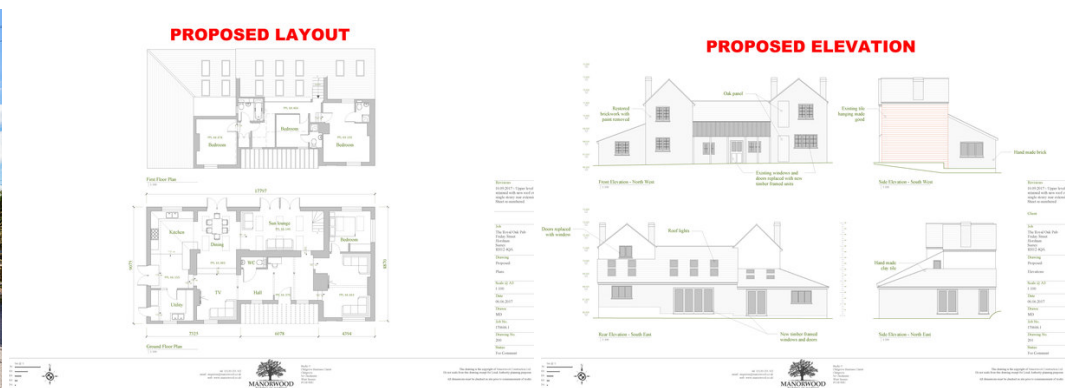


Friday Street
Horsham, RH12

Freehold
Offers in excess of £500,000

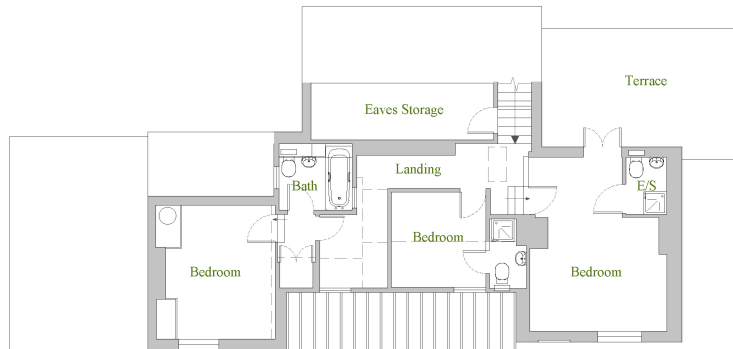


Renovation Project | Refurb of Period Property | Not Listed | Formally a Public House | No Buyer fees Apply | Scope for Further Planning | Stunning Location...ctd...



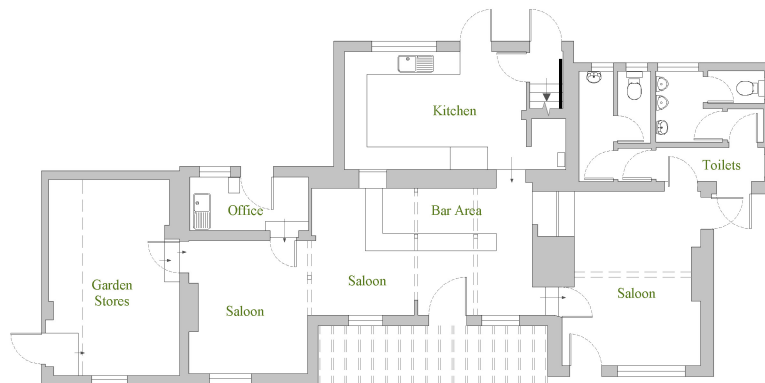
THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
Tel: 01737 246 777
E-mail: hello@powerbespoke.co.uk

pb powerbespoke
— remarkably different. —



First Floor Plan
1:100

EXISTING LAYOUT



Ground Floor Plan
1:100

Revisions
10.09.2017 - Sheet
re-numbered.

Client

Job
The Royal Oak Pub
Friday Street
Horsham
Surrey
RH12 4QA

Drawing
Existing:
Plans

Scale @ A3

1:100

Date

06.06.2017

Drawn

MD

Job No.

170606.1

Drawing No.

100

Status

For Comment

1m @ 1:
50
100
200
500
1250

tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk



Studio 5
Chalgrave Business Centre
Chalgrave
Nr. Clchester
West Sussex
PO18 5HU

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Do not scale from this drawing except for Local Authority planning purposes
All dimensions must be checked on site prior to commencement of works

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THE COURTYARD | LONESOME LANE | REIGATE | RH2 7QT
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An amazing opportunity to create, renovate or build your forever house. Please read in full.

This former Public House has full planning permission to be converted into a single Four Bedroom Dwelling on a good size plot with fantastically generous living space; over 1700 square feet on the ground floor alone.

The final build has been valued at £850,000+ subject to the finish.

Friday Street is a quiet country road in Rusper village. Rusper comes under the catchment of Horsham and has two public houses, a manor hotel, a village store and is peppered with many country homes and livery yards. Dorking, Reigate, Crawley and Gatwick Airport are all approximately 20 minutes away by car.

The planning includes associated external alterations including single storey side and rear infill extension with roof lights. For full information please visit the full planning application on the LPA's own website...

<https://public-access.horsham.gov.uk/public-access/applicationDetails.do?keyVal=OT0ZYTII9100&activeTab=summary>

The permission grants use for ONE dwelling. If you wanted to explore the possibility of creating two semi detached houses, or a single, new build in its place then this would require further planning permission. Our client is not looking to entertain an option agreement, this is a straightforward sale.

For more information that cannot be found in the planning application please contact james@powerbespoke.co.uk

For viewings please contact the main office on:
01737 246777

Planning Reference - Horsham District Council - DC/17/1579

Status - Planning Granted

Authority - Horsham

Council Tax Band - Band A

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