

FREEHOLD COMMERCIAL SITE FOR SALE

**COMPRISING A FARM SHOP WITH ANCILLARY STORES,
GARDEN NURSERY & PADDOCKS OVER A SITE AREA OF 4.6 ACRES**

IMPLEMENTED PLANNING PERMISSION FOR ADDITIONAL STORAGE UNIT OF 2,088 SQ FT



Extensive photo gallery online www.henryadams.co.uk/commercial

SWAINS FARM SHOP & GARDEN CENTRE BRIGHTON ROAD, WOODMANCOTE HENFIELD WEST SUSSEX BN5 9RP

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Swains Farm Shop is located to the east of Henfield Village, West Sussex. The A23 with its links to Brighton and London is situated to the immediate east. A street view of the site can be viewed through Google Maps by typing in the property's postcode BN5 9RP

Road Connections	Distances
A23 leading to M23/M25	6 miles north-east
A23 leading to A27	3.7 miles east
A24	6.5 miles north-west

SITE SUMMARY

- Total site area 4.6 acres
- Paddocks extending to 2 acres
- Farm shop and lean-to stores - 4,200 sq ft
- Modern extension - 5,775 sq ft
- 50x car parking spaces with planning permission to extend to a 100x spaces
- Planning permission for a new storage unit extending to 2,088 sq ft
- Circa 118 metre main road frontage

ACCOMMODATION (APPROXIMATE GROSS AREAS)

Farm Shop	2,000 sq ft
Lean to Stores Adjoining Farm Shop to Rear Aspect	2,200 sq ft
Modern Extension Building Adjoining Farm Shop to Front Aspect	5,775 sq ft
Polytunnel Covered Areas	6,000 sq ft
Outside Display Areas - various surfaces incl. concrete & paving slab	20,764 sq ft
Rear Service Yard	1.1 acres
Paddocks to Front Aspect	2.0 acres

NOTES ON MODERN EXTENSION- 5,775 SQ FT (BUILT 2019)

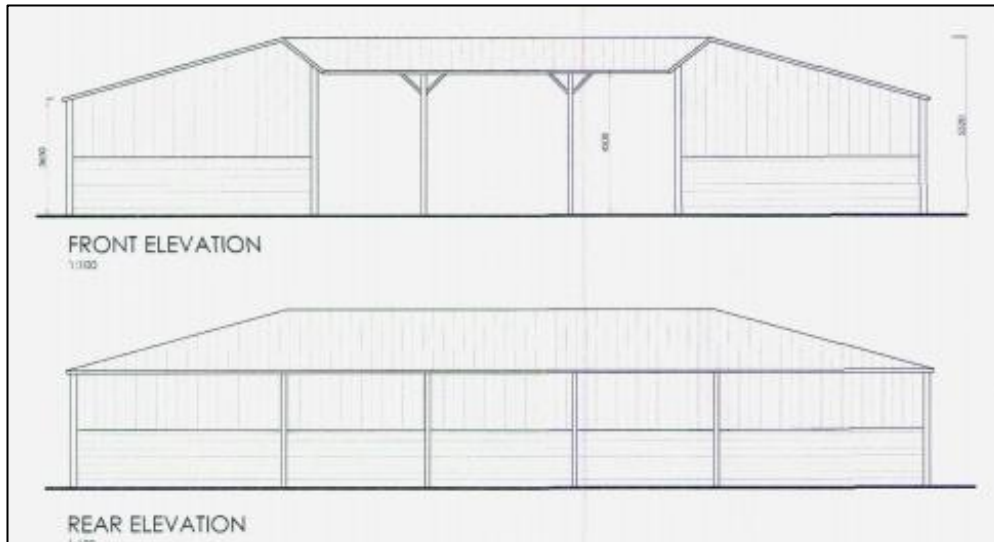
The modern extension adjoining the farm shop was constructed in summer 2019 but remains unfinished. The extension was built with the intended purpose of opening a café and deli counter, together with further display areas for fresh fruit and vegetables. The outstanding works include electrical wiring, plumbing, glazing and wall finishes. Our client has estimated the costs to complete the works as being between £15,000 to £40,000, subject to specification and whether the south and west elevations are simply clad or fully glazed.



PLANNING PERMISSION FOR STORAGE UNIT – REF DC/16/1583

Planning consent was granted on the 23rd of September 2016 for a covered storage bay building extending to 2,088 sq ft. We have been advised concrete footings for the subject building have been poured to implement the planning permission. The consented design offers a 3.7m eaves height, rising to a ridge height of 5.5m.

Full plans and consents for this development can be downloaded through Horsham District Council's planning search portal by typing in the following planning reference number DC/16/1583 www.horsham.gov.uk/planning/planning-applications/view-and-comment-on-planning-applications



We would consider there is good potential to add further warehousing to the north aspect of the site (rear service yard), subject to obtaining necessary planning consents.

TENURE

Freehold interest with vacant possession.

PRICE

£1,750,000

OFFERS

Please note, our client is seeking unconditional bids and will favour cash buyers over those requiring third party lending. The potential for residential re-development looks highly unlikely given the site's location and distance from the built-up area of Henfield Village. Our client will not consider any offers subject to planning for residential re-development.

PLANNING HISTORY

A planning history summary (PDF) of approved applications from 1992 onwards can be made available by email on request. Interested must satisfy themselves with regards to the planning history of the site.

CLOSURE OF SWAINS FARM SHOP & GARDEN CENTRE

The business owner is looking to retire and therefore, Swains Farm Shop & Garden Centre will cease trading unless a buyer/s can be found to take over the going concern interest of the trading business.

REAR SERVICE YARD



PADDOCKS FRONTING BRIGHTON ROAD



SITE OUTLINED IN RED FOR INDICATIVE PURPOSES – NOT TO SCALE



VIEWING ARRANGEMENTS

By appointed with sole selling agents Henry Adams Commercial. An extensive photo gallery is available online through our website www.henryadams.co.uk/commercial

CONTACT

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Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Limited nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

LOCATION MAPS - NOT TO SCALE

