St. Cuthman’s Retreat Centre, Cowfold Road, Horsham RH13

Rare freehold opportunity.
The opportunity.

We have been instructed by the Diocese of Arundel and Brighton on the sale of the property known as St. Cuthman’s Retreat, comprising a landholding and associated buildings.

This is a rare opportunity to acquire a former retreat house with extensive buildings and agricultural land holdings.

Located in an attractive rural setting with far reaching views across the Sussex and Surrey countryside, and with excellent connectivity locally and beyond to London.

St. Cuthman’s extends to approximately 53 acres with approximately 26,000 sq ft of buildings (see plan of buildings in the data room).

Available as a whole or in separate lots.
The property.

St. Cuthman’s Retreat and Meeting Centre comprises four main parcels of land:

1. **The main retreat building, including the lake and outbuildings (Lot 1A and 2)**
   Most recently, the property has operated as a religious retreat and is currently vacant. The land comprises distinct elements — the gardens and grounds of the main house, the extensive 5 acre lake and associated water bodies. The area extends to about 13.5 acres.

2. **The Lodge house (Lot 1B)**
   A detached dwelling house in the grounds of the main retreat house and formerly used by staff.

3. **The office complex and associated buildings (Lot 1C)**
   These are the former stables that had permission to be ‘sleeping quarters’ from 1950. According to the planning history, these buildings were being used as dormitory buildings but required updating and it was decided to develop them to be suitable for office use. The granted application and continued use is for Use Class B1, office.

4. **The farm land and buildings (Lots 3, 4, 5, 6 & 7)**
   There are several agricultural buildings accessed via a track from the A272. The rest of the land is either grass, orchard or woodland.
   Beyond to the south east and east are two agricultural fields which total 23.4 acres. To the west of the main house, the former farm buildings and further land extending to the road, totals 15.6 acres.
The area is well connected, located mid-way between London and the south coast with the A24 and good rail connections providing access to both.

Horsham district is predominantly rural, containing the market town of Horsham in the north east and a number of smaller villages and towns. The area is well connected, located mid-way between London and the south coast, and has good road and rail connections to both the areas. There is a rural bus service from Horsham – numbers 73 and 74. By train, Billingshurst and Horsham stations are 3 and 5 miles away respectively.

The district also has excellent international links, with London Gatwick Airport directly adjoining the District boundary to the north east.

Coolham is located largely around the crossroads of the A272 and the B2139 which runs southwards towards Thakeham and Southwater.

St. Cuthman’s is on the south side of the A272, 200 yards east of Coolham crossroads.
Site plan.

Lotting plan.

Boundary line is for indicative purposes only.
Main house.

Lot 1A

Main House - Ground Floor

GROUND FLOOR

LIBRARY
(6.0m x 3.3m)

34'9 x 28'10
(10.5m x 8.8m)

LIBRARY
(1270 sq ft / 118.0 sq m)

LOWER GROUND FLOOR

DRAWING ROOM
17'10 x 14'

DINING ROOM
6.2m x 5.8m

OFFICE 1
11'2 x 8'9

PLANT ROOM
(5.3m x 4.3m)

WINE CELLAR
17'6 x 14'1

CELLAR /

OFFICE 2
15'5 x 6'6

PLANT ROOM
(4.7m x 2.0m)

KITCHEN /

PORCH
7'6 x 6'3

SITTING ROOM
18'11 x 16'

DINING ROOM
20'3 x 19'1

26'10 x 21'5

KITCHEN
14010 sq ft / 1301.5 sq m

18'1 x 16'

9'5 x 8'9

10'2 x 8'8

10'1 x 8'3

STORE
3.1m x 2.6m

BREAKFAST ROOM
4.7m x 4.1m

LARDER
2.6m x 2.6m

UTILITY
3.1m x 2.5m

CONSERVATORY
2.7m x 2.7m

12'2 x 7'10

15'7 x 13'7

10'1 x 8'3

15'5 x 6'6

12'2 x 7'10

13'7 x 10'6

BEDROOM
5.8m x 3.9m

19'3 x 12'11

BEDROOM
11'2 x 9'1

23'5 x 17'2

19'2 x 16'8

18'5 x 13'10

17'6 x 13'1

17'6 x 12'8

BEDROOM
11'1 x 11'5

BEDROOM
11'1 x 11'5

BEDROOM
11'2 x 9'1

BEDROOM
19'2 x 16'6

BEDROOM
18'5 x 15'11

BEDROOM
18'5 x 13'10

BEDROOM
17'6 x 13'1

18'5 x 15'11

13'7 x 10'6

BEDROOM
12'7 x 9'7

BEDROOM
12'7 x 9'7

BEDROOM
13'7 x 13'10

Bedroom
17'6 x 12'8

BEDROOM
17'6 x 12'8

17'6 x 12'8

28'10 x 11'6

28'10 x 11'6

28'10 x 11'6

LIFT
LIFT
LIFT

ENTRANCE HALL
(8.9m x 7.5m)

LIFT
LIFT
LIFT

15 & 16

The Lodge.

Lot 1B

Main House - First Floor

Main House - Second Floor

ATTIC

FIRST FLOOR

TANK ROOM

WATER

TANK ROOM

ATTIC

WATER
Outbuildings.

Lots 1A, 1C & 6

Approximate Gross Internal Area
11,437 sq ft / 1,062.6 sq m

Note: All floor plans available are in the data room. There is no plan 14 or 19 and 8 is not shown above.
Planning.

The property is located in the Local Planning Authority (LPA) of Horsham District Council and the parish of Shipley.

The towns and villages in Horsham District are generally historic in nature, with buildings and structures in the district dating back to Norman times and creating attractive and characterful urban environments, many of which are listed buildings or are designated as a Conservation area.

St Cuthman’s is not listed nor in a Conservation Area. Much of the district is dominated by attractive countryside, some of which is of national landscape importance. However, the site is not within the South Downs National Park or an Area of Outstanding Natural Beauty (AONB).

A planning report, which includes detailed relevant planning history as well as current and relevant planning context has been commissioned by Knight Frank and undertaken by WYG. A copy of this report is available to view on the data room.

The report concludes that the land offering provides potential for a wide range of uses and development such as residential development, retirement housing, commercial and other potential uses.

The property is within ‘countryside’ and therefore development is essentially resisted as per planning policy. Assuming the Use Class is ‘sui generis’, and the Council do not try to resist the loss of the existing use; bearing in mind that there is no policy to protect a ‘sui generis’ use, there is potentially an opportunity to convert the main building to one of the following uses;

- Very large dwelling
- 2/3 town house dwellings
- Apartments
- Residential Institutions/Education
- Training centre
- Hotel
- Residential care home

There is potential for extensions to the existing building and the existing outbuildings around the site could be used to ‘trade’ for further development. The Bothy is currently in B1 office use but may well have potential for residential conversion, also utilising existing outbuildings. The Lodge should be able to be used for open residential use. The farm buildings may have potential for conversion. The area around the main house and Bothy have been identified as part of a proposed secondary settlement designation maps in the Local Plan Review (Issues and Options). The land south of Cowfold Road to the west of the Bothy and the land parcels along the Coolham Road have been put forward for site allocation in the next SHLAA review.
Title and tenure
The property is held freehold. The property comprises two titles, being WSX244544 (the main buildings and lake) and WSX239090 (the surrounding fields and farms).

The majority of the property is offered with vacant possession.

Easements, wayleaves and rights of way
The property is offered subject to and with the benefit of all wayleaves, easements and other rights of way, whether these are specifically referred to or not.

Public rights of way – there is a bridleway that runs along the southern boundary and cuts up through the western field to the Coolham Road (B2139). The bridleway appears to be a well-used farm track.

See legal summary on the dedicated website for further information.

Further Information
Please visit our bespoke website for further information.
www.inst.knightfrank.com/horsham

Services
It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for the property.

Statutory authority
The property is located in Coolham, a hamlet in the civil parish of Shipley and the Horsham District of West Sussex.

EPCs
Available on the dedicated website.

VAT
The property has not been elected for VAT.

Method of sale
The property is offered for sale by private treaty, via informal tender. Offers are sought on an unconditional basis. For more information on the bid procedure, please refer to the data room.

Price
Whole site, all 7 lots:
Guide Price: £4,800,000

Lot 1 – Main house and grounds:
Guide Price £2,500,000

See cover letter on bespoke data room for further information on the price for each lot.

Viewing arrangements
Viewings are strictly by prior appointment only with Knight Frank.

Please contact Emma Cleugh, Christopher Burton or Sophie Salisbury.
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