

Friday Street  
Horsham, RH12

Freehold  
Guide Price of £850,000



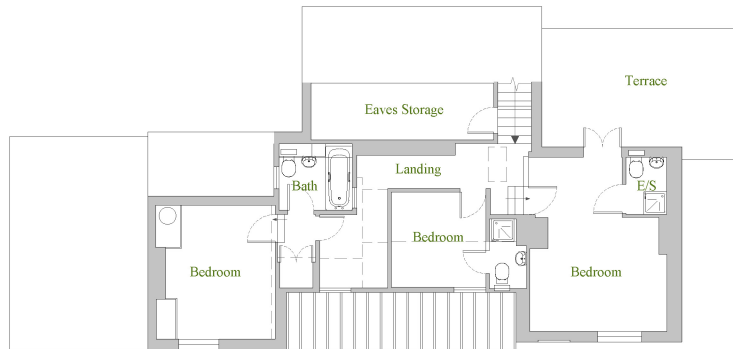
Renovation Project | Refurb of Period Property | Not Listed | Formally a Public House | No Buyer fees Apply | Scope for Further Planning | Stunning Location...ctd...



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

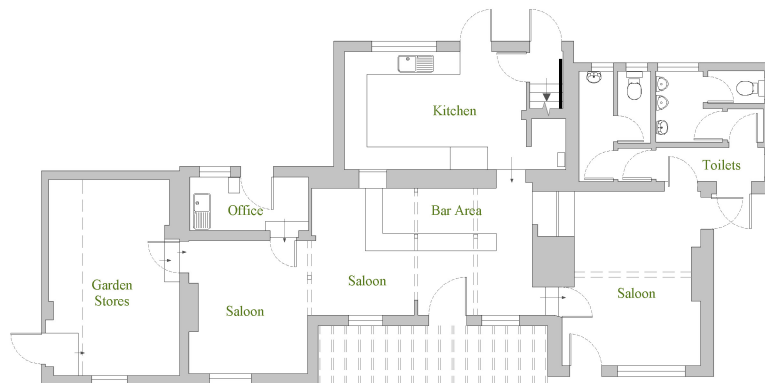
 powerbespoke  
— remarkably different. —





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

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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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<center>An amazing opportunity to create, renovate or build your forever house.

Are you looking up to £850,000 but hadn't considered a project?... Offers in the region of £500,000 + build/renovation costs could be an option?

FINAL VALUE estimated to be £850,000 +

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 and using the agreed plans.

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=OT0ZYTJI9100&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.

For more information that cannot be found in the planning application please contact [james@powerbespoke.co.uk](mailto: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

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