



## BROADHURST STABLES, HORSTED KEYNES WEST SUSSEX RH17 7BG

*Rural Barn for conversion in a glorious location*

Proposed Accommodation

- Hall ● Lounge/Dining/Kitchen Area
- Cloakroom ● Utility Room
- 3 Bedrooms ● 2 Bathrooms
- Garden Room ● Parking ● Grounds c.0.41 acres



**For Sale Freehold**

92 High Street  
East Grinstead RH19 3DF  
01342 410122

[JamesT@rhrwclutton.co.uk](mailto:JamesT@rhrwclutton.co.uk)





### VIEWING

Strictly by confirmed and accompanied appointment only with the sole agents RH & RW Clutton's East Grinstead Office 01342 410122

### SITUATION

The barn lies in a relatively isolated rural position 2.5 miles to the north of Horsted Keynes with its local village facilities, down a shared private drive. Forest Row with a wider range of facilities is 5 miles, East Grinstead 7 miles, Haywards Heath 8 miles and Gatwick over the M23 is 12 miles. Ashdown Forest, Weirwood Reservoir and various golf courses are readily accessible.

### DESCRIPTION

Broadhurst Stables forms part of a large traditional agricultural estate and sits in a glorious unspoilt rural position. Now redundant for modern agricultural uses planning consent has been granted by Mid Sussex District Council for conversion to a single storey residence with an extension within the existing earth bank (Ref: DM/16/0312 dated 27<sup>th</sup> June 2016 – a copy of this consent and the floor plans are available from the agents).

The building is timber framed with largely weather-boarded external walls over a brick plinth, under a tiled roof, measuring approximately 14m x 5m. Floor plans show the permitted layout with parking to the side of the property. The barn once converted will be approximately 1,410sq.ft. (131m<sup>2</sup>) excluding the Garden Store approximately 86sq.ft. (8m<sup>2</sup>) @ 1.5m to skeiling. The land to the south is raised above the barn and includes a very fine large oak tree and has wonderful views to the south.

To comply with the terms of the planning consent the new owner will be responsible for the payment of the appropriate financial sum to the District Council's existing SANG by way of mitigation, likely to be in the region of £2,628 and their costs before indexation.

In all the property as fenced off is about 0.41 acres (0.16ha).  
**(NOTE:** It is larger than the consented area for the change of use, the additional area would have to remain as pasture).

### TENURE & POSSESSION

The property is freehold with vacant possession on completion.

### PLAN

The building plans are for identification and general information purposes.

### RIGHTS OF WAY

The property is sold subject to and with the benefit, of all existing rights of way whether private or public including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not. The property will have the benefit of a formal right of way over the shared private entrance drive subject to contributing to maintenance and repair.

### SERVICES

There is an historic, now disconnected, electrical supply to the building. Water is available for connection and will be laid on to the boundary by the vendor. A new private drainage system will need to be installed.

**(NOTE:** The adjoining property's soakaway runs through the raised ground to the rear).

### DIRECTIONS (RH17 7BG)

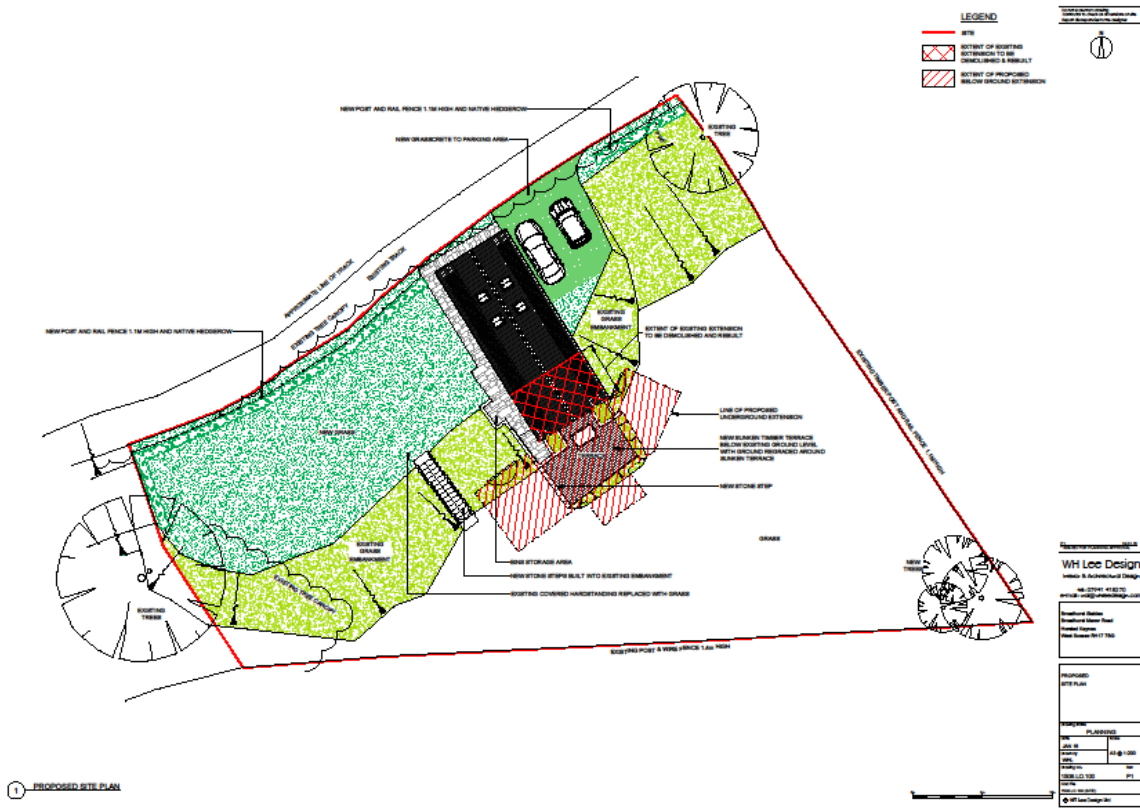
From the south at the western end of Horsted Keynes drop down at the staggered junction into Waterbury Hill and follow up into Cinder Hill and fork right into Chilling Street just about 1 mile after the rural industrial units. After about ½ a mile turn right into Broadhurst Manor Road (sign posted Birch Grove) and then turn right into the private lane after about 300 yards. Follow down round the large garden pond, pass Garden House through the stone pillars and down the hill through the woodland and forking hard left the barn will be seen on the right.

From the north turn into Chilling Street, the second right on the east side of Sharpthorne, and follow on down for about 1½ miles turning left into Broadhurst Manor Road and then follow as above.

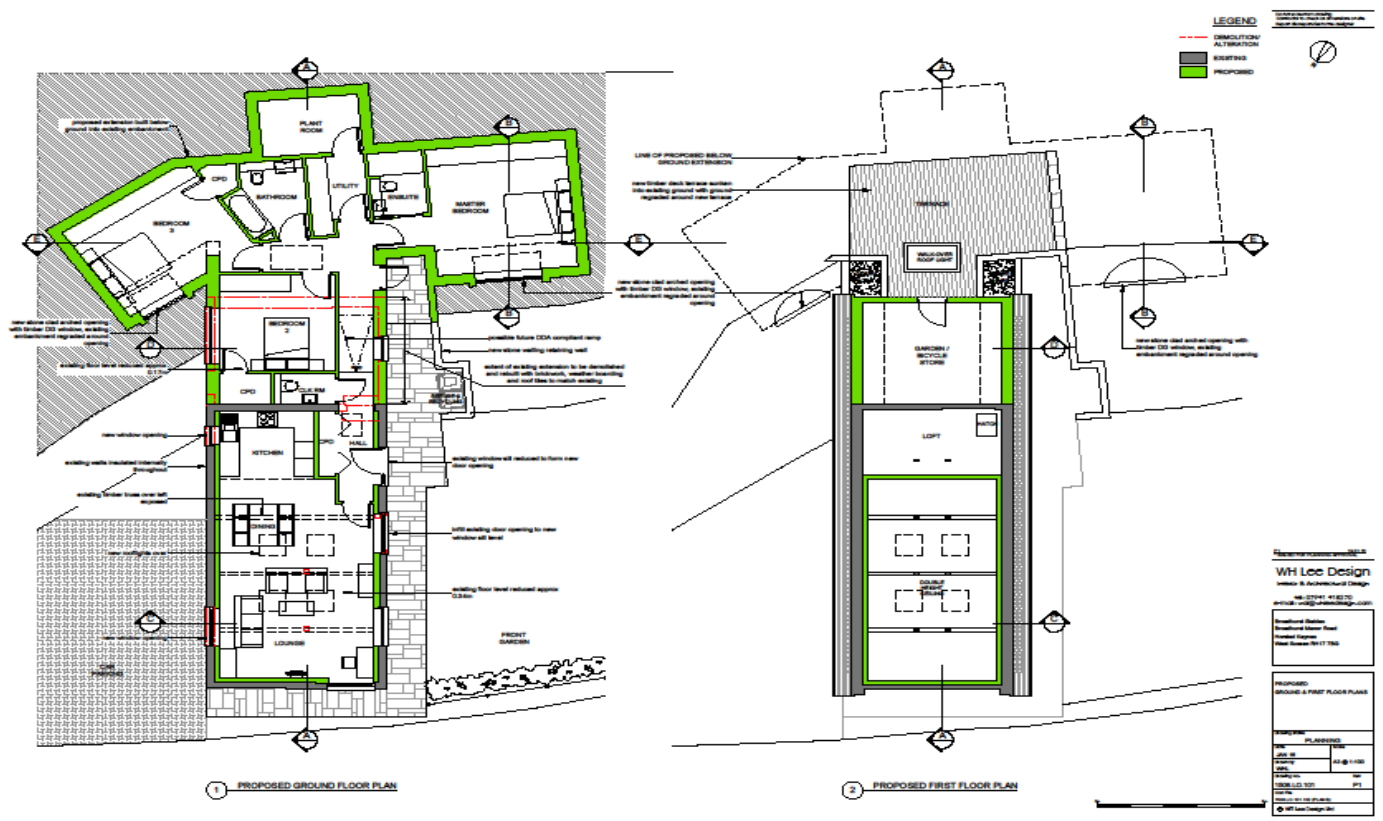
### HEALTH AND SAFETY

The building is in poor condition and doorways have been deliberately blocked to prevent access. Under no circumstances may anyone attempt to gain entry on account of the state of the roof and the floor at the back end of the building. Children in particular should ideally not be brought on site.

Particulars and photographs July 2016



1 PROPOSED SITE PLAN



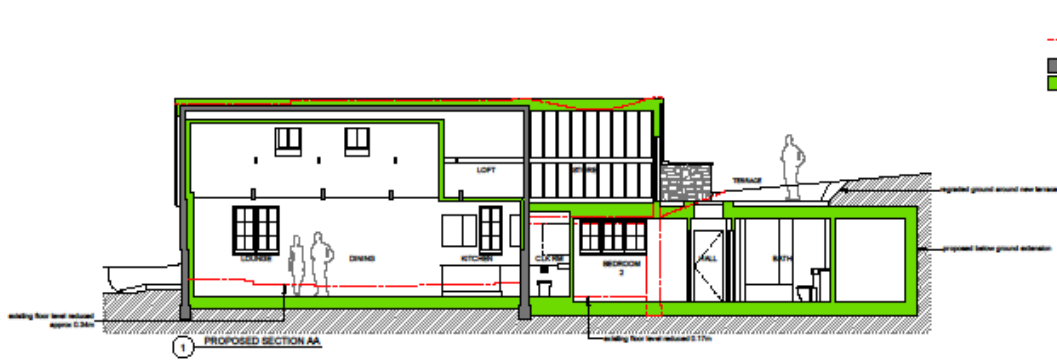
1 PROPOSED GROUND FLOOR PLAN

2 PROPOSED FIRST FLOOR PLAN

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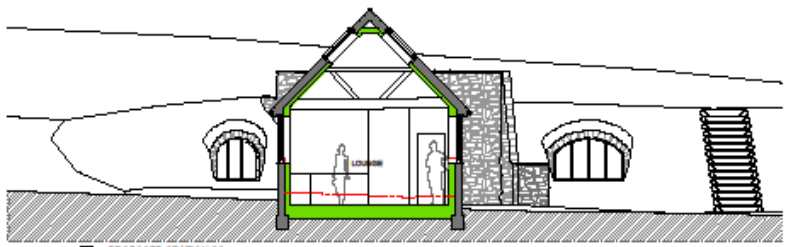




1 PROPOSED SECTION AA



2 PROPOSED SECTION BB



3 PROPOSED SECTION CC

**LEGEND**

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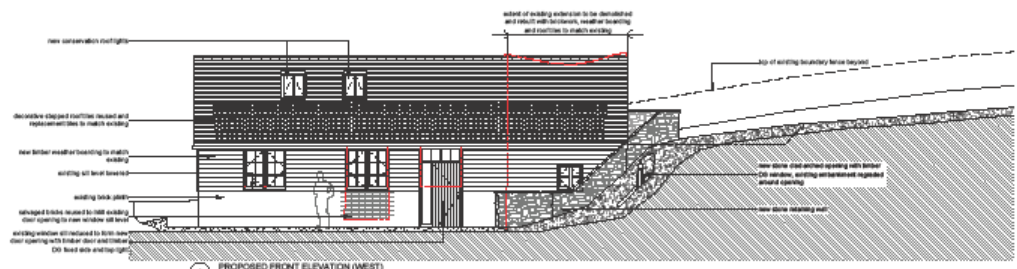
**WH Lee Design**  
 Architects & Architects Design  
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 SECTION AA, BB, CC

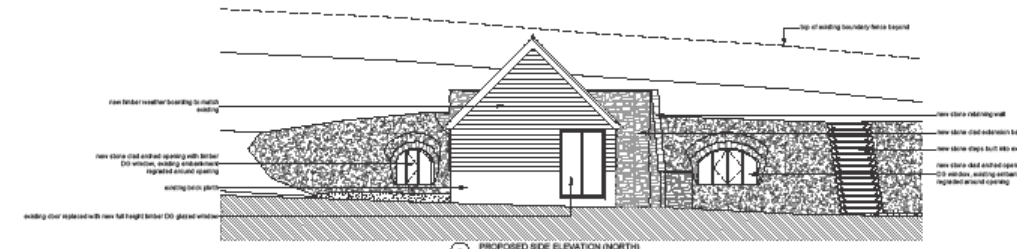
**PROPOSED**  
 PLANNING

DATE	NO.
18/01/2018	1/1
18/01/2018	1/2
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18/01/2018	1/5
18/01/2018	1/6
18/01/2018	1/7
18/01/2018	1/8
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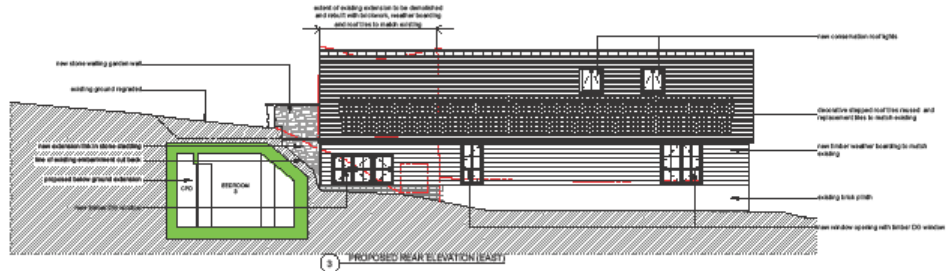
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1 PROPOSED FRONT ELEVATION (WEST)



2 PROPOSED SIDE ELEVATION (NORTH)



3 PROPOSED REAR ELEVATION (EAST)

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