

EXCITING MIXED USE DEVELOPMENT
OPPORTUNITY ON 12 ACRES



FOR SALE

Industrial Development | Land | Green Energy Facility
Stonehouse Farm, Handcross Road,
Horsham, West Sussex RH13 6NZ

37,883 sq ft (3,240.74 sq m) | Class E(g), B8 & part B2 use planning
permission

Summary

Fantastic Mixed Use Development Opportunity

- Two large buildings totalling 34,883 sq ft (3,240.074 sq m) GIA
- Total 12 Acre Site (Further land possibly available by negotiation)
- Hard Surfacing 3.5 Acres / Open Storage 585 sqm
- Mains Electricity and Water
- Hugely Beneficial 1MW Electrical Connection Agreement
- Former green energy facility with newly consented for E (g), B8 and B2 (part) use
- Excellent development potential for variety of uses (STPC)
- Freehold For Sale
- Vacant Possession

Location

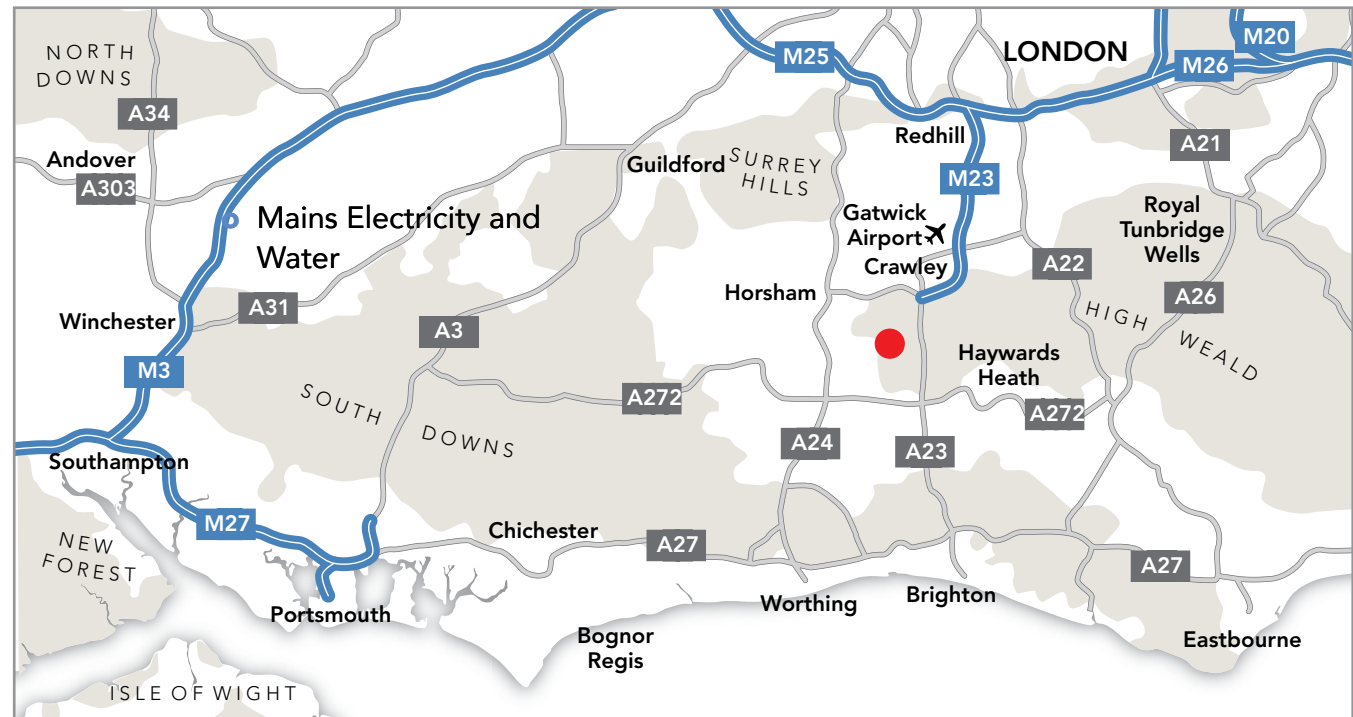
Handcross is conveniently located off the A23, approximately 4 miles south of Crawley, 7 miles north-west of Haywards Heath, 18 miles north of Brighton and 5 miles east of Horsham. The site is accessed directly off the B2110 and is located 2.4 miles from the A23 junction. Horsham train station provides regular and fast services to Gatwick Airport and London.

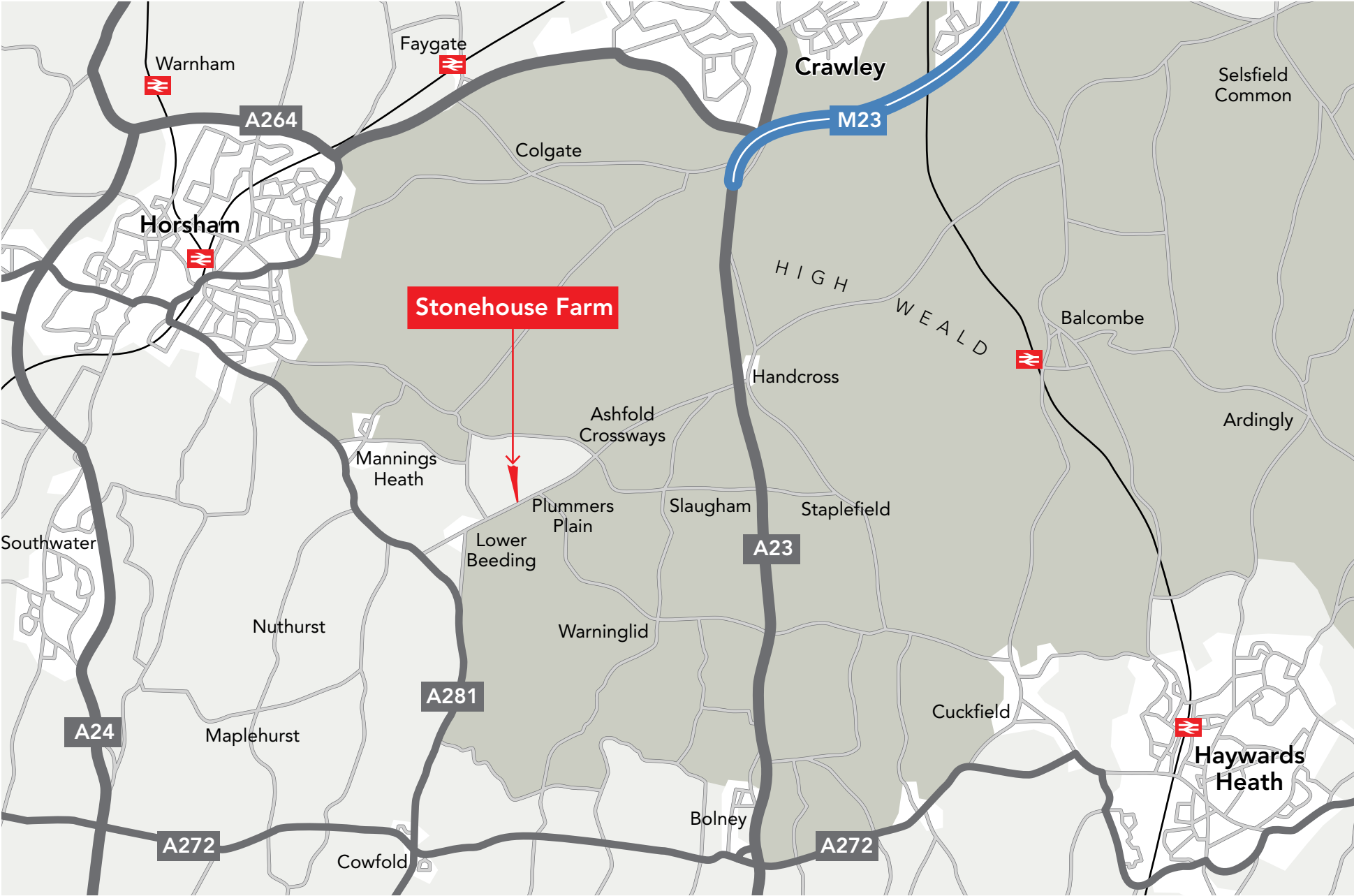
The site is close to Mannings Heath Golf Course and Wine Estate, Leonardslee Gardens, Nymans National Trust and Handcross Park School.

Journey Distance / Times from Site

Handcross Village Centre	2.5 miles	6 min drive
Horsham Train Station	5.5 miles	12 min drive
Crawley	7 miles	12 min drive
Haywards Heath	8.5 miles	18 min drive
Gatwick Airport	12 miles	15 min drive
Brighton	35 miles	40 min drive
London Victoria	40 miles	55 min train*

*From Horsham





Warnham

Faygate

Crawley

Selsfield Common

A264

M23

Colgate

Horsham

Stonehouse Farm

HIGH WEALD

Balcombe

Handcross

Ardingly

Ashfold Crossways

Mannings Heath

Plummers Plain

Slaugham

Staplefield

A23

Lower Beeding

Southwater

Nuthurst

Warminglid

A281

A24

Maplehurst

Cuckfield

Haywards Heath

A272

Cowfold

Bolney

A272

Description

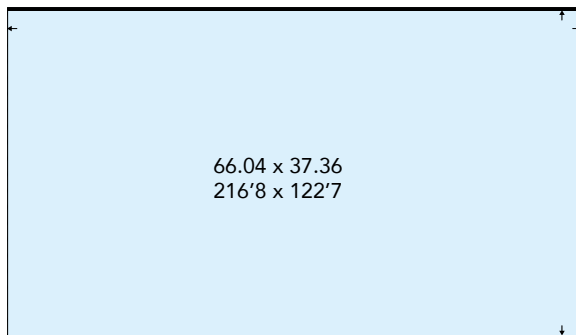
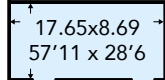
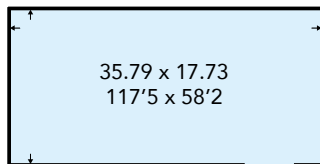
The site is accessible by a dedicated access road and comprises of two substantial steel framed buildings (an Anaerobic Digestion waste plant and livestock building). These buildings are surrounded by hard surfacing, open storage and adjoining paddocks with a total area of 12 acres (further land is available by negotiation).

Buildings: 34,883 sq ft / 3,240.74 sqm (approx.)

Hardstanding: 3.5 acres (approx.)

Front Paddock: 8 acres (approx.)

Total: 12 acres



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows, and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

NORTH



Tenure

Freehold sale with vacant possession. Land Registry Title Number WSX269661 (part).

Business Rates

TBC

Should you require further information on Business Rates, please contact our rating surveyor Derek Moore (dmoore@vailwilliams.com).

Local Authority

Horsham District Council:
01403 215100
www.horsham.gov.uk

EPC

The current use is exempt.

Guide Price

Offers in region of £2 million.

Video Tour

[Click here](#) to take a video tour of the site.

Planning Use

A Planning Application DC/25/04/03 was approved at the committee meeting on 6 January 2026 for Class E (g), B8 and B2 use on the Anaerobic Digester and Engine Shed Buildings.

Unrestricted operating hours from Monday to Sunday 7:00 - 19:00. 24 hours operation permitted, subject to certain restrictions: including 19:00 - 7:00 no more than 5 staff and 8 delivery's - full details on request.

106 Obligations

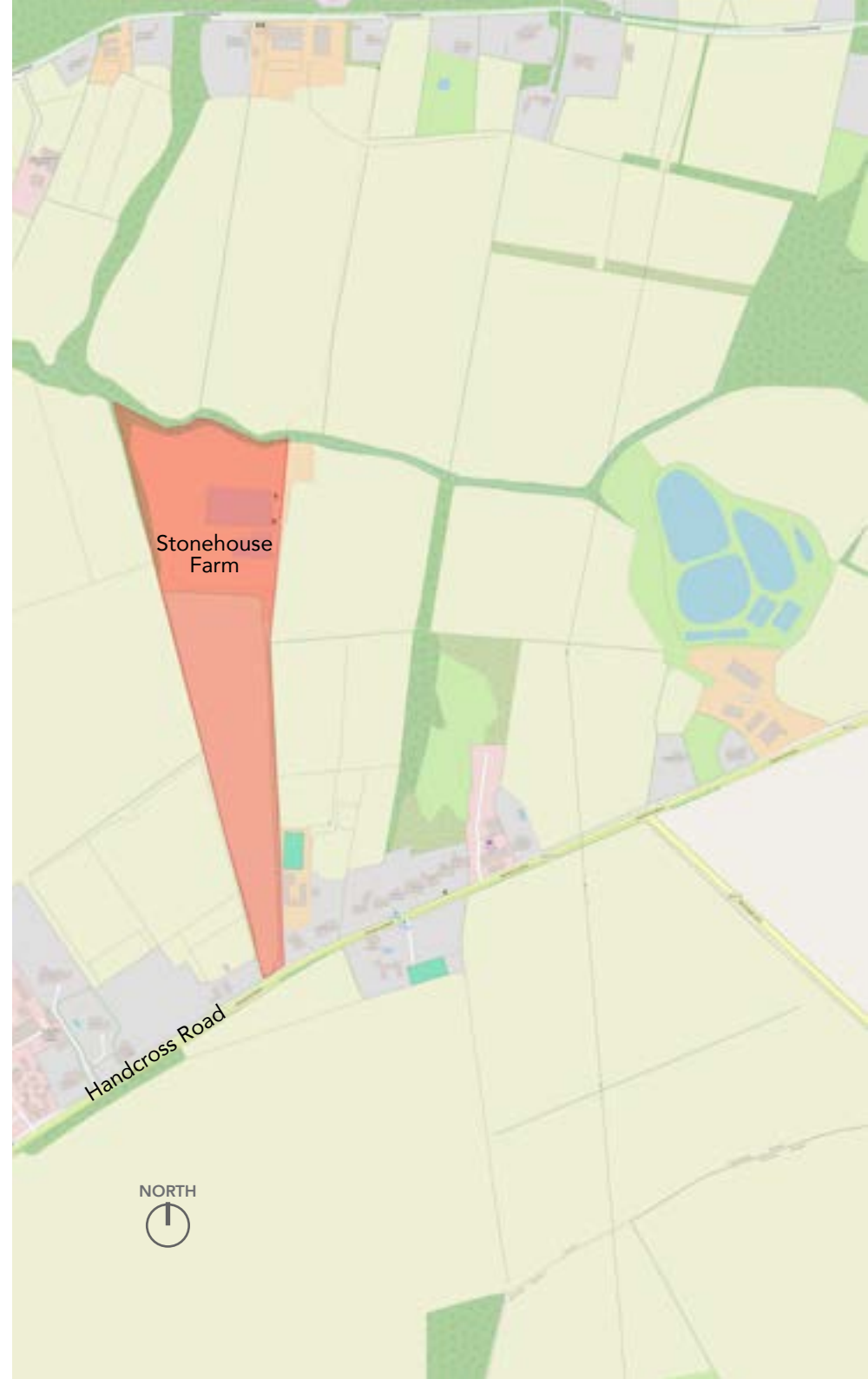
£4,176.87: BNG Monitoring Contribution - implementation of BNG habit plan on site and or offset option.

£4,110: Travel Plan Monitoring fee - Submission of Travel Plan.

It is considered that an alternative use for both buildings is supported by either permitted development and or planning policies within Horsham's District Planning Framework 2015, in particular: General Industrial Uses, Storage and Distribution Uses, Commercial and Business Use (within reason), Extraction of Waste and Material Use, Potential Holiday Let Use, Green Waste Disposal, Equestrian.

Data Room

For further plans, copies of planning docs, etc are available. Please contact Vail Williams for online link.





Veiwings Please contact joint agents for viewing dates/times.



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