

Exciting development opportunity for 38 residential units comprising of 34 houses and 4 apartments

Land at Old Orchard House,
Horebeech Lane,
Horam, East Sussex TN21 9DZ

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

The Opportunity

The site is a residential development site at Old Orchard House, Horebeech Lane, Horam. The site has planning consent for 38 dwellings, which has now been implemented and acknowledged by Wealden District Council. Phasing of the development has also been approved and relates to the archaeology and ecology elements of the permission. The approved scheme comprises 34 houses and 4 apartments, together with 13 affordable homes, two self-build/custom housebuilding plots, public open space, play provision and associated infrastructure.

KEY POINTS

38	**34**	**4**	**13**
approved dwellings	houses	apartments	affordable homes
2	**35%**	**76**	**11**
self-build/custom plots	affordable	open car parking bays	visitor parking spaces

- An implemented planning consent for up to 38 dwellings, with reserved matters approved.
- An approved layout and phasing plan, providing a clear basis for delivery.
- A mix of market, affordable and self-build/custom housebuilding accommodation.
- Public open space, play provision and associated infrastructure incorporated within the approved scheme.
- Freehold title with vacant possession, subject to the sale documentation.

The approved planning drawings and legal title should be relied upon for the definitive site boundary.

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Location

LOCATION & PLANNING

A well-defined planning position

LOCATION



Land at Old Orchard House, Horebeech Lane, Horam, East Sussex, TN21 9DZ.

PLANNING POSITION

Outline · WD/2021/2356/MAO — up to 38 dwellings, access, landscaping and associated infrastructure.

Reserved Matters · WD/2023/1585/MRM — appearance, landscaping, layout and scale; approved 11 January 2024.

Phasing · WD/2025/2112/NMA — approved 23 September 2025.

Foul drainage · WD/2025/1563/CD — Condition 13 details approved 9 October 2025.

Further approvals — Condition 7 approved November 2025; Condition 14 approved March 2026; phased archaeology / part discharge of Condition 5 approved August 2026; archaeological works approved 26 August 2026.

Local planning authority

Wealden District Council · Vicarage Lane, Hailsham, BN27 2AX · 01323 443322

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Planning

38 homes arranged around a central public green

The approved external details plan provides the clearest overview of the development. The layout includes a central public green, landscaped edges, play provision, parking and a surface water storage area.



PHASING

An approved delivery structure

The approved phasing plan divides the development into two phases. Phasing was approved by non-material amendment WD/2025/2112/NMA on 23 September 2025 and also relates to the archaeology and ecology elements of the permission.



SCHEME SUMMARY

38 total dwellings

34 houses

4 apartments

13 affordable homes

2 self-build/custom housebuilding plots

3,694 sq m total GIA shown on the accommodation schedule

76 open parking bays plus **11** visitor spaces shown on the schedule

The accommodation schedule records a 35% affordable provision.

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Planning

Issue Date: 12.06.23 Revision: A

Project reference: 3278

Project Name: Horebeech Lane

Plot	Beds & Occupancy	Unit Type	No. of Storeys	Floor Area GIA (sq.m)	Floor Area GIA (sq.ft)	NDSS (y/n)	Category	Private Amenity Type	Private Amenity Area (sq.m)	Car Parking Open Bays
1	4B/7P	Detached	2	132.0	1420.84	Y	Market (HT 132)	Garden	341	2
2	3B/5P	Detached	2	95.0	1022.57	Y	Market (HT 95)	Garden	142	2
3	4B/7P	Detached	2	132.0	1420.84	Y	Market (HT 132)	Garden	195	2
4	3B/4P	Detached	2	84.0	904.168	Y	Market (HT 84)	Garden	152	2
5	3B/5P	Detached	2	95.0	1022.57	Y	Market (HT 95)	Garden	137	2
6	3B/4P	Detached	2	84.0	904.168	Y	Market (HT 84)	Garden	150	2
7	4B/7P	Detached	2	132.0	1420.84	Y	Self-build (HT 132)	Garden	125	2
8	3B/5P	Detached	2	95.0	1022.57	Y	Self-build (HT 95*)	Garden	115	2
9	2B/4P	Semi-Detached	2	80.0	861.113	Y	Affordable (HT 79)	Garden	73	2
10	2B/4P	Semi-Detached	2	80.0	861.113	Y	Affordable (HT 79)	Garden	70	2
11	2B/4P	Semi-Detached	2	80.0	861.113	Y	Affordable (HT 79)	Garden	105	2
12	2B/4P	Semi-Detached	2	80.0	861.113	Y	Affordable (HT 79)	Garden	187	2
13	3B/5P	Detached	2	95.0	1022.57	Y	Market (HT 95)	Garden	170	2
14	2B/4P	Semi-Detached	2	80.0	861.113	Y	Affordable (HT 79)	Garden	82	2
15	2B/4P	Semi-Detached	2	80.0	861.113	Y	Affordable (HT 79)	Garden	97	2
16	3B/5P	Detached	2	96.0	1033.34	Y	Market (HT 96)	Garden	170	2
17	3B/5P	Semi-Detached	2	93.0	1001.04	Y	Market (HT 93)	Garden	180	2
18	3B/5P	Semi-Detached	2	93.0	1001.04	Y	Market (HT 93)	Garden	150	2
19	4B/7P	Detached	2	132.0	1420.84	Y	Market (HT 132)	Garden	200	2
20	3B/5P	Detached	2	96.0	1033.34	Y	Market (HT 96)	Garden	180	2
21	3B/5P	Detached	2	95.0	1022.57	Y	Market (HT 95)	Garden	150	2
22	4B/7P	Detached	2	132.0	1420.84	Y	Market (HT 132)	Garden	250	2
23	4B/7P	Detached	2	132.0	1420.84	Y	Market (HT 132)	Garden	210	2
24	3B/5P	Detached	2	95.0	1022.57	Y	Market (HT 95)	Garden	230	2
25	4B/7P	Detached	2	134.0	1442.36	Y	Market (HT 131*)	Garden	160	2
26	1B/2P	Apartment	1	50.0	538.196	Y	Affordable (HT 50)	Communal	475	2
27	1B/2P	Apartment	1	50.0	538.196	Y	Affordable (HT 50)	Communal	"	2
28	1B/2P	Apartment	1	59.0	635.071	Y	Affordable (HT 50)	Communal	"	2
29	1B/2P	Apartment	1	59.0	635.071	Y	Affordable (HT 50)	Communal	"	2
30	4B/7P	Detached	2	134.0	1442.36	Y	Market (HT 131)	Garden	250	2
31	3B/5P	Semi-Detached	2	93.0	1001.04	Y	Market (HT 93)	Garden	150	2
32	3B/5P	Semi-Detached	2	93.0	1001.04	Y	Affordable (HT 93)	Garden	180	2
33	3B/5P	Detached	2	96.0	1033.34	Y	Market (HT 96)	Garden	150	2
34	3B/4P	Detached	2	84.0	904.168	Y	Market (HT 84)	Garden	150	2
35	3B/5P	Semi-Detached	2	93.0	1001.04	Y	Affordable (HT 93)	Garden	112	2
36	3B/5P	Semi-Detached	2	93.0	1001.04	Y	Affordable (HT 93)	Garden	172	2
37	4B/7P	Detached	2	134.0	1442.36	Y	Market (HT 131*)	Garden	187	2
38	4B/7P	Detached	2	134.0	1442.36	Y	Market (HT 131)	Garden	189	2

*Handed

35% Affordable

TOTAL			3694.0	39761.9				4135	76	Visitor Parking 11

TECHNICAL & FINANCIAL INFORMATION

Key figures for due diligence

The figures below are reproduced from the planning documents. They are included as reference points only and should be checked against the underlying planning, legal and financial documentation before reliance.

Wealden commuted sum calculation

£208,776	£79,335	£11,900	£91,235	4.00	£364,941
£236,881	£90,015	£13,502	£103,517		£0
£240,896	£91,540	£13,731	£105,271		£0
79 sqm					
£329,867	£125,349	£18,802	£144,152	6.00	£864,910
£374,272	£142,223	£21,333	£163,557		£0
£380,615	£144,634	£21,695	£166,329		£0
93 sqm					
£388,324	£147,563	£22,134	£169,698	2.00	£339,395
£440,598	£167,427	£25,114	£192,542		£0
£448,066	£170,265	£25,540	£195,805		£0
106 sqm					
£442,606	£168,190	£25,229	£193,419		£0
£502,187	£190,831	£28,625	£219,456		£0
£510,699	£194,066	£29,110	£223,176		£0
				Total Commuted Sum:	£1,569,247

The supplied Wealden District Council calculation records a total commuted sum of **£1,569,247**.

Community Infrastructure Levy

The supplied CIL Liability Notice records a liability of **£568,778.58** against application **WD/2023/1585/MRM**, dated 21 August 2025.

DUE-DILIGENCE NOTE

The CIL Liability Notice and the Wealden commuted sum calculation should be reviewed alongside the sale documentation and the underlying planning records. Purchasers must satisfy themselves as to all liabilities, costs, planning matters and other matters affecting the property and proposed development.

Important notice

These particulars are provided for general guidance only and do not form part of any offer or contract. Purchasers must satisfy themselves as to planning, title, services, access, measurements, costs, liabilities and all other matters affecting the property and proposed development. The approved planning drawings and legal title should be relied upon for the definitive site boundary and scheme.

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Planning History

Application Number	Site Ref (UPRN)	Location	Description	Date Validated	Decision Date	Status Decision
WD/2026/1648/CD J/Planning/Display/WD/2026/1648/CD\	-	LAND AT OLD ORCHARD HOUSE, HOREBEECH LANE, HORAM, TN21 9DZ	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 5 (Archaeological works) ATTACHED TO WD/2021/2356/MAO	14/08/2026	26/08/2026	Decision Issued
WD/2026/1599/NMA J/Planning/Display/WD/2026/1599/NMA\	-	LAND AT OLD ORCHARD HOUSE, HOREBEECH LANE, HORAM, TN21 9DZ	APPLICATION FOR A NON-MATERIAL AMENDMENT TO WD/2021/2356/MAO (ERECTION OF UP TO 38 DWELLINGS, ACCESS, LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE) TO ENABLE ARCHEOLOGY WORK TO BE UNDERTAKEN ON A PHASED BASIS AND FOR CONDITION 5 TO BE PART DISCHARGED.	07/08/2026	13/08/2026	Decision Issued
WD/2025/2218/CD J/Planning/Display/WD/2025/2218/CD\	-	LAND AT OLD ORCHARD HOUSE, HOREBEECH LANE, HORAM, TN21 9DZ	DISCHARGE OF PARAGRAPH 1.1 OF SCHEDULE 2 OF THE SECTION 106 AGREEMENT DATED 22 JULY 2022 ATTACHED TO PLANNING PERMISSION WD/2021/2356/MAO (OUTLINE APPLICATION FOR THE ERECTION OF UP TO 38 DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE).	17/09/2025	07/10/2025	Decision Issued
WD/2025/1544/CD J/Planning/Display/WD/2025/1544/CD\	-	LAND AT OLD ORCHARD HOUSE, HOREBEECH LANE, HORAM, TN21 9DZ	DISCHARGE OF SCHEDULE 2 OF THE SECTION 106 AGREEMENT DATED 22 JULY 2022 ATTACHED TO WD/2021/2356/MAO (OUTLINE APPLICATION FOR THE ERECTION OF UP TO 38 DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE).	23/06/2025	13/08/2025	Decision Issued
WD/2024/1145/CD J/Planning/Display/WD/2024/1145/CD\	-	LAND AT OLD ORCHARD HOUSE, HOREBEECH LANE, HORAM, TN21 9DZ	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 7 AND 21 ATTACHED TO WD/2021/2356/MAO.	15/05/2024	03/07/2024	Decision Issued
WD/2023/1687/CD J/Planning/Display/WD/2023/1687/CD\	-	LAND AT OLD ORCHARD HOUSE, HOREBEECH LANE, HORAM, TN21 9DZ	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 18, 20, 21, 23 AND 24 ATTACHED TO WD/2021/2356/MAO	03/07/2023	25/03/2024	Appeal Lodged
WD/2023/1585/MRM J/Planning/Display/WD/2023/1585/MRM\	-	LAND AT OLD ORCHARD HOUSE, HOREBEECH LANE, HORAM, TN21 9DZ	RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT AND SCALE) PURSUANT TO OUTLINE PERMISSION WD/2021/2356/MAO (OUTLINE APPLICATION FOR THE ERECTION OF UP TO 38 DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE).	27/06/2023	11/01/2024	Decision Issued
WD/2021/2356/MAO J/Planning/Display/WD/2021/2356/MAO\	N/A	LAND AT OLD ORCHARD HOUSE, HOREBEECH LANE, HORAM, TN21 9DZ	OUTLINE APPLICATION FOR THE ERECTION OF UP TO 38 DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE.	17/01/2022	25/03/2022	Appeal Lodged
WD/2020/2063/MAJ J/Planning/Display/WD/2020/2063/MAJ\	N/A	LAND AT OLD ORCHARD HOUSE, HOREBEECH LANE, HORAM, TN21 9DZ	ERECTION OF 51 DWELLINGS, ACCESS, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE.	12/01/2021	02/09/2021	Application Withdrawn

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Sales and Viewing Information

Title and Tenure

Freehold with vacant possession.

Method of Sale

- The site is offered by Sale of Informal Tender(subject to contract).
- Offers are invited on an unconditional basis.
- All offers must be submitted in writing to RPC's Tonbridge Office.

p.bowden@rpcland.co.uk

- Exchange of contracts within 21 days of receipt of contract documentation
- 10% deposit payable on exchange of contracts and held as agents for the vendor.
- Ransom Strip to the east & west boundaries excluded
- Overage of £35,000/unit if dwellings exceed the approved number

Key Conditions

- Unfettered access by foot and/or vehicle to and beyond the excluded ransom strips is a primary condition of the sale.
- Rights to connect to mains services and communication conduits are to be made available at no cost to the purchaser, subject to the sale documentation.
- An overage payment of £35,000 per unit applies if the total number of dwellings exceeds that approved in planning application APP/C1435/W/22/3297371.
- If the purchaser fails to legally complete the sale, the rights, copyright, letters of reliance and plans/reports relating to discharge of conditions transfer back to the Vendors for £1.

Services

- All intending purchasers are advised to make their own enquires with the relevant

statutory bodies to ensure availability and adequacy of any services.

Viewing

- Strictly by appointment with RPC land & New Homes, 01732 363633 or with

Countrywide 07514 728240

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Agent Details

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