



### SITUATION

Located opposite the junction with St Mary's Close within close proximity to the main shopping thoroughfare which includes **Sainsbury's Local**, **Lloyds Pharmacy** and **Pets Corner** as well as a host of independent retailers, all serving the surrounding residential population. The picturesque South Downs National Park is located to the west with Surrey Hills (Area of Outstanding Natural Beauty) is to the north. Billingshurst Station is just 1/2 mile distant providing commuter services to London Victoria. Billingshurst lies on the main A29 some 6 miles south of Horsham, 4 miles north of Pulborough and 15 miles south of Dorking which links with the M25 (Junction 9).

### PROPERTY

A **Former Bank Premises** planned on the ground and first floors within the Billingshurst Conservation Area together with a private side road leading to a **Large Rear Car Park / Land**.

### ACCOMMODATION

Site Frontage	47'3"	
Site Depth	173'0"	
Site Area	Approx.	11,370 sq ft (0.261 acres)
Ground Floor Bank		
Gross Frontage	40'8"	
Built Depth	89'0"	
GIA	Approx.	3,070 sq ft
First Floor Ancillary		
GIA	Approx.	1,165 sq ft
<b>Total GIA</b>	<b>Approx.</b>	<b>4,235 sq ft</b>

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

### PLANNING

- On 19th April 2021 a Planning Application was submitted to Horsham District Council for 'Change of Use of existing building to provide 1 No. commercial unit (Class E) and 6 No. 1-bedroom flats with associated external alterations' (Ref. DC/21/0909). This Application is now pending consideration and there is correspondence from the Council relating to this Application available from the Auctioneers.
- On 3rd February 2021 Planning Permission was granted by Horsham District Council for 'Change of use to provide 1 No. retail/commercial unit, 1 No. 2-bedroom flat and 1 No. 4-bedroom dwelling and erection of a double garage' (Ref. DC/20/2378).
- On 21st June 2019 Planning Permission was granted by Horsham District Council for 'Demolition of existing building and redevelopment of the site to provide 1 × retail/commercial unit, 5 × dwellings (comprising 5 × 2-bed houses), parking and revised access road' (Ref. DC/18/1761).

**Refer to Auctioneers for Documentation and Plans for each of the above schemes.**

**Note 1: There may be potential for additional residential dwellings on part of the Rear Car Park / Land, subject to obtaining the necessary consents.**

**Note 2: The property may be suitable for Supermarket Retailers and other similar users.**

**Note 3: Refer to Auctioneers for Virtual Tour of interior of property.**

## Vacant Former Bank with Mixed Use Planning

The Surveyors dealing with this property are  
**Steven Grossman** and **Jonathan Ross**

### Vendor's Solicitors

Bude Nathan Iwanier  
Tel: 020 8458 5656 Ref: Samuel Iwanier  
Email: si@bnilaw.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



View from Rear Car Park



Rear of Property

View from Rear Car Park

