



Arundawn Dog Rescue Highgate

Hammerpond Road, Plummers Plain, Horsham, RH13 6PE

ARUNDAWN DOG RESCUE HIGHGATE

A rarely available opportunity to acquire this property currently run as a dog rescue centre with one bedroom dwelling, numerous outbuildings and eight acres with stunning southerly views and potential to develop further (STP).

- Highly sought after semi rural location
- Spectacular southerly views
- Good access from a quiet lane
- One bedroom dwelling (with occupancy restriction)
- Stable yard
- Hard standing
- Numerous outbuildings
- Sloping paddocks
- Mains water and electricity
- Parking area
- In all approximately 8 acres



SITUATION

The property is located in an extremely sought after rural setting with stunning southerly views and is adjoined by neighbouring farmland. The property is situated in the hamlet of Plummers Plain close to the historic market town of Horsham. Footpaths and bridle paths criss-cross the surrounding countryside of the High Weald AONB, and along with nearby St Leonards Forrest offer many miles of country walks right on your doorstep (Nymans National Trust and Leonardslee Gardens are both within a five mile drive). Horsham has a wide range of shops, restaurants and leisure facilities including a John Lewis at Home, Waitrose, Swanwalk Shopping Centre, Pavilions Leisure Centre, Everyman Cinema and Capital Theatre.

DESCRIPTION

The property is approached via a private gated entrance that leads to a large area of parking in front of a one bedroom detached dwelling (with occupancy restriction). This dwelling is a sub standard property briefly comprising of sitting room, kitchen/dining room to the rear and bathroom, with a ladder from the sitting room up to a mezzanine level used as a bedroom. Opposite the dwelling is an attractive stable yard with hard standing currently used as kennels but comprising of ten stables with an attached pole barn and shed to the south. At the end of the hard standing there is a metal field gate which gives access to the paddocks which slope with a southerly aspect down to a further bottom paddock which is divided by a natural tree line. In all the property measures approximately 8 acres.

TENURE

The site is offered for sale Freehold.

PLANS AND AREAS

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or is statement shall not annul the sale or entitle any party to compensation in respect thereof.

METHOD OF SALE

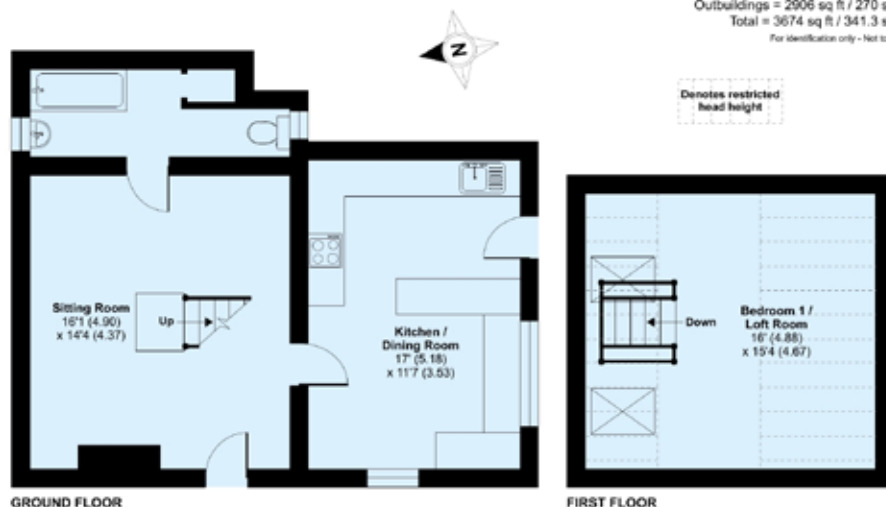
The land will be sold by Private Treaty and is offered for sale Freehold.

AMENITIES

Local: Plummers Plain is a small hamlet located approximately 5 miles of

Arundawn Dog Rescue, Hammerpond Road, Plumbers Plain, Horsham, RH13 6PE

Approximate Area = 609 sq ft / 56.6 sq m
Limited Use Area(s) = 159 sq ft / 14.7 sq m
Outbuildings = 2906 sq ft / 270 sq m
Total = 3674 sq ft / 341.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nrbh.com 2025. Produced for Batcheller Monkhouse. REF: 1354437

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Horsham.

Towns: Horsham (5.4 miles), Crawley (6.4 miles), Haywards Heath (8.4 miles), Billingshurst (13.4 miles), Cranleigh (17.4 miles), Redhill (18.6 miles).

Transport: Horsham Station (8 miles) services to London in just under an hour. Gatwick Airport (14 miles).

Schools: Holy Trinity School www.htlb.school St Andrews Primary School www.standrewsnuthurst.co.uk Millais School for Girls www.millais.org.uk Tanbridge House School www.tanbridge-house-sch.co.uk Farlington Sixth Form College www.farlingtonschool.com Collyer's College www.collyers.ac.uk

Leisure: Mannings Heath Golf and Wine Estate www.manningsheath.com Southwater Country Park www.horsham.gov.uk South Downs National Park www.southdowns.gov.uk

DIRECTIONS

Upon exiting the A23 at Handcross follow the B2110 in a westerly direction towards Horsham. Stay on the B2110 and before passing the Wheatsheaf Public House on the left take the right hand turn at the junction onto Hammerpond Road. Follow Hammerpond Road for approximately half a mile and the property will be found on your left hand side.

What3Words: ///escapades.renewals.lunch

Additional Information

Local Authority: Horsham District Council. Telephone: 01403 215100 www.horsham.gov.uk

Services (not checked or tested): Mains water and electricity. No mains gas. Septic tank drainage.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number WSX182595

OFFERS IN EXCESS OF £700,000

Viewings

For an appointment to view please contact our Haywards Heath Office
Telephone: 01444 453181 Email: hh@batchellermonkhouse.com

Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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