

CHURCHILL  
COUNTRY & EQUESTRIAN



OLD HELYERS  
WISBOROUGH GREEN, WEST SUSSEX

# Old Helyers

Kirdford Road, Wisborough Green, West Sussex, RH14 ODD

*An extensive equestrian property with fantastic facilities which also benefits from planning permission to replace the existing 2 bedroom mobile home with a new dwelling.*

*Old Helyers is situated just outside of Wisborough Green and has good access to a number of bridleways which are accessed from the nearby Skiff Lane.*



## The Property

### EQUESTRIAN FACILITIES

#### Main Yard

- ~ 11 Stables of varying sizes
- ~ Secure tack room
- ~ Adjoining office / mess room
- ~ Additional large stable/stall, feed room and lean-to store

#### Additional Stabling & Facilities

- ~ Shetland pony box
- ~ 4 Stables
- ~ 3 timber stables
- ~ Tack / Feed store
- ~ Steel framed and clad open storage barn for hay/bedding

#### Other Facilities

- ~ 27m x 18m Indoor School with a sand and rubber surface, kick boards, mirrors and lighting
- ~ 60m x 20m Floodlit Outdoor School with a sand and rubber surface and viewing box
- ~ 4 bay Horsewalker

#### THE LAND

~ In all, c. 14 acres of well fenced (all fencing is new Equi-wire fencing) grazing, divided into a number of paddocks. A hardcore track leads down to a larger field which has water connected.

#### ACCOMMODATION

This is currently in the form of a relatively new 2 bedroom mobile home comprising a kitchen, living room, 2 bedrooms and a bathroom. However planning permission has been granted to replace this with a brick-built dwelling.









### **FURTHER INFORMATION**

*Old Helyers is being sold as a going concern, however it is not currently running as a livery yard although it has been in the past. The Limited Company (C & C Equine Services Ltd) is to be purchased with the Freehold (Old Helyers) being the principal asset. For any further information on this please ask the Agent.*

### **PLANNING PERMISSION**

Planning permission has been granted by Chichester District Council (Reference 19/00124/FUL) for:

***‘Replacement of existing permanent residential caravan with a new dwelling and relocation of the existing access’.***

The proposed dwelling comprises an open plan kitchen / lounge, a separate snug / office, a boot room and a cloakroom with downstairs WC. Upstairs there are 2 double bedrooms; one with an en-suite and there is also a separate family bathroom.

*Please note that there is an equestrian tie on the dwelling; ‘the occupation of the dwelling shall be limited to a person or persons solely or mainly employed in the equestrian business occupying the plot known as Old Helyers Stud Farm’.*

**Services:** Mains electricity and water. Private drainage.

**Local authority:** Chichester District Council · 01243 785166 / [www.chichester.gov.uk](http://www.chichester.gov.uk)

**Tax Band:** G

**EPC:** N/A

**Tenure:** Freehold

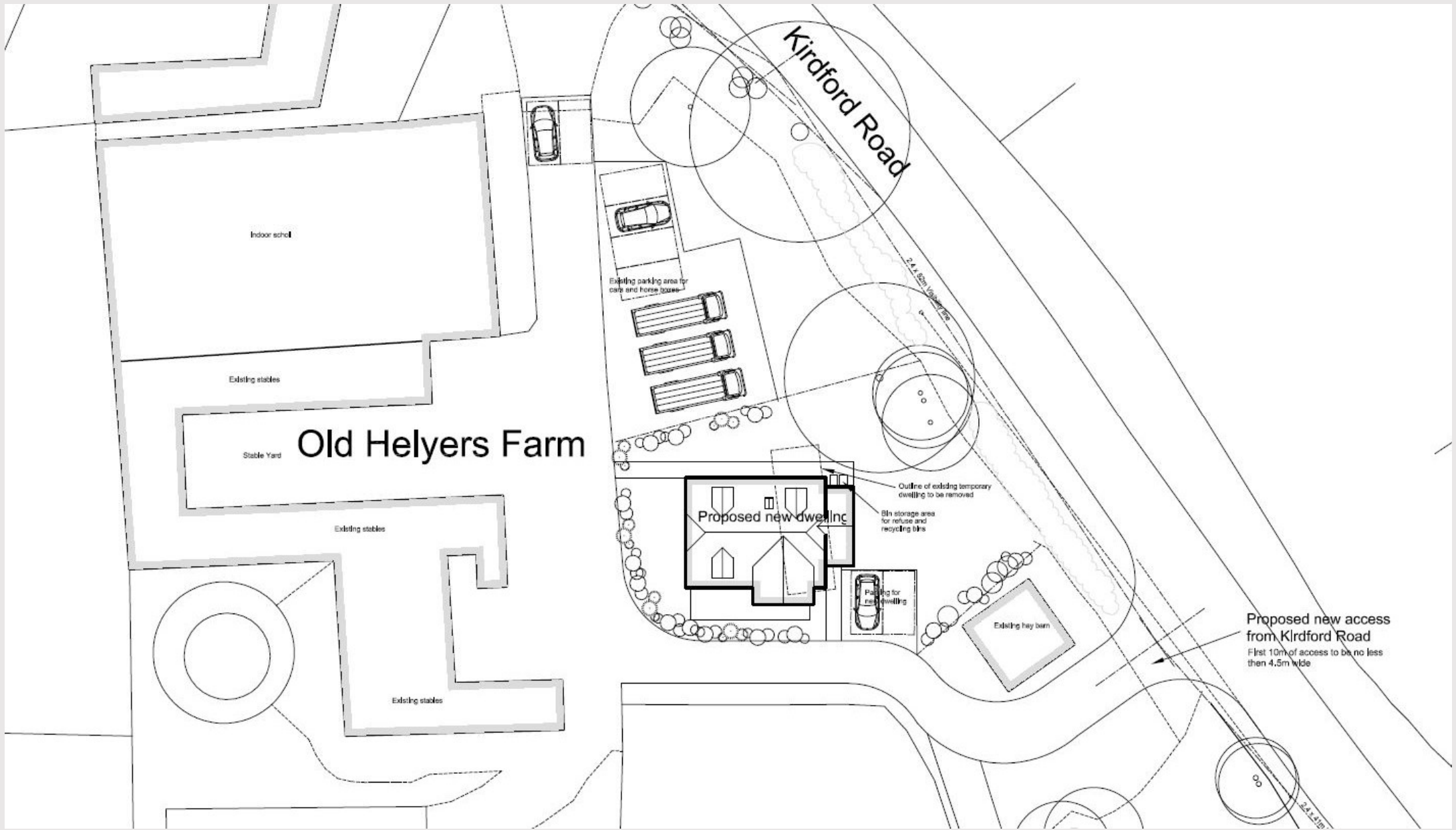
**Photographs:** Taken October 2019

**Viewings:** All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents – 01403 700222.









Indoor school

Existing stables

Stable Yard

Existing stables

Existing stables

# Old Helyers Farm

Kirdford Road

Existing parking area for cars and horse boxes

Proposed new dwelling

Outline of existing temporary dwelling to be removed

Bin storage area for refuse and recycling bins

Parking for new dwelling

Existing hay barn

Proposed new access from Kirdford Road

First 10m of access to be no less than 4.5m wide

2.4.2.5m (8ft) wide

2.4.2.5m (8ft) wide



### External Materials

#### Roof

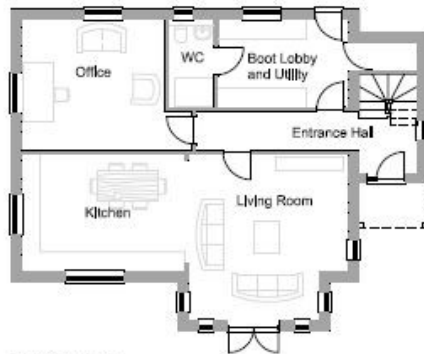
Roof to be clad with plain clay tiles with bonnet hip tiles. Dormers to be clad with plain tile hanging

#### Walls

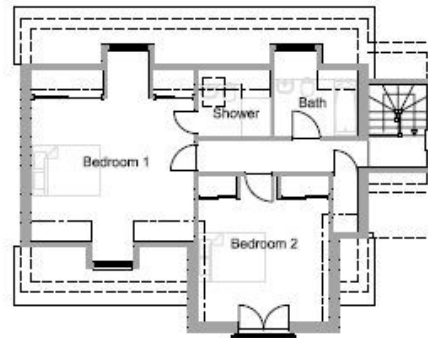
External walls constructed with re/brown multi stock brick work. At first floor level, where indicated on elevations walls to be clad with plain tile hanging

#### Doors and Windows

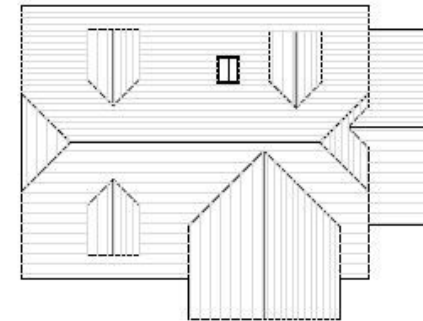
Doors and windows to be painted timber or white UPVC



Ground Floor



First Floor



Roof Plan



scale 1:100 @ A1

