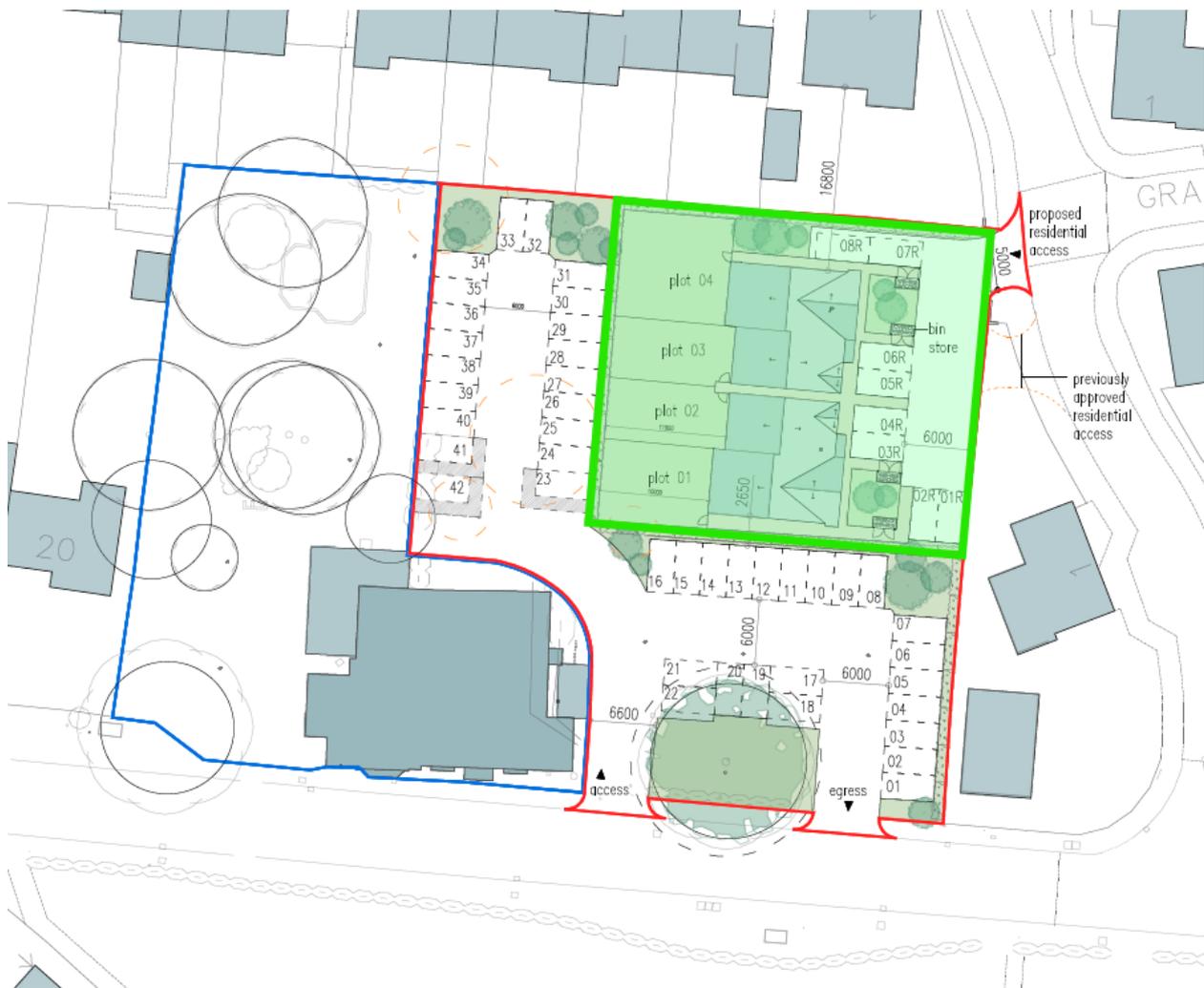


**FOR SALE FREEHOLD – GUIDE PRICE: OIEO £475,000 + VAT  
RESIDENTIAL DEVELOPMENT OPPORTUNITY  
LAND AT SHELLEY ARMS, 16-18 OLD GUILDFORD ROAD,  
BROADBRIDGE HEATH, HORSHAM, RH12 3JU**



- Attractive village location within easy access of Horsham
- Planning consent granted for the erection of four semi-detached dwellings
- Area to be sold is highlighted green in plan above
- Purchaser will be required to undertake associated accommodation works to the retained pub (indicated in the red outlined area on plan)
- Likely to be of interest to local/regional developers and builders

## Location

Broadbridge Heath is a large village located just outside Horsham in West Sussex, approximately 2 miles west of Horsham town centre and around 35 miles south of London. The area benefits from good road connections via the A281 and A24, with Horsham railway station providing regular services into London Victoria in under an hour. Broadbridge Heath has seen significant residential growth in recent years, with new housing developments complementing its established community facilities.

The parcel of land being sold forms part of the pub car park which is located adjacent to the Shelley Arms PH.

Planning consent has been granted for the following:

Plot 1	Semi Detached	2 bed	c.904.1 sq ft
Plot 2	Semi Detached	2 bed	c.904.1 sq ft
Plot 3	Semi Detached	3 bed	c.1140.9 sq ft
Plot 4	Semi Detached	3 bed	c.1140.9 sq ft

## Property Description

Residential development opportunity available near Horsham.

## Tenure

Freehold. The site forms part of the pub's title (WSX255802) and will be separated at the point of sale.

## Planning & Development

Local Authority - Horsham District Council.

Planning consent has been granted for:

Erection of 4No. dwellings and associated car parking, amenity space and landscaping, along with re-configuration of pub car park.

Planning Application Ref: DC/25/0116

## Highways

The latest proposed plans as shown above, include a slightly different access arrangement to that included within the recent planning consent, due to a minor title query identified post planning.

We have undertaken a highways pre-application enquiry with West Sussex County Council who have advised they see no issue with the amended access proposals and associated parking arrangements.

Any prospective buyer should be advised that a revised planning application is likely to be required to deal with these alterations.

Further information available on request.

## Accommodation Works

The purchaser will be responsible for undertaking the car parking works identified on planning consent DC/25/0116.

The vendor reserves the right to request a performance bond which will only be released on satisfactory sign off of the car parking works.

## Site Plans and Associated Documents

The site plans and full details of the planning application are available upon request or can be found on the Council's website.

## CIL & S106

A CIL Liability Notice has been issued following grant of planning consent for an amount of £73,120.14. The purchaser will be responsible for any CIL payments.

## Services

It is understood that all the main services are available in the adjacent highways but prospective purchasers should undertake their own investigations with the relevant utility companies to ensure all services are available and adequate for the proposed development.

## VAT

VAT will be applicable on the sale of the site.

## Viewings

All viewings strictly by appointment only.

## Anti Money Laundering

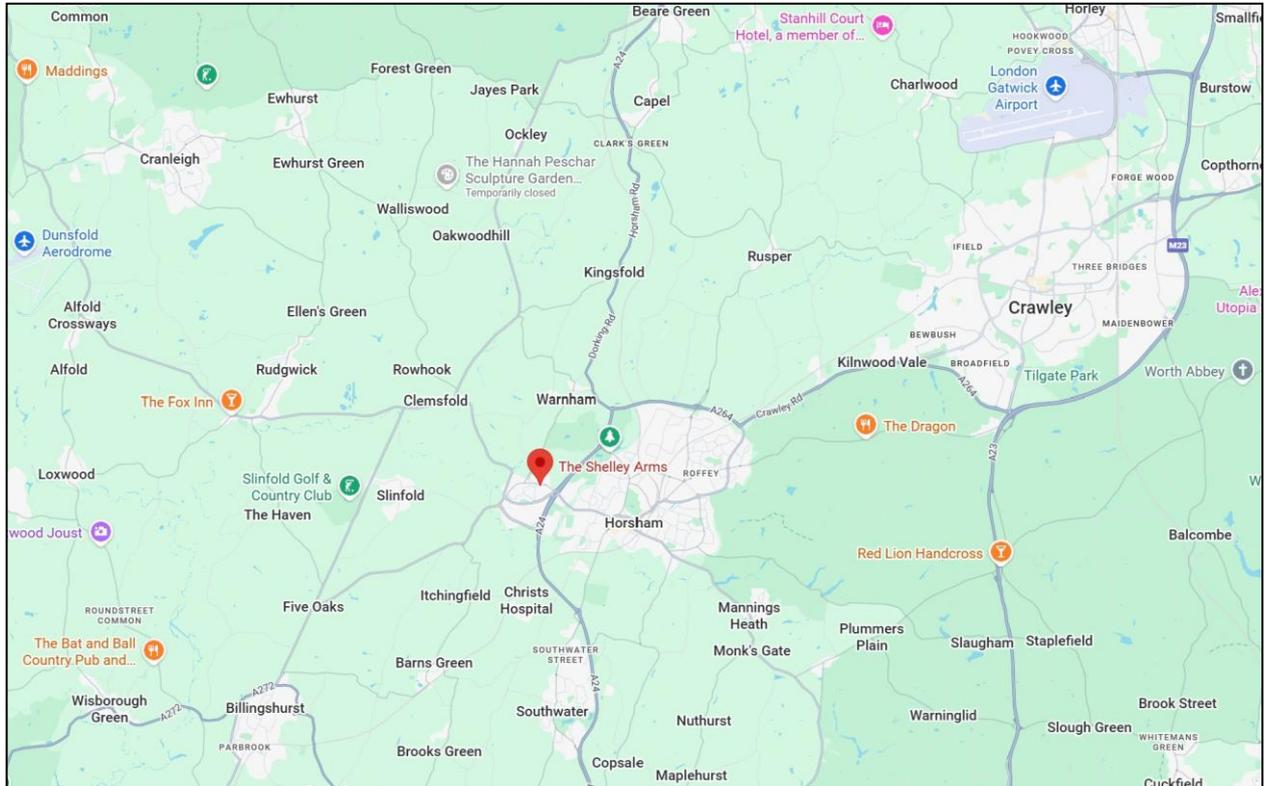
The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



Contact: Richard Tole  
Tel: 07917 088 221  
Email: richard@wtsccommercial.co.uk

**Location Plan**



**Proposed Elevations**



**Important notice**

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

## Our Services & Offices

