



# The Old Farm Shop

Bines Road, Partridge Green, Horsham, West Sussex, RH13 8EQ

Batcheller  
Monkhouse

Our Corner of England

# THE OLD FARM SHOP

A detached cafe building with separate entrance, car park and sitting area.

- Cafe Building with Kitchen Recess
- Excellent Trading Position
- WC with External Door
- Adjoining Downs Link
- External Sitting Area
- Car Park
- Approximately 05 of an Acre
- Immediate Vacant Possession



## DESCRIPTION

A cafe, which until recently has been run as a thriving business and offers considerable potential to develop business opportunities further, subject to necessary planning consents.

It has consent for use class A3 to allow cafe facilities under application number DC/16/2101 and it has been used previously both as an office and as a farm shop. It comprises an internal seating area with kitchen recess and WC with external door.

Available with immediate vacant possession.

## OUTSIDE

The cafe has its own entrance from the Downslink, and beyond is a fenced yard and parking area.

## AMENITIES

The cafe is found in a lovely rural location, adjoining farmland with views to the South Downs. It has direct access for riding, walking and cycling onto the Downs Link bridlepath ideal for passing trade.

**Local:** Less than a mile south of the village of Partridge Green which provides a good range of local shops and amenities.

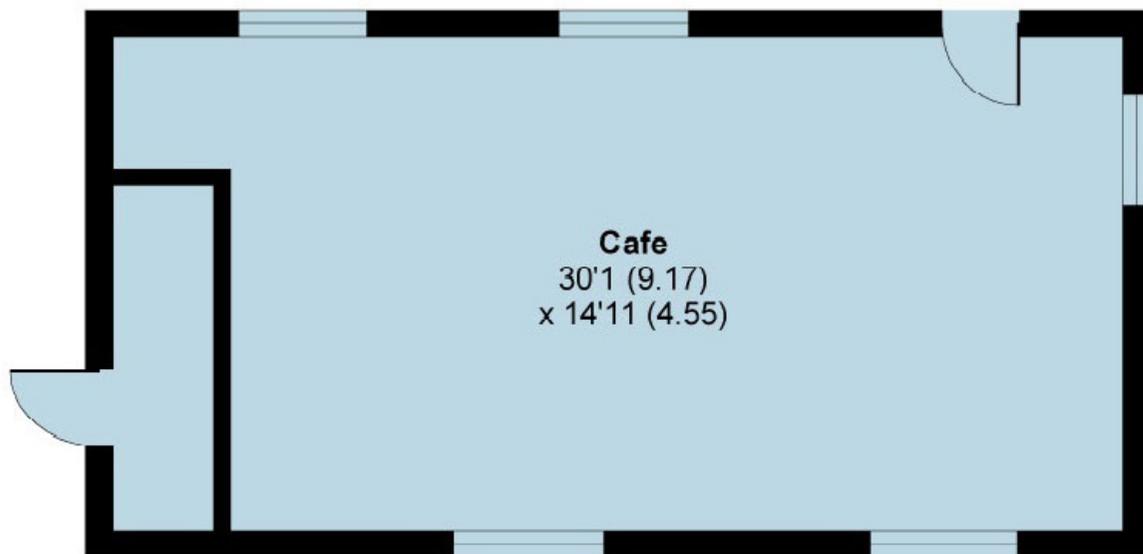
**Towns:** Horsham lies about 9 miles to the north with a mainline railway station and the South Coast at Brighton about 16 miles to the south east.

**Transport:** Horsham station (approximately 9 miles) with services to London Victoria. A29/A24 and A23 to London, Gatwick Airport and the national motorway network

**Leisure:** Polo at Knepp Castle and Cowdray Park, racing at Plumpton, Goodwood and Fontwell, golf at Mannings Heath and other local courses, theatres at Crawley, Chichester and Brighton.



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Copyright nichecom 2020. Produced for Batcheller Monkhouse. REF: 603218

## DIRECTIONS

Proceed southwards on the A24 from Buck Barn crossroads junction with the A272 and after a short distance take a slip road on the left hand side towards Partridge Green (B2135). Continue for 2 miles, through the village of Partridge Green and about half a mile beyond, turn left into an entrance drive (Downs Link bridlepath). The entrance to The Old Farm Shop will be found almost immediately on the right.

## ADDITIONAL INFORMATION

**Local Authority:** Horsham District Council, Park House, North Street, Horsham, West Sussex, RH12 1RL. Telephone: 01403 215100 [www.horsham.gov.uk](http://www.horsham.gov.uk).

**Services (not checked or tested):** Mains metered water, electricity and private drainage.

**Overage Clause:** The property is subject to an Overage Clause which dates from 2007 whereby a sum of 35% of any enhanced value resulting from commercial or residential development (excluding development for agricultural or equestrian use and the extension of the existing buildings) will be paid to a previous owner. This exists for 30 years from commencement.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land registry title numbers WSX309068 and WSX308957 (Part)

RP/16/06/2021

**GUIDE PRICE £250,000 - £300,000**

### Viewings

For an appointment to view please contact our Pulborough Office, telephone 01798 872081

Battle  
01424 775577  
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[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)

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8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



## The Old Farm Shop, Homelands Farm, Partridge Green, West Sussex



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FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE

10 m

Scale 1:500 (at A4)

