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# Kirdford Development

Outline planning permission for up to 50 units

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# Introduction

## Land West of Cornwood, Kirdford, West Sussex

Fowlers Land & New Homes are delighted to bring to the market this exceptional residential development opportunity located on the western edge of the sought-after village of Kirdford, West Sussex. The site, known as Land West of Cornwood, extends to approximately 5.27 hectares (13.02 acres) and benefits from an outline planning permission for up to 50 new dwellings, including 30% affordable housing together with a new vehicular access, landscaping, and public open space.

This sensitively designed scheme sits on the edge of the South Downs National Park and enjoys immediate proximity to local amenities, open countryside and a strong community village setting. The development offers an ideal opportunity for a housebuilder or housing association to deliver a distinctive, high-quality scheme in an attractive and established rural setting.

## Fowlers Estate Agents

Specialists in Land and New Build Sales Across West Sussex

Fowlers Land & New Homes are a dedicated division of Fowlers Estate Agents, an established and independent agency with offices in Storrington, Pulborough and Billingshurst. With decades of experience across the land and development sectors, we provide bespoke, results-driven services to landowners, developers, and housebuilders across Sussex and beyond. We are proud to be retained by Welbeck Land to market this strategic site at Kirdford. From site identification and appraisal through to planning support and final sales delivery, our team are well-versed in every stage of the land and new homes process. Our professional service is underpinned by deep local knowledge, strategic insight and a strong track record of maximising land value for our clients.





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## Key Highlights

- Outline planning consent for up to 50 dwellings
- 30% affordable housing
- Water neutrality secured via off-site credits (Nicholls Boreholes)
- Attractive edge-of-village location
- Vehicular access approved
- Total site area: approx. 3.17 acres (1.28 ha)
- Developable area: approx. 1.93 acres (0.78 ha)
- Freehold – vacant possession
- Close to Billingshurst and Petworth

## Executive Summary

Fowlers Estate Agents have been instructed by Welbeck Land to offer for sale this prime residential development site on the edge of the sought-after village of Kirdford. The site has outline planning permission for up to 50 dwellings, 30% of which will be affordable housing, along with access, landscaping and associated works.

## Location & Setting

Kirdford is a charming West Sussex village characterised by historic buildings, countryside walks, and a strong community feel. The site is located on the western edge of the village and benefits from easy access to Billingshurst mainline train station (London Victoria) and key routes such as the A272 and A29.

Welbeck

**A unique development opportunity for up to 50 dwellings with outline planning consent**





## Planning

Outline planning permission has been granted by Chichester District Council under application ref. 21/00466/OUT. The proposal includes up to 50 dwellings with all matters reserved except access. The site will be served by a new vehicular access point and includes generous green infrastructure and landscaping provisions.

Access to a data room is available on request.



All enquires to either Marcel Hoad or Jamie Hoad where a full data room is available.

Viewings available on request

