



Diddlesfold Manor Farm

Northchapel, Petworth, West Sussex GU28 9EN

Batcheller
Monkhouse

Diddlesfold Manor Farm

A 116.5 acre grass farm/equestrian property in a stunning rural location with fine views over its own undulating farmland to distant wooded hills.

FOR SALE AS A WHOLE OR IN LOTS

LOT 1

- Rare opportunity to develop a substantial equestrian property
- Planning consent for detached cottage
- Planning consent for impressive equestrian/agricultural complex with 10 stables
- Planning consent for sand school
- Substantial existing buildings
- Attractive pasture land
- About 26.7 acres

LOT 2

- Existing pair of 3 bedroom cottages
- Planning consent to replace with 4 bedroom detached house
- Slightly elevated with fine views
- Paddock and grassland
- Road Frontage
- About 20.2 acres

ALSO AVAILABLE

- Attractive pasture land
- Lake
- Indigenous woodland
- Beautiful countryside
- Road Frontage
- About 69.6 acres



AMENITIES

The farm is set in lovely countryside close to the West Sussex/Surrey border with views from certain parts of the farm over delightful countryside, framed by distant wooded hills. Hacking is available via a public bridlepath, and the village of Northchapel is a short walk away with a village shop and other amenities. The general area is extremely sought after lying within striking distance of Haslemere, Petworth and Midhurst. Haslemere is approximately 5 miles to the north west with a variety of independent shops, restaurants and a mainline train service to London (Waterloo). The historic town of Petworth lies about 5.5 miles to the south and beyond is Goodwood which plays host to events such as horse racing, golf and The Festival of Speed.

DESCRIPTION

The farm lies in single block of mainly grassland, and is ideal for those wishing to follow equestrian or agricultural pursuits, and build their own property. The farm is available as a whole or in lots.

Lot 1: This consists the main part of the farm which includes planning consent for a detached cottage and the existing farm buildings, which comprise:

- Substantial lock up storage barn, 60ft x 45ft (18.2m x 13.7m), timber clad with two eaves height roller doors.
- Recently built 'L' shaped steel framed agricultural barn 80ft x 32ft (24.3m x 9.7m) and 65 ft x 32 ft (19.8m x 9.7m), sectional concrete and space board walling.
- Steel framed covered stock yard, 72 ft x 56 ft. (21.9m x 17m).
- Timber cubicle shed, 47ft x 21ft (14.3 x 6.4m).
- Two old timber stables, approximately 12ft x 12ft (3.6m x 3.6m each).

The land lies in a block of pasture fields bordered by traditional mature hedging and fencing. It extends to approximately 26.7 acres (10.80 ha).





Lot 2:

A rare opportunity for a rural building plot in a slightly elevated position with fine views. Planning consent has been granted for the demolition of the existing pair of cottages (1 agriculturally tied) and to replace them with a detached traditional styled 2 storey house (approximately 1,833 sq.ft.) which will have well laid out accommodation including an entrance hall with cloakroom and study off, open plan farmhouse style kitchen/dining room, separate utility room and large living room. On the first floor there will be 4 bedrooms all with en-suites.

The plot has its own drive and will have the benefit of an adjoining paddock and field beyond with road frontage. Approximately 20.2 acres (8.17 ha).

Also Available with Either of the Above 2 Lots:

An attractive block of land comprising pasture fields, indigenous woodland and a beautiful lake. In all approximately 69.6 acres (28.16 ha).

Planning Notes:

1. Planning consent was granted under SDNP/19/04441 which gave consent for the demolition of the 2 existing cottages (in Lot 2) and the erection of a detached house (Lot 2), and the cottage (Lot 1)

2. Planning consent has been granted (reference: SDNP/18/00474) to replace the stock barn and cubicle shed with an impressive equestrian/agricultural complex which will include a stable yard with ten stables, feed and tack room, carriage room, welfare room and barn, together with a 60m x 20m outdoor sand school, for private equestrian use.



ADDITIONAL INFORMATION

Local Authority: South Downs National Park Authority, North Street, Midhurst, West Sussex, GU29 9DH. Telephone: 01730 814810 www.southdowns.gov.uk

Subsidy Schemes: It is understood that the farm is registered under the Basic Payment Scheme and entitlements (excluding the 2021 payments) will be available by separate negotiation.

Services: (not checked or tested) It is understood that mains water, electricity and drainage are connected.

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements.



The no through entrance road is a public bridleway providing direct hacking.

Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number WSX394972.

EPC: Existing cottages - No. 1 EPC Rating D. No. 2 EPC Rating F.

DIRECTIONS

From Petworth proceed northwards on the A283 towards Chiddingfold, and after approximately 5 miles the village of Northchapel will have been reached. Shortly after entering the village, turn left sign posted Hillgrove, immediately before the Shere 4x4 garage. Follow the lane for a short distance and as the road bears sharp left turn right into a no through road. The cottages and farm buildings will be found on the left hand side.

RMP/15/12/2020



VIEWINGS

For an appointment to view please contact our Pulborough Office:
T 01798 872081 E sales@batchellermonkhouse.com

Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock and ensure gates are shut at all times.

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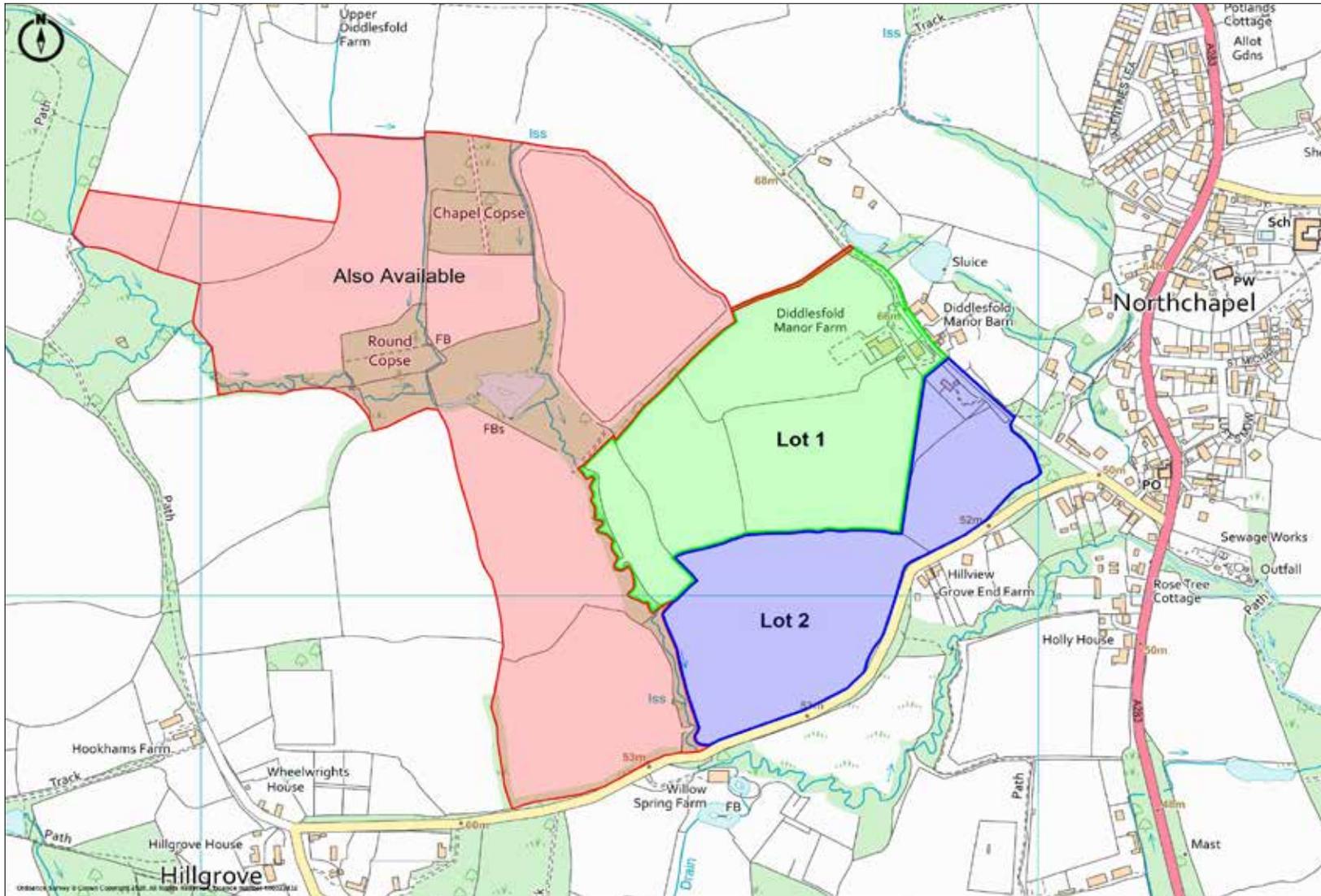
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Promapv2
LANDMARK INFORMATION

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Licence number 100022432
Plotted Scale - 1:7500. Paper Size - A4

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NOTE:

Batcheller Monkhouse gives notice that:

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3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

