



Clemsfold Farm

Guildford Road, Clemsfold, Horsham, West Sussex, RH12 3PW

Batcheller
Monkhouse

Our Corner of England

CLEMSFOLD FARM

A Dutch Barn with part Class R permitted development (agricultural building to commercial use) with good road access and land. Total approximately 3.41 acres.

- Dutch Barn
- Commercial Consent
- Accessible Location
- Paddock
- Approximately 3.41 Acres (1.38 Hectares)



DESCRIPTION

The barn sits in a rural location set back from the public highway. It has the benefit of part Class R permitted development – conversion of an agricultural building to commercial use. B8 - storage and distribution.

It also enjoys pasture land and a hard track follows the eastern boundary.

PLANNING

Reference DC/20/1227

Prior approval for change of use of part of an agricultural building to a flexible commercial use - Storage or Distribution (Class B8).

www.horsham.gov.uk/planning/planning-applications

AMENITIES

Local: Clemsfold sits between Rowhook and Strood Green. The popular village of Warnham is 3.4 miles away.

Towns and Cities: Horsham (5 miles), Crawley (11.7 miles), Dorking (12.2 miles), Guildford (18.1 miles).

Transport: Immediate access to the A281 and A29. Nearby A24.

DIRECTIONS

Approaching from the east, enter Clemsfold and turn right immediately after the Volvo Service Centre and proceed into Clemsfold Farm.

If approaching from the west via Strood Green, come off the roundabout into Clemsfold and take the second left hand turning just before the Volvo Service Centre.

What3Words: ///unfounded.tour.hurry



ADDITIONAL INFORMATION

Local Authority: Horsham District Council, 3-4 Medwin Walk, Horsham, RH12 1RL. Telephone: 01403 215100. Website: www.horsham.gov.uk

Services (not checked or tested): No services currently connected. The property benefits from a well and connection to electricity is available.

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements. A footpath runs along the eastern boundary.

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 misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

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

Tenure and Possession: Freehold with vacant possession on completion. Land Registry title number WSX392652.



Existing Ground Floor Plan

GUIDE PRICE £250,000

Viewings

For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@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.

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Surrey Hills
01483 617697
surreyhills@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

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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