
FW: Westhouse Farm, Henfield Road, Albourn, Hassocks, West Sussex, BN6 9DE



Dear Ben,

Further to our recent meeting at West House Farm, I write to confirm my thoughts on the place.

It was good to have a refresher look over the place which is well known to me from previous dealings for the former owners and as part of my firm's long standing local agency and property consultancy services in the area.

The handsome 4-bedroom Grade II Listed farmhouse is ready for sympathetic modernisation and renovation and as part of those proposals your pending application shows minor amendments to the layout and a small single storey rear extension to make the accommodation more conducive to modern family living and then with a oak framed twin carport to replace the less appealing timber and corrugated sheet outbuilding. The proposed works to the old farmhouse in order to be in keeping with its heritage are likely to be at least around the £500,000 level in order to do justice to the place and its setting.

To the rear there is then the separately Grade II Listed Sussex Barn and a range of mixed age single storey byres, stables and stores. It is proposed as part of the sympathetic restoration and improvement of this barn and buildings to create a 4-bedroom residential conversion plus 1-bed annexe and ancillary outbuildings. The planning pre-app from April 2020 considered that as the barn was no longer fit for agricultural purposes that its conversion to a dwelling would ensure long term benefits in terms of its repair and maintenance. This would certainly be the case but with the cost of renovation and conversion of the barn and buildings anticipated to be well in excess of £1m it would not be financial viable or practical to be considering converting the barn into accommodation ancillary to the farmhouse as the end combined investment on both properties at in excess of £1.5m would not be viable for a property if retained and renovated and converted as one self-contained unit as the end value and saleability of the finished product would not be there and as illustrated in the figures below.

I have summarised below my thoughts on approximate values for each of the following scenarios and assuming a commensurate amount of land for the stables:

- 1. The farmhouse, barn and outbuildings as they currently stand unrenovated and no consents granted for extension/conversion: £1.35m.*
- 2. The house extended and renovated but with the barns etc... in their current condition: £1.65m.*
- 3. The house extended and renovated but with the barn restored just as a barn and the remaining outbuildings in their current condition: £1.8m.*
- 4. The house extended and renovated but with the barn converted and extended to a 2-bedroom annex and other outbuildings renovated: £2m.*

5. The house extended and renovated but separated from the barn and outbuildings which have been renovated and converted to a separate residential unit as per the proposed plans: £1.45m.

6. The barn extended and converted to a separate residential unit with the other outbuildings replaced/refurbished as per the proposed plans and the separate house also extended and renovated: £1.55m.

I therefore consider that, for the most practical and viable long-term solution that sees the appropriate restoration and improvement of both Grade II Listed structures, the renovation as two separate freehold units is the most sensible and financially viable solution. Furthermore, I consider that the currently proposed scheme would see an enhancement to each building in not only preserving each heritage asset for the long term but also improving them by removing some of the less attractive 'newer' additions and replacing them with more appealing structures of traditional build.

Do please let me know if you require any additional input or information.

With kind regards.

Rowan



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