



Groundsmans Cottage, Cricketfield Road, Horsham, West Sussex

Groundsman's Cottage

Cricketfield Road

Horsham

West Sussex

RH12 1TE

Unique opportunity to purchase this derelict property, offering potential redevelopment for 1 or 2 dwellings.

Horsham town centre 0.7 miles, (London Victoria 54 minutes approximately, London Bridge 55 minutes approximately by rail), Guildford 22 miles, Brighton 24.8 miles, Gatwick Airport 21 miles.

The property

Set within an enviable location off Cricketfield Road, adjoining Horsham Cricket Ground to the south and the River Arun to the north, yet within a stone's throw of Horsham town centre. This development opportunity has the benefit of a pre-planning application from Horsham District Council. (Available to prospective buyers on request. Ref: PE/20/0185) Horsham District Council have indicated that prospective purchasers would be successful with an application for the erection of one or two dwellings in line with Policy 3 of the Horsham District Planning Framework (residential use only).

A refurbishment scheme could also be considered. The existing footprint is 1,217 square feet / 113.1 square metres.

In both scenarios, pre-application advice should be sought prior to submission of an application. Water Neutrality. The Water Neutrality Statement has been produced for a proposed development of one 4-bedroom house and is available on request. If a further dwelling is proposed, buyers must make their own investigations on this matter.

Outside

The property sits to the corner of this 0.3-acre level plot with views across the cricket ground to the south and the River Arun to the north. The tennis and squash enthusiast will benefit from the proximity to the Horsham Sports Club and the cricket connoisseur can watch or play cricket at the neighbouring Cricket Ground. The property is approached off Cricketfield Road via a driveway with vehicular access to the property.

Location

Situated adjacent to the cricket ground with the Riverside Walk nearby and views across to St. Mary's Church, this is a truly perfect combination of countryside and town living. A pedestrian bridge crosses over the river leading to the town centre, St. Mary's church and the historic Causeway. This thriving market town offers a comprehensive range of facilities including a John Lewis at Home and Waitrose Supermarket, Swan Walk shopping centre, The Carfax with its cobbled streets and varied restaurant quarter, Horsham Park and Pavilions Leisure Centre, Horsham Sports Club and The Capitol – a multi-purpose arts venue. Horsham also has a mainline station with links to both London Victoria and London Bridge. The A24, M23 and the wider motorway network are easily accessible providing access to London, Gatwick, Heathrow and the south coast.

There are also a number of excellent state and private schools in the area, including; Christ's Hospital, Millais and Forest schools, Tanbridge School, Bohunt, Farlington, Pennthorpe and Cottesmore.

NB: Please note that due to the condition of the building, an internal inspection will not be permitted.





Directions

The property is accessible on foot from the centre of Horsham. Alternatively, for viewings park at Horsham Cricket Club and the property is a short walk along Cricketfield Road.

General

Local Authority: Horsham District Council.

Tel: 01403 215100.

Services: The property is derelict and buyers must make their own investigations into the current services.

Council Tax: The property is not assigned a tax band.

Guide Price: Offers in excess of £500,000.

NB: Please note that the boundaries shown on the map are for guidance only to show the property in relation to the surrounding area. There will be a 2-metre gap between the property boundary and the edge of the tennis courts.

Horsham

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