



STONE QUARRY ROAD | CHELWOOD COMMON | DANEHILL | RH17 7JQ

Planning-approved self-build plot

Approved two-bedroom HebHomes LH102PD.2 design with detached double garage

PLANNING GRANTED 24 JUNE 2026 | WD/2026/0319/F



JACKSON-STOPS 
PROPERTY EXPERTS SINCE 1910

Offers in excess of £300,000

A defined route from plot to home

Wealden District Council granted full planning permission on 24 June 2026 for one self-build dwelling and detached garage.

The approved drawings use a site-specific version of the HebHomes LH102PD.2 Longhouse. The consent therefore gives a purchaser a worked-up house, garage, access and landscape scheme rather than a bare planning principle.

WHAT SELF-BUILD MEANS

Commissioned by the owner; built by professionals if preferred.

The initial owner must retain primary input into the final design and layout and occupy the completed house as a home. It does not require the owner to undertake the construction work personally.

The approved house drawings are the copyright of HebHomes Ltd. The planning approval does not transfer any copyright or licence to reproduce the design. Any purchaser wishing to construct the approved HebHomes design must procure the building kit directly from HebHomes under a separate agreement. Alternative designs may be pursued subject to obtaining any necessary planning approvals.



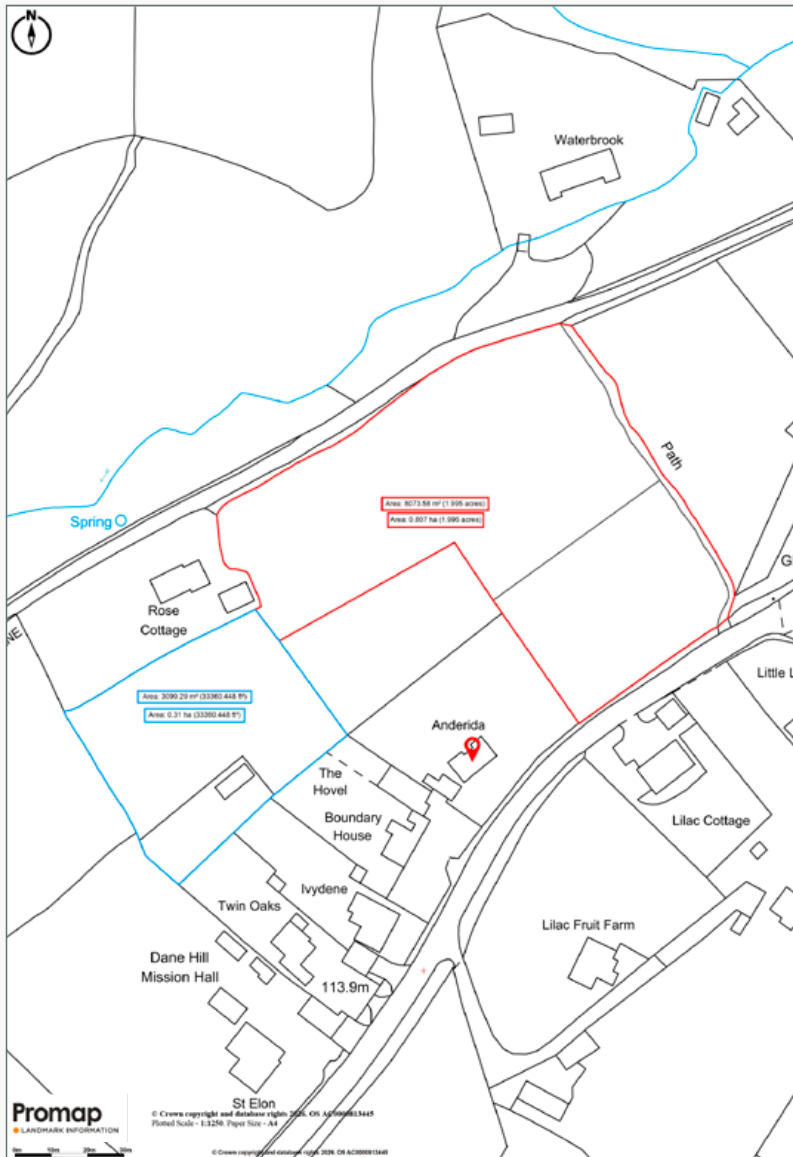
PLANNING REFERENCE
WD/2026/0319/F

COMMENCE BY
24 DEC 2027

LOCAL AUTHORITY
WEALDEN DC

HebHomes prepared the approved house drawings. Any supply, erection or turnkey contract, price, lead time, specification and warranty must be agreed separately.

THE LAND



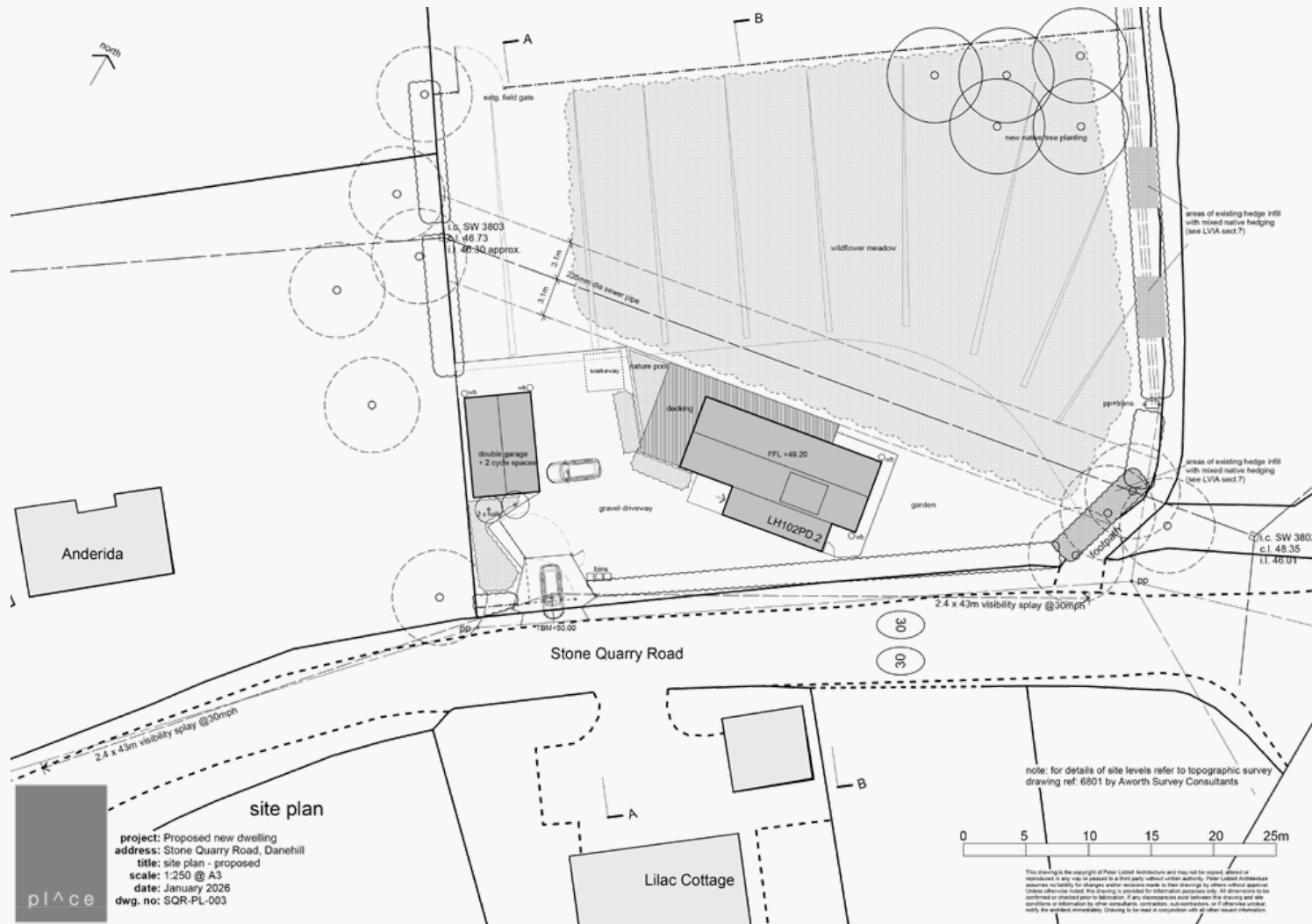
APPROXIMATE TOTAL SALE AREA

2 ACRES*

**Please note the land outlined in red is for sale and the land outlined in blue is retained.*



The approved site plan resolves the practical layout



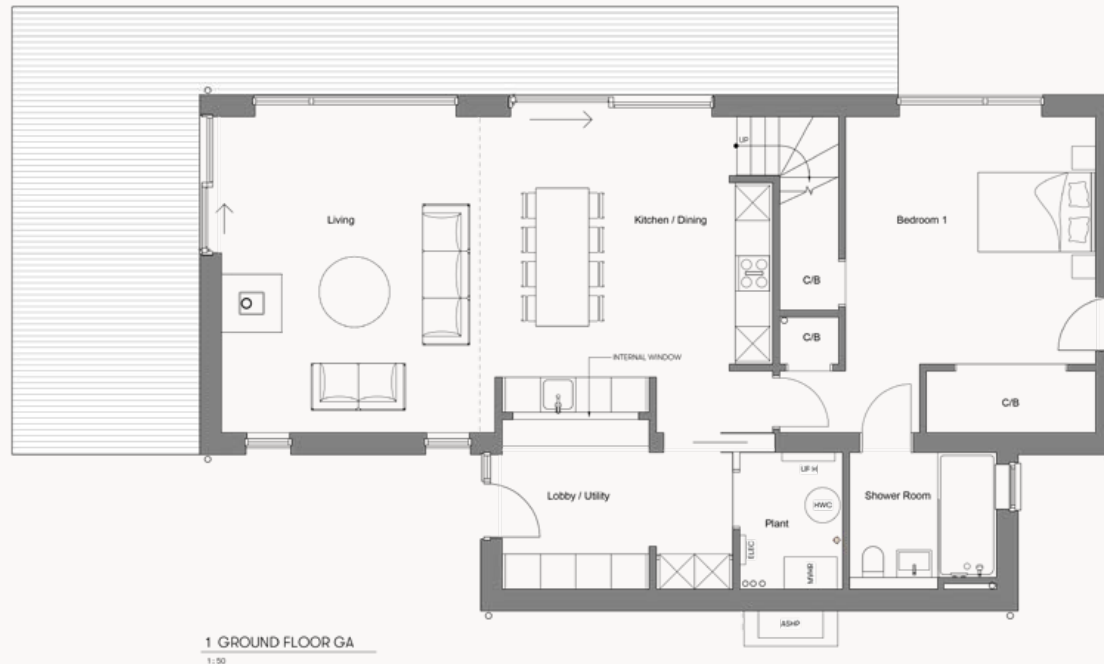
APPROVED SITE PLAN SQR-PL-003 | NOT TO SCALE IN THESE PARTICULARS

- 1 Approved access**
 The existing gate becomes the access. The first 5m must be bound; the remainder is shown as permeable gravel.
- 2 Forward entry and exit**
 Parking and turning are contained within the approved site.
- 3 House and double garage**
 The garage provides two bays, cycle storage and an EV charging point.
- 4 Landscape scheme**
 Wildflower meadow, native planting, hedge infill, nature pool and garden are shown.
- 5 Sewer and footpath**
 A 225mm sewer crosses the northern area with an easement; a public footpath follows the eastern boundary.
- 6 Condition details**
 Levels, landscape methodology, materials and sustainability measures are among the conditions to discharge.

C. 158 SQ M / 1,700 SQ FT

Two bedrooms and two living spaces

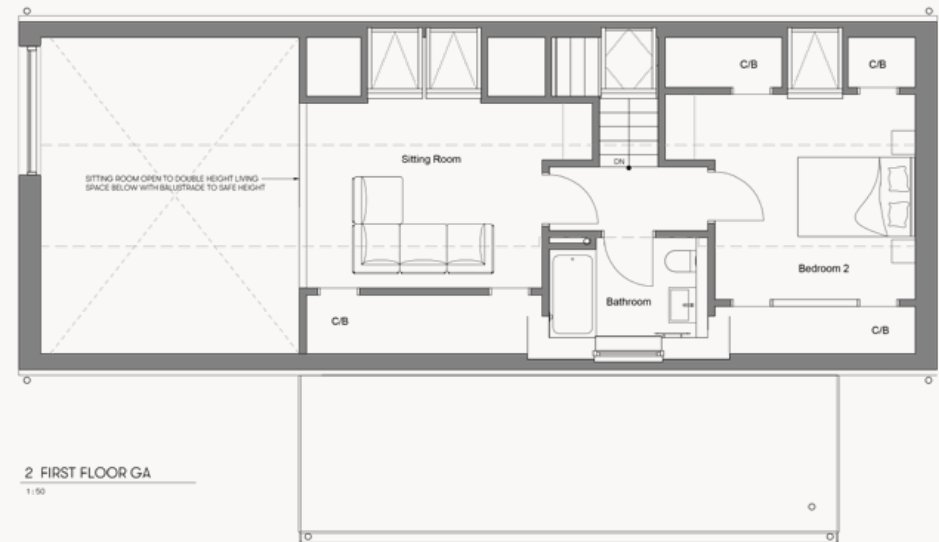
GROUND FLOOR



Ground floor

Double-height living room with stove; kitchen/dining room; Bedroom 1; shower room; lobby/utility; plant room; fitted storage; deck.

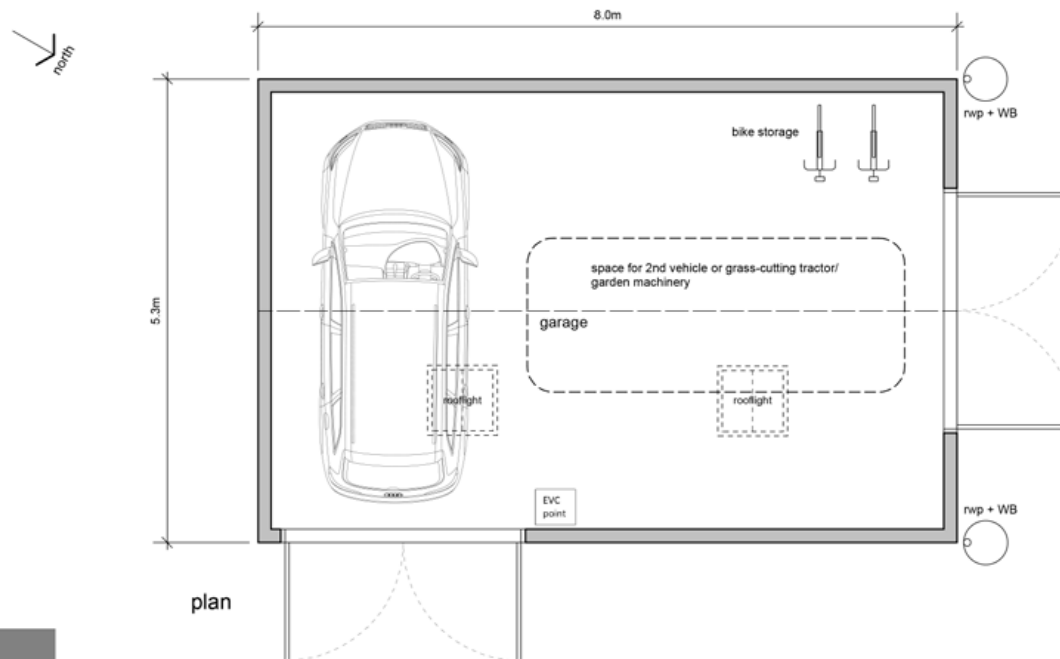
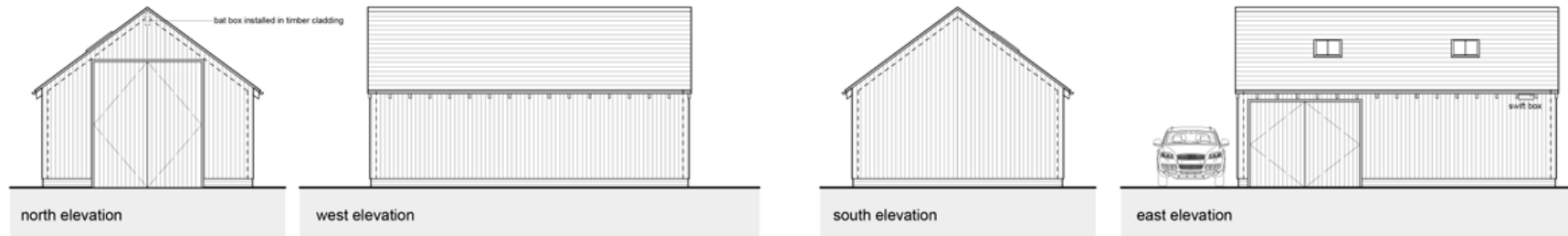
FIRST FLOOR



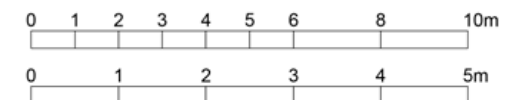
First floor

Sitting room overlooking the double-height living space; Bedroom 2; bathroom; fitted storage.

Approved detached-garage plans and elevations



external materials;
walls and doors - natural weathered vertical larch cladding to match main house
roof - weathered plain clay tiles to match main house
roof windows - dark grey ppc conservation style roof windows
rainwater - natural zinc gutters and downpipes



project: Proposed new dwelling
address: Stone Quarry Road, Danehill
title: detached garage - plan and elevations - proposed
scale: 1:50 and 1:100 @ A3
date: January 2026
dwg. no: SQR-PL-005

place

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Self-build means commissioning the home, not laying every brick

1 Acquire the land

The bare plot can be sold; the planning documents contain no minimum marketing period or local-connection condition.

2 Retain primary input

The commissioning owner must have primary input into the final design and layout. Professional designers and contractors may do the work.

3 Clear the pre-start requirements

Discharge the relevant conditions and settle the CIL and Section 106 process before a material operation begins.

4 Lawfully commence by 24 December 2027

The permission allows 18 months from 24 June 2026. Obtain professional advice on what will constitute a lawful start.

5 Build and occupy the commissioned home

The statutory requirement is occupation as a home by the individual or individuals for whom the house is built or completed.



PLANNING POSITION

Full permission, with a defined set of conditions

WD/2026/0319/F - granted 24 June 2026

17 conditions, including approvals for trees and hedges, levels, landscaping, external materials and sustainability measures

Updated badger survey required if work has not commenced on or before 23 January 2027

Section 106: £1,170 SAMMS plus £5,000 SANGS at base amounts, index-linked and subject to the deed

CIL liability and any self-build relief must be handled separately before commencement

No local-connection, affordable-housing or resale-price restriction appears in the supplied permission or Section 106

The decision records an exemption from the Biodiversity Gain Plan requirement

Marketing summary only. The decision notice, Section 106 deed, approved plans and professional advice should be relied upon.

LOCATION AND TERMS

Danehill and Chelwood Common

The building plot offers circa 2 acres of land with the proposed dwelling and garaging sitting to the southern part of the site. It's a beautiful plot offering far reaching views within the High Weald National Landscape (an Area of Outstanding Natural Beauty).

Situated in Danehill, just a short walk away from the Coach and Horses, a popular local pub. Danehill has an excellent primary school as well as a number of highly regarded independent schools too.

Haywards Heath mainline station is a short drive offering fast and frequent rail services to London Victoria and London Bridge. Comprehensive shopping can be found in nearby Haywards Heath and East Grinstead.



PROPERTY INFORMATION

Guide price

Offers in excess of £300,000

Tenure

Freehold transfer of part of title ESX295727, subject to contract

Local authority

Wealden District Council

Council tax

Not yet assessed

EPC

Not applicable to the undeveloped plot

Viewing

Strictly by appointment with Jackson-Stops

BUYER DUE DILIGENCE

Confirm the final transfer plan and sale area; lawful use of any additional land; services and connection costs; sewer/easement; public right of way; condition discharge; CIL; Section 106 payments; design rights and current HebHomes procurement route.

Important notice: These particulars are a general guide and do not form part of any offer or contract. Measurements, boundaries, plans, descriptions, services, permissions and distances are approximate or subject to verification. Prospective purchasers should rely on inspection, searches, the contract plan, the planning decision and approved plans, and advice from their own legal, planning, technical and financial advisers. No representation or warranty is made about build costs, programme, CIL relief, condition discharge, service availability or any supplier's willingness to contract.

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