



Rosewood Barn | Two Mile Ash Road | Barns Green, Nr. Horsham | West Sussex | RH13 0PF

H.J. BURT
Chartered Surveyors : Estate Agents



Rosewood Barn | Two Mile Ash Road | Barns Green, Nr. Horsham | West Sussex | RH13 0PF

Guide Price Range: £775,000 to £825,000 |

- A traditional looking Sussex Barn but built within the last 30 years & with the benefit of planning consent for residential conversion and occupying a superb South facing lightly wooded plot extending overall to approximately 3.81 acres (1.54Ha).
- Consent granted for vaulted reception hall, cloakroom, living room, family kitchen/dining room, utility room, study. Galleried landing, principal en-suite bedroom with dressing room & bathroom, guest en-suite bedroom, further double bedroom and family bathroom. Adjoining garden and private driveway in a South facing open glade with tree planting around and pond.
- Bordering onto neighbouring mature broadleaf and bluebell woods.
- Occupying an enviable rural, but yet accessible, location (Southwater c. 2.25 miles, Billingshurst c. 4 miles, Horsham c. 4.25 miles).

Description

Rosewood Barn comprises a traditional looking Sussex Barn with weather boarded and tiled external elevations but comprising a much newer block-built modern barn with concrete floor and RSJ's for part of the first floor. The barn benefits from planning consent (DC/21/2323) granted on 17th March 2023 for a two-storey residential conversion to provide three bedrooms and three bathrooms with part open and vaulted bay and semi open plan ground floor living accommodation.

The barn sits in a fine South facing rural plot extending overall to approximately 3.81 acres as shown on the appended plan and occupying a lovely position with open glade and then with mixed tree planting around including oak, ash, field maple and wild cherry and with pretty feature pond to the South-West corner. To the South side the land is bordered by a meandering brook and then adjoining neighbouring mature broadleaf woodland to the South. It is a private and peaceful setting with its own gated entrance from Two Mile Ash Road and being very convenient for access by car to Horsham and other centres and routes.

The barn offers a tremendous opportunity to create an impressive country house occupying an enviable position and with the added advantage of potentially reduced conversion costs for the newer build structure compared to traditional timber framed buildings. Mains water connection already supplied to the property.

Location

The barn lies to the South-East of the small village of Barns Green and with local shopping facilities being available at Southwater within approximately 2.25 miles and more extensive facilities in the old market town of Horsham within 4.25 miles and as well as schools for all ages groups and mainline railway station. Christ's Hospital station, approximately 2.5 miles, provides station parking and direct links to London.

Billingshurst, approximately 4 miles, also offers a mainline station and a range of shops whilst Gatwick airport is approximately 21.5 miles. The cosmopolitan coastal city of Brighton with its extensive shopping, recreation and other facilities is within 24.5 miles and with other coastal attractions to the East and West.

Information

Property Reference: HJB02558

Photos & particulars prepared: April 2023 (Ref RBA)

Services: The freehold of the property is registered under title number WSX110707. The Western boundary with the vendors' retained land is due to be fenced.

Viewing and Health & Safety

Strictly by appointment with HJ Burt. All parties viewing are requested to ensure that all the shut gates are kept shut and gateways are not blocked, We ask you to be as vigilant as possible when making your inspection for your own personal safety and including around open areas of water.

Directions

The location of the property is shown on the appended plan with Two Mile Ash Road interconnecting between Barns Green village and Southwater.

what 3 words: ///divorcing.tweaked.glossed





Neighbouring Woodland

Viewing H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk

    Find us @H.J.Burt



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



Mr Nikolas Antoniou
NJA Town Planning Ltd
The Beehive
City Place
Gatwick
RH6 0PA

Application Number: DC/21/2323

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr and Mrs G Matlock

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Conversion of barn to form a three bedroom dwellinghouse.

Rosewood Barn Two Mile Ash Road Barns Green RH13 0PF

to be carried out in accordance with Application No. DC/21/2323 submitted to the Council on 13/10/2021 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 17/03/2023

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Supporting Docs	Bat Emergence and Re-Entry Surveys by arbtech	NONE	17.06.2022
Supporting Docs	Preliminary Ecological Appraisal and Preliminary Roost Assessment by arbtech	ISSUE 1	07.01.2022
Supporting Docs	Water Neutrality Report by cgs civils dated 16.08.2022	C1880	23.08.2022
Elevation & Floor plan	Existing Floor Plans, Section and Elevations	1094/01	13.10.2021
Elevation & Floor plan	Proposed Floor Plans and Elevations	1094/02 REV B	13.10.2021

Location plan	Site Location Plan	1094/03	13.10.2021
Site plan	Block Plan	1094/04	13.10.2021

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Commencement Condition:** No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

- 4 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Commencement Condition:** No development shall commence until a Biodiversity Enhancement Strategy for Protected and Priority species has been submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans;
- d) persons responsible for implementing the enhancement measures;
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details and shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

- 6 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be first occupied until full details of all hard and soft landscaping works shall have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of all proposed trees and planting, including schedules specifying species, planting size, densities and plant numbers and tree pit details
- Details of all hard surfacing materials and finishes
- Details of all boundary treatments

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

- Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 8 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until details of the parking, turning and access facilities for the dwelling, including upgrading the surfacing of the access point, has been submitted to and approved by the Local Planning Authority in writing. The dwelling shall not be first occupied until the approved parking, turning and access facilities necessary to serve it have been fully implemented. The parking, turning and access facilities shall thereafter be retained as such.
- Reason: To ensure adequate parking, turning and access facilities are available to serve the development in accordance with Policy 40 of the Horsham District Planning Framework (2015).
- 9 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until cycle parking facilities serving it have been provided within the side or rear garden for the dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.
- Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).
- 10 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the side or rear garden for the dwelling. The facilities shall thereafter be retained for use at all times.
- Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 11 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabits per second through full fibre broadband connection has been provided to the premises.
- Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).
- 12 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order no development falling within Classes A, AA, B, C, D, E, F of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage(s) of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.
- Reason: In the interest of visual amenity and character of the subject building in accordance with Policy 33 of the Horsham District Planning Framework (2015).
- 13 **Regulatory Condition:** No external lighting or floodlighting shall be installed other than with the permission of the Local Planning Authority by way of formal application.
- Reason: In the interests of the amenities of the locality and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 14 **Regulatory Condition:** The development hereby permitted shall be undertaken in strict accordance with the ecological mitigation and enhancement measures set out in Preliminary Ecological Appraisal and Preliminary Roost Assessment by arbttech received 07.01.2022 and Bat Emergence and Re-Entry Surveys by arbttech received 17.06.2022.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority Habitats & Species).

Note to Applicant

The Applicant is advised that in addition to obtaining planning permission, the improvement to the construction of the access point crossover to current WSCC standards would also require formal approval from the highway authority to carry out any site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform/>

Note to Applicant

The Applicant is advised that a licence from Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead may be required. The Applicant should obtain this licence before any works begin on site.

Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. [This development constitutes CIL liable development.](#)

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant

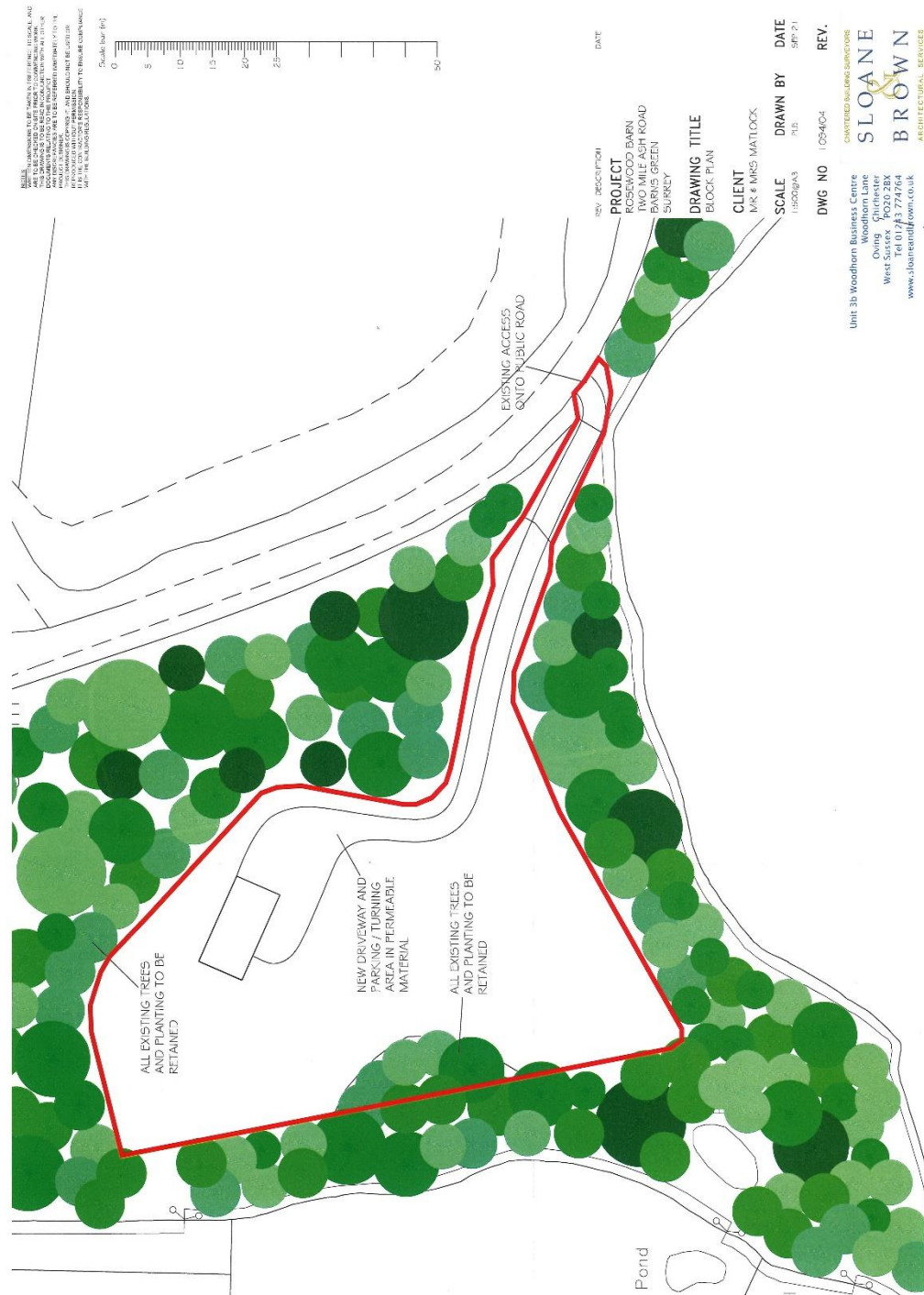
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

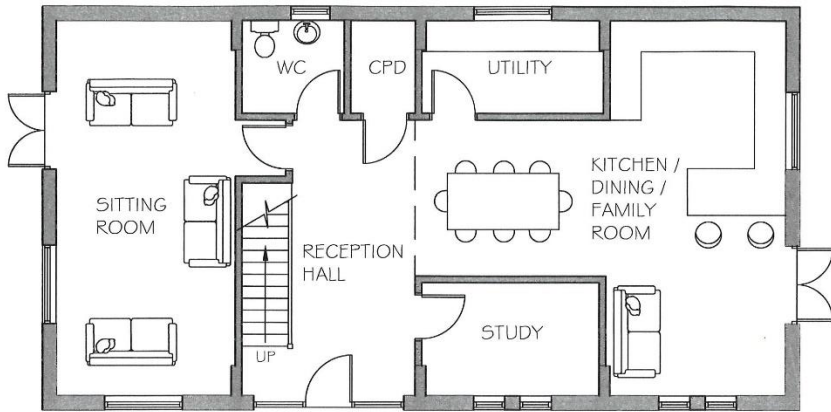


Rosewood Barn.,
Barns Green,
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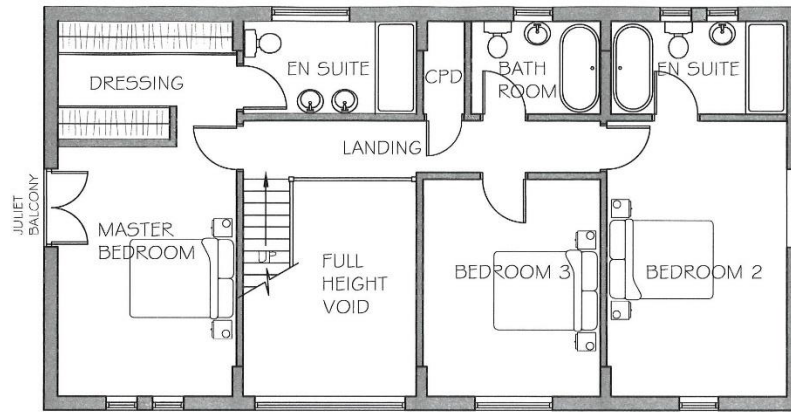


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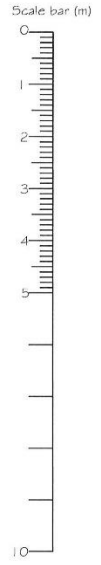


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

NOTES
 WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALE, AND ARE TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK.
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTS RELATING TO THIS PROJECT.
 ANY DISCREPANCIES ARE TO BE REFERRED IMMEDIATELY TO THE PROJECT DESIGNER.
 THIS DRAWING IS COPYRIGHT, AND SHOULD NOT BE USED OR REPRODUCED WITHOUT PERMISSION.
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE BUILDING REGULATIONS.



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEV



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEV

B	MINOR AMENDMENTS	29.09.21
A	VARIOUS AMENDMENTS	24.09.21
REV	DESCRIPTION	DATE

PROJECT
 ROSEWOOD BARN
 TWO MILE ASH ROAD
 BARNS GREEN
 SURREY

DRAWING TITLE
 PROPOSED FLOOR PLANS AND ELEVATIONS

CLIENT
 MR & MRS MATLOCK

SCALE	DRAWN BY	DATE
1:100@A3	PLB	SEP 21

DWG NO	1094/02	REV.	B
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