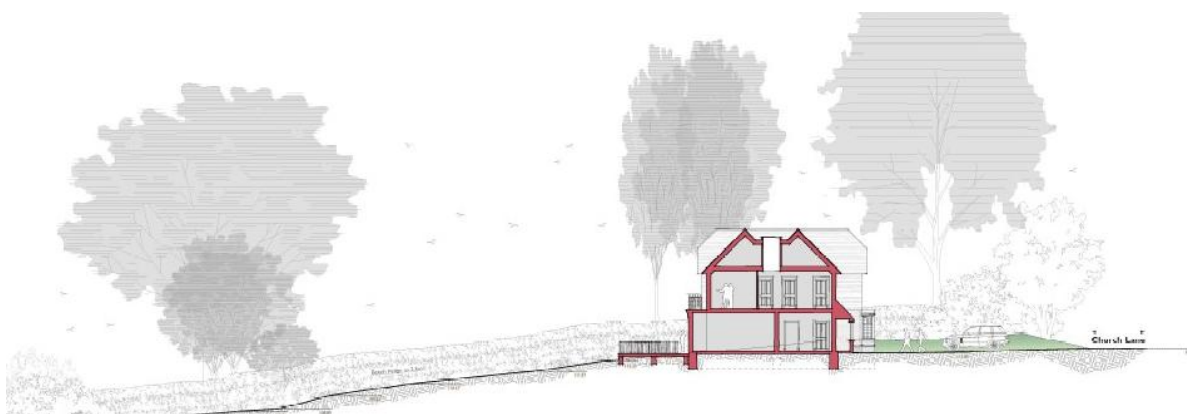
- **Grand Entrance Hall** with central staircase, providing an elegant first impression
- **Spacious Open-Plan Kitchen / Dining Room** with French doors onto the garden — ideal for entertaining and family life
- **Separate Utility Room / Boot Room** offering practical space for laundry and muddy boots
- **Large Triple-Aspect Sitting Room** with fireplace and doors to the rear patio
- **Formal Dining Room** with large French Doors onto the garden
- **Second Sitting Room** with bay window
- **Generous Study / Home Office** positioned to the front — ideal for remote working
- **Cloakroom (WC)** conveniently located near the entrance

First Floor

- **Impressive Principal Bedroom Suite (Bed 1)** with walk-in dressing room and en-suite bathroom
- **Four Further Double Bedrooms**, all with fitted storage
- **Additional En-Suite Bathroom** (to Bed 4)
- **Family Bathroom** with separate bath and shower

Cil is Liable and is currently estimated to be £85,934.07





*"We'll make you
feel at home..."*



Managing Director:
Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.