



Exciting Development Opportunity for Two Custom  
Build Plots on New Development Site located in the  
Attractive Village of Horam

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

# Proposal and Location

## Proposal

The Proposal Outline planning permission has been granted to establish the principles of this proposed development on Horebeeche Lane, Horam, East Sussex TN21 9DZ. ([WD/2021/2356/MAO](#); Planning Inspectorate APP/C1435/W/22/329737) With Reserved Matters approved [WD/2023/1585/MRM](#)

The reserved matters application is ongoing to establish the detail of individual homes before any development can commence. The developer will be responsible for delivering any communal highways and landscaping works and installing utilities before custom or self-builders get underway.

## Location

Horam is a vibrant village in the Wealden District of East Sussex, situated three miles south of Heathfield and is in the parish of settlements including Vines Cross and Burlow. It lies in the Low Weald and is close to the southern boundary of the High Weald Area of Outstanding Natural Beauty (AONB).

The village has good road links with the A267 linking Tunbridge Wells and Eastbourne. It is also served by various routes of the Eastbourne Bus company.

The site lies to the east of the village of Horam on Horebeeche Lane, adjacent to the famous Cuckoo Trail and is well served by existing vehicular pedestrian and cycle links. Located approximately 12 minutes' walk from Horam High Street which provides local amenities including café, pub, post office, pharmacy, convenience store, garage, hairdressers, dentist, vet and a range of independent shops.

**Further Information is Available on the Wealden Planning Portal**

[Self-build and Custom Housebuilding](#)

[Planning and Building Control](#)

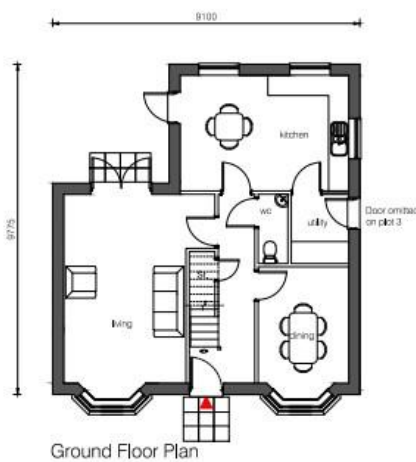
## Indicative Site Layout Plan



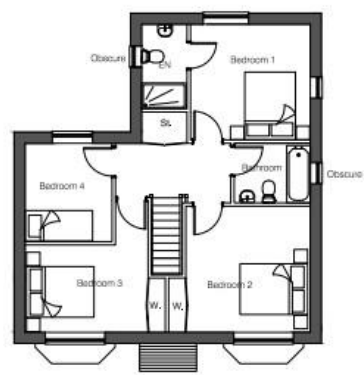
10/2023/01

# Plot 7

Plot	Beds & Occupancy	Unit Type	No. of Storeys	Floor Area GIA (sq.m)	GIA (sq.f)	NDSS	Category	Type	Private Amenity Area (sq.m)	Car Parking Open Bays
7	4B/7P	Detached	2	132.0	1420.84	Y	Self-build	(HT 132)	Garden 125	2



132sqm  
4 bed 7p



# Plot 8

Plot	Beds & Occupancy	Unit Type	No. of Storeys	Floor Area		NDSS	Category	Type	Private Amenity Area (sq.m)	Car Parking Open Bays
				GIA (sq.m)	GIA (sq.f)					
8	3B/5P	Detached	2	95.0	1022.57	Y	Self-build	(HT 95*)	Garden 115	2

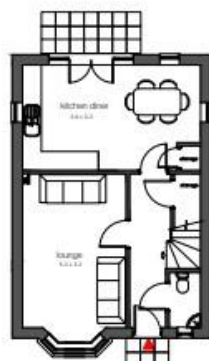


Front Elevation

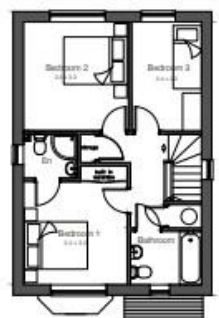
Rear Elevation

Side Elevation

Side Elevation



Ground Floor Plan  
95sqm  
3 bed 5p



First Floor Plan

# Sales and Viewing Information

## Method of Sale

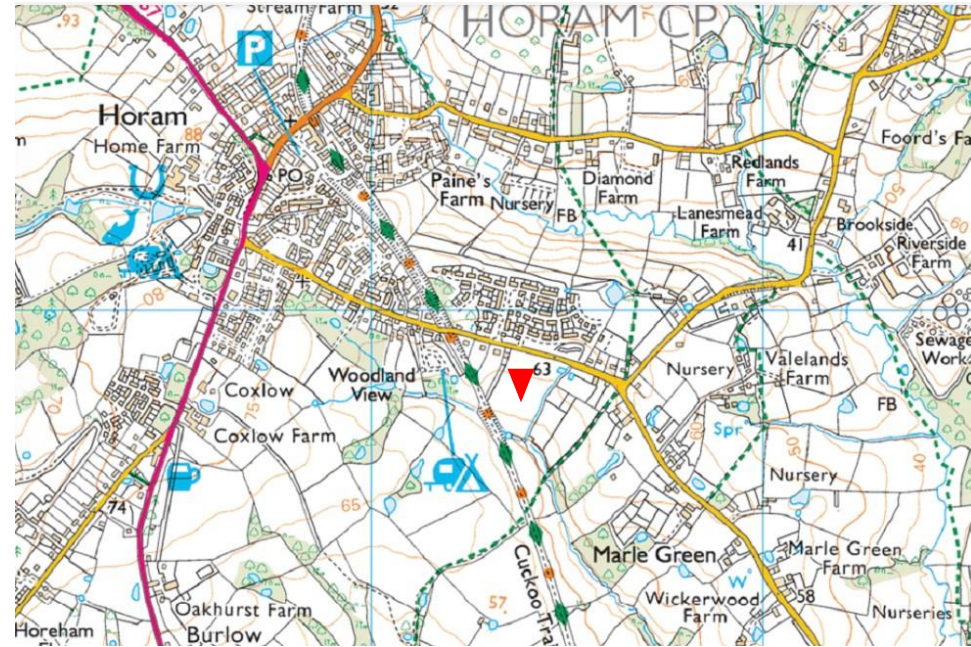
- The Plots are offered by Private Treaty.
- The Seller is looking for offers in excess of £100,000, for each individual plot, subject to contract.
- All offers must be submitted in writing to RPC's Tonbridge Office. Addressed to Peter Bowden [p.bowden@rpcland.co.uk](mailto:p.bowden@rpcland.co.uk)

## Fees

We have agreed with the Vendor that the Purchaser will be responsible for RPC Land & New Homes fees at 1.5% of the purchase price plus V.A.T at the prevailing rate, this should be taken into consideration when making offers.

## Viewing

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



# Agent Details

Peter Bowden  
01732 363633

[p.bowden@rpcland.co.uk](mailto:p.bowden@rpcland.co.uk)



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