



SPINNINGWOOD FARM, BURNT HOUSE LANE, LOWER BEEDING, HORSHAM, WEST SUSSEX, RH13 6NN

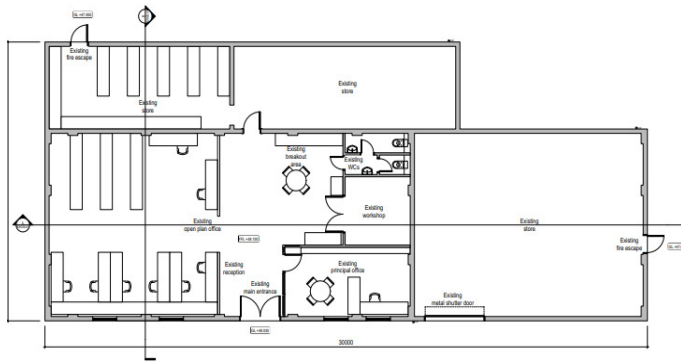
- **FREEHOLD RURAL INDUSTRIAL UNIT FOR SALE**
- **3,657 SQ FT (340 SQ M) GIA**
- **PLANNING CONSENT FOR AN ADDITIONAL 162 m² (1,743 SQ FT)**
- **RESIDENTIAL DEVELOPMENT POTENTIAL**
- **SITE OF 0.43 ACRES (0.17 HECTARES)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

The property is situated in rural West Sussex approximately 5 ½ miles to the west of the A23 corridor, with easy access to the Mid Sussex towns of Haywards Heath, Burgess Hill and Horsham.

Spinningwood Farm is situated to the south of Horsham with close proximity to both the A281 and the A272 main roads.



Description

The property comprises a self contained single storey industrial unit with the following features:

- Air conditioning and wall mounted electric heaters
- Burglar alarm system
- Metal shutters to windows and front door.
- Front door- 1.95 m wide x 2.33 m high
- Main loading door – 3 m wide x 2.5 m high
- Large parking area to front of the unit
- Rear and side yard areas totalling 883 sq M.
- Fitted kitchen
- Male & Female WC facilities

In 2021, a new extension was built with modern profiled steel roof and modern loading doors.

Site Area

The building forms part of a site of approximately 0.43 acres.

Floor Areas

The premises have the approximate gross internal floor areas:

	Sq m	Sq ft
Assembly area and Offices	158.58	1,707
Rear stores	92.88	999
New Extension	88.32	951
Total	339.78 m²	3,657 Sq Ft

Guide Price

£600,000

Development Potential

Planning permission was granted in 2023 to increase the gross internal floor space by 162 m² by raising the roof and building a first floor extension. <https://public-access.horsham.gov.uk/public-access/>

DC/23/1895 Extension and modifications to existing light industrial building (Class E), with associated alterations to car parking and servicing areas.

Our client has taken planning advice and they understand that a change of use to C3 (Dwelling Houses) would be likely to be successful. We understand there are nearby examples of other recent conversions of nearby commercial properties.



Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £12,500
UBR (2025/26) £49.9p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

EPC

The property has an EPC rating of 74 (C). Certificate available upon request.

VAT

VAT is NOT chargeable on the rent.

Legal Costs

Each party to be responsible for their own legal costs.



New extension under permitted development.



NB. Internal photos shown in these marketing details were taken a few years ago.

Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH SOLE SELLING AGENTS

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