



chartered surveyors
and property consultants



Residential Development Opportunity for 19 dwellings – *subject to planning approval*
Ancillary Buildings at Homestall Manor • Ashurst Wood • West Sussex RH19 3PG

COMMERCIAL

Location

Homestall Manor is on the edge of the village of Ashurst Wood, situated in an Area of Outstanding Natural Beauty on the border of East and West Sussex. The main house, formerly one of East Sussex's finest country houses, occupies a beautiful tucked away position well away from roads at the end of a long private drive and is set in wonderful gardens and grounds.

Ashurst Wood provides a range of local shopping facilities. A wider range of shopping, facilities can be found at Forest Row, East Grinstead, Royal Tunbridge Wells and Haywards Heath.

The mainline railway station at East Grinstead provides direct services to Victoria & London Bridge.

The M23 provides access to Gatwick, Brighton and the M25 and thence motorway network, Heathrow and Stansted, Channel Tunnel Terminus and Ports.

Schools in the local area include Brambletye, the renowned Michael Hall Steiner School and Cumnor House. Nearby is Ashdown Forest and the Royal Ashdown Golf Course.

Description

The subject buildings comprise six detached former school buildings, and the site of an indoor swimming pool. The existing properties currently have consent, as part of Phase1 of the wider planning consent, to convert into 16 no. holiday lets.

There is a pending application to vary the use on these buildings to C3 – residential, together with 3 new build apartments, and to create a total of 19 dwellings, 16 of which being houses.

Existing Planning Application reference is WD/2020/0914/MAJ – Wealden District Council

The plan below is an indicative curtilage plan – to be agreed. Plans and supporting documents available on request.

Proposed Accommodation Schedule

	Description	sq.ft	sq.m
Play Barn			
1	3 beds. House	1001	93
2	3 beds. House	1001	93
Indoor Pool			
3	1 bed apt.	538	50
4	1 bed apt.	538	50
5	2 beds. apt.	753	70
Sports Hall			
6	3 beds. house	1162	102
7	3 beds. house	1162	102
8	3 beds. house	1162	102
Games Barn			
9	3 beds. house	980	91
10	3 beds. house	969	90
11	3 beds. house	969	90
12	3 beds. house	980	91
Garden Store			
13	3 beds. house	1130	105
14	3 beds. house	1130	105
15	3 beds. house	1130	105
Garage			
16	2 beds. house	926	86
17	2 beds. house	657	61
Office			
18	2 beds. house	818	76
19	2 beds. house	797	74

Totals **17803** **1636** – Gross Internal Floor Areas

Proposal

Our client is proposing to sell these building, subject to formal planning consent.

Guide Price

£4.5 million

Viewing Arrangements

Strictly by appointment and accompanied.

T – **01892 552500**

Julie Chalmers – julie.chalmers@durlings.co.uk

Rupert Farrant – rupert@durlings.co.uk



22 Mount Ephraim Road
Tunbridge Wells
Kent TN1 1ED





Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT; Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

