



Chantry Farm

Coneyhurst, Nr. Billingshurst, West Sussex

CGI image of the already consented conversion of the Sussex Barn and then with the potential interlinking and conversion of the existing farm workshop/store/office to join with the barn and the farmhouse and subject to any further consents needing to be granted.





Chantry Farm,

West Chilton Lane, Coneyhurst, Nr. Billingshurst,
West Sussex RH14 9DY

Available for sale as a whole or in two lots

- A very attractive grassland farm occupying an enviable rural position with stunning views to a wide breadth of the South Downs & surrounding Sussex countryside. Within 3 miles of Billingshurst (with mainline station) & 8 miles of Horsham. EPC 'C'. Council Tax Band E.
- **LOT 1:** Superb modern oak framed farmhouse (Agricultural Occupancy Condition) finished to a very high standard including fine first floor open plan living/dining/kitchen & balcony; ground floor part galleried entrance hall, principal en-suite bedroom, 2 further double bedrooms, bathroom & utility.
- Brick & tile workshop/store. Adjoining South facing pasture land. Approx. 17.14 acres (6.94Ha). Guide Price Range: £1,300,000-£1,350,000.
- **LOT 2:** Sussex Barn with consent (DC/21/2531) for 3-bedroom independent residential conversion together with garden & paddock. Approx. 2 acres (0.81 Ha). Guide Price: £450,000.
- **Part of Additional adjacent pasture and woodland** of c. 22 acres (8.90Ha) potentially available for sale by separate negotiation.



Description

Chantry Farm comprises an extremely attractive grassland farm occupying an enviable rural position from its partly elevated ridge point in the heart of the Sussex Weald and enjoying sensational views to a wide breadth of the South Downs and including from parts of the land to the well-known landmark of Chanctonbury Ring and as well over surrounding farmland and woodland. The farm is available for sale as a whole or in two lots including the farmhouse and main area of land and then an adjoining Sussex Barn with consent for an independent conversion plus paddock. In addition, there is an area of adjacent pasture and woodland extending to c. 22 acres (8.90Ha) and part of which may potentially be available for purchase by separate negotiation.





LOT 1 (red on plan): This includes a superb oak framed modern farmhouse built to a high standard and finish and with an Energy Performance Rating of C (76) and with the finish being to Code Level 3 of the requirements for sustainable homes. The external elevations of the handsome barn style house includes a brick plinth with oak weatherboarded clad walls interjected with a number of oak double glazed windows and doors and under a pitched and part hipped roof covered in clay tiles and with feature French doors and first floor balcony to the South elevation to take advantage of the panoramic views over the property's own land and beyond. Similarly, the design of the house has sought to maximise the lovely position and views, with the main living accommodation being to the first floor and accessed by an oak staircase from the **galleried ground floor reception hall**.

As you step in from the front door there is a great feeling of light and volume to the house plus the character of the extensive exposed mellow oak beams and joinery exposed to the full vaulted roof height. The whole of the ground floor comprises **limestone flagged floors with underfloor heating** which combined with good levels of insulation allows heat to filter up to the first floor. There are oak doors throughout and the fine oak staircase with glazed inset panels rises to the first-floor main living space with vaulted ceiling and exposed oak framing and trusses lit by conservation rooflights and with oak floorboards.

The open plan accommodation faces to all points of the compass with the main focus being to the South and with French doors out to the **covered balcony with beautiful panoramic views** over the garden, pasture land and beyond and with similarly good views to the North over the adjoining pasture and woodland. To the South end is a **sitting and living area** which thence opens up to the very smart **bespoke kitchen** by DG Clifton & Son with good range of hand-built fitted cupboards and soft close drawers under light granite worktops and encompassing integrated Bosch dishwasher, integrated fridge and waste bin, sink unit, Neff induction hob and two ring LPG gas side hob with pop up extractor behind and twin Neff fan ovens below. **Good size dining area to one side with space for table to seat 12**. In addition to discreetly concealed lighting and up-lighters to show off the lovely exposed and vaulted roof and timbers, there is extensive ethernet cabling for tv, internet and lighting and with App-controlled heating and individual thermostats to ground floor.

To the ground floor from the reception hall with linen cupboard housing Megaflo pressurised hot water cylinder and underfloor heating controls there is a useful **utility room** with door to outside, points for washing machine and dryer and fridge freezer, stainless steel sink, cupboards below and wall mounted Worcester LPG gas fired boiler. The **principal ensuite bedroom** faces South and East with French doors to the terrace and lovely views, **dressing area recess and ensuite wet room** with limestone tiling to wet area, wash hand basin with integrated cupboard and w.c with concealed cistern, heated towel rail and extractor. **Double bedrooms two and three face East** and as does the **family bathroom with luxury fittings** by Villeroy & Boch including bath with hair shower, pedestal wash hand basin, w.c and heated towel rail.

CGI image of the already consented conversion of the Sussex Barn and then with the potential interlinking and conversion of the existing farm workshop/store/office to join with the barn and the farmhouse and subject to any further consents needing to be granted.







Outside, from the **driveway and area of parking** in front of the barn, there is a useful **detached brick and tile workshop/store** with power and light connected and providing good potential subject to any planning consents. Paved terracing surrounds the house and widens to the South side to provide a **lovely viewpoint and spot for alfresco dining** overlooking the lawned area of **garden** with end beds and thence opening up to the pasture land. *N.B. The mobile home will be removed by the vendors prior to completion.*

To the East side is a **home paddock with twin mobile field shelter** and then the main area of **pasture land gently slopes to the South** and with woodland shaw to the West side. **Lot 1 extends overall to approx. 17.14 acres** and is considered to offer **good scope for a variety of agricultural, horticultural and small holding interests and including potential vine planting and wine production.**

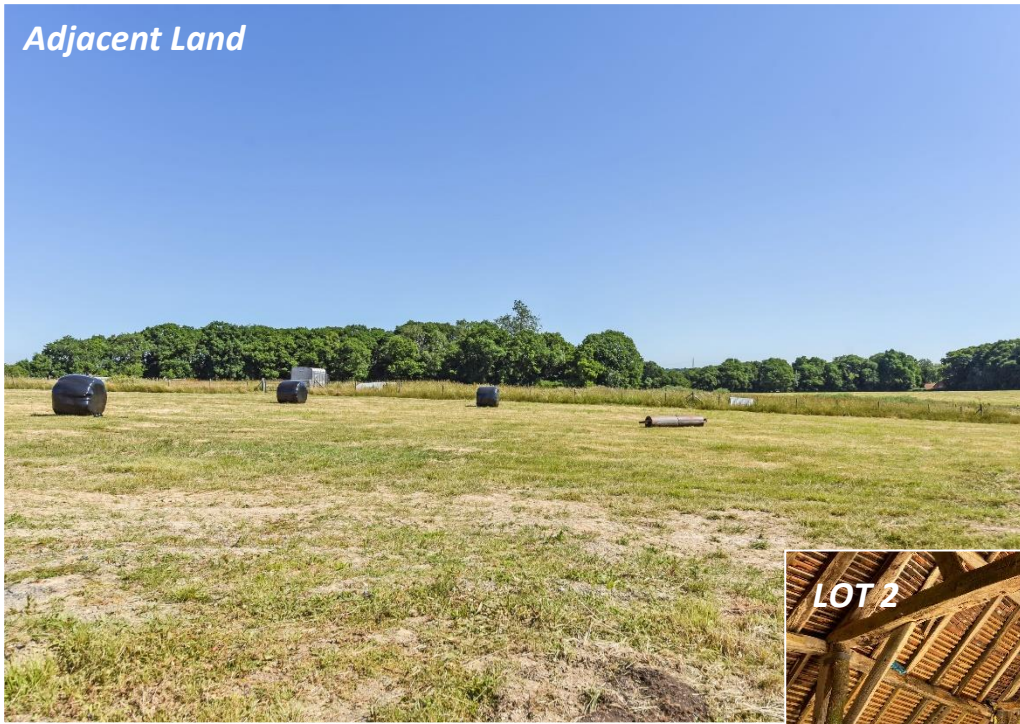
The farmhouse was built subject to planning consent granted in 2013 ref. DC/13/0698 which includes Condition 2 "***The occupation of the dwelling shall be limited to a person solely or mainly working or last working in the locality in agriculture as to defined in Section 336 (1) of the Town and Country Planning Act, or in forestry, or a widow or widower of such a person and to any resident dependants.***" The reason for the Condition being that development of a new house in the countryside would not ordinarily be permitted unless it was justified as essential to the needs of agriculture or forestry.



LOT 2 (blue on plan) comprises an appealing **timber framed and part brick Sussex barn** of two storeys and of three bays with weather bordered elevations under a tiled pitched and hipped roof. The barn was originally granted prior approval under Class Q for change of use from an agricultural building to a dwelling house on 20th May 2019 (ref. DC/19/0692). Approval of reserved matters under this consent was granted on 15th March 2021 (ref. DISC/21/0029). **Full planning consent was then granted on 6th January 2022 (ref. DC/21/2531) for conversion of the barn into an independent dwelling with lean-to veranda, associated parking and garden area.** As a conversion of an existing building there are **no** occupancy constraints on the Sussex barn. A copy of the planning consent is appended and with full details available on the Horsham District Council planning portal.

The proposed accommodation as shown on the originally consented plans comprised a semi open plan ground floor accommodation with **vaulted central bay with galleried landings over** and including **living and dining area** and then with **kitchen** to one corner, **cloakroom** and ground floor **bedroom three**. To the first floor, there are two proposed staircases to small galleried landings overlooking the dining area below and with fully exposed timbers and then **two en-suite bedrooms either side**. Outside, proposed parking and garden areas with additional pasture land stretching to the West. **Lot 2 extends overall to approx. 2 acres (0.81Ha).**

Adjacent Land



LOT 2



LOT 2



The purchaser of Lot 2 will be responsible for complying with the necessary planning conditions applicable to the development, or any subsequent permitted schemes and along with any applicable Community Infrastructure Levy (CIL) for the conversion, but where there is the scope to potentially apply for a self-build exemption.

Additional Land (green on plan): To the North of Lots 1 and 2 is an area of pasture land that is planned to be retained by the vendors to accompany their new barn in the process of conversion some distance to the East and out of direct viewpoint of Lots 1 and 2. Alternatively, part of this circa 22 acres of adjoining pasture with small area of woodland may potentially be available for sale by separate negotiation with either Lots 1 or 2 and subject to final negotiation on terms and protective covenants and easements and reservations between the different parts.

Location

Coneyhurst (named after the old words for 'rabbit-wood') is a rural hamlet between Coolham and Billingshurst which is approximately 2.75 miles driving distance and includes a good range of local facilities as well as a mainline railway station with services to London Victoria. The old market town of Horsham with extensive facilities, plus mainline railway station, cinema/theatre and good range of schools is approx. 8 miles, whilst the local settlements of Storrington and Pulborough are both within 6.5 miles. The cosmopolitan coastal city of Brighton with an extensive range of many facilities and recreational pursuits is approximately 23 miles, whilst Gatwick airport is circa 24 miles.

There are a good range of both state and independent schools for all age groups in the area. There are a good range of local footpaths including a public footpath running along the drive serving Lots 1 and 2 and then also a path along the Southern section of the land to Lot 1.

Information

Particulars prepared April 2023 (photos June 2022) (ref RBA).

LOT 1: Mains water and electricity. LPG (with under ground tank) fired central heating. Private modern sewage treatment plant.

LOT 2: Easements will be granted over Lot 1 and the vendors' retained land to connect to mains water and electricity supplies. The purchaser will be required to install a private drainage system for Lot 2 within the confines of the property.

LOT 1: Freehold title part WSX253192, WSX407721 and part WSX169145.

LOT 2: Freehold title part WSX253192 and part WSX169145.

If the property is sold in lots, details on the ownership and future maintenance of boundaries between lots will be included as part of the terms of sale and further details of which are available from the Agents including regarding division of services plus reservation for easements and rights of way and general covenants. **The vendors reserve the right not to sell Lot 2 until such time as Lot 1 has been sold.**



Mr Gareth Evans
White & Sons
3 Massetts Road
Horley
RH6 7PR

Application Number: DC/21/2531

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Mr M Taylor c/o White & Sons

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Conversion of barn into dwelling with lean to veranda, associated parking and garden area

Chantry Farm West Chiltington Lane Coneyhurst West Sussex

to be carried out in accordance with Application No. DC/21/2531 submitted to the Council on 12/11/2021 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 06/01/2022

- 1 **Plans Condition:** The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Location & Block plan	Site Location & Block Plans	DE437_01 P5	12.11.2021
Elevation plan	Proposed	2019/11/3 REV A	12.11.2021
Floor plan	Existing and Proposed Floor Plans	2021/13/1 REV B	12.11.2021

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 **Standard Time Condition:** The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the car parking spaces necessary to serve it have been constructed and made available for use in accordance with approved drawing number DE437_01 rev P5. The car parking spaces permitted shall thereafter be retained as such for their designated use.

Reason: To provide car-parking space for the use in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 4 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until provision for the storage of refuse and recycling has been provided within the side or rear garden of the dwelling. The facilities shall thereafter be retained for use at all times.

Reason: To ensure the adequate provision of refuse and recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the cycle parking facilities serving it have been provided within side or rear garden of the dwelling. The facilities shall thereafter be retained for use at all times. The cycle parking facilities shall thereafter be retained as such for their designated use.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

- 6 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until a fast charge electric vehicle charging point for that dwelling has been installed. As a minimum, the charge point specification shall be 7kW mode 3 with type 2 connector. The means for charging electric vehicles shall be thereafter retained as such.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

- 7 **Pre-Occupation Condition:** No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of 30 megabytes per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 8 **Regulatory Condition:** The materials to be used in the development hereby permitted shall strictly accord with those indicated on the plan reference 2019/11/3 rev A and illustrated on the submitted Materials Schedule.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of visual amenity and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 9 **Regulatory Condition:** The dwelling hereby permitted shall meet the optional requirement of building regulation G2 to limit the water usage of each dwelling to 110 litres per person per day. The subsequently approved water limiting measures shall thereafter be retained.

Reason: To limit water use in order to improve the sustainability of the development in accordance with Policy 37 of the Horsham District Planning Framework (2015).

- 10 **Regulatory Condition:** If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

- 11 **Regulatory Condition:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order) no development falling within Classes A, B, C, D, E, F, G and H of Part 1 of Schedule 2 of the order shall be erected, constructed or placed within the curtilage of the development hereby permitted without express planning consent from the Local Planning Authority first being obtained.

Reason: In the interest of visual amenity and due to intrinsic historic and aesthetic quality of the barn, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

Note to Applicant

The Applicant is advised that the application site is located in close proximity to a Public Right of Way (Footpath 1927). The Applicant is advised:

- A. The granting of planning permission does not authorise obstruction of, interference to or moving of any Public Right of Way (PROW); this can only be done with the prior consent of West Sussex County Council (WSSCC), as highway authority, and possibly also a legal Order process by the relevant local planning authority. Further advice can be provided on request.
- B. Safe and convenient public access is to be available at all times across the full width of the PROW, which may be wider than the available and used route - advice on the legal width can be provided by the WSSCC PROW Team.
- C. The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and / or chemicals during any works. These will constitute an offence of obstruction under the Highways Act 1980.
- D. No new structures, such as gates and stiles, are to be installed within the width of the PROW without the prior consent of the WSSCC PROW Team. These will constitute an offence of obstruction under the Highways Act 1980.
- E. Any down pipes or soakaways associated with the development should discharge into an existing or new drainage system and away from the surface of the PROW. No drainage system is to be installed through the surface of the path without the prior consent of the WSSCC PROW Team.
- F. Where the ground levels adjacent to the PROW are to be raised above existing ground levels, this could increase the potential to flood the path. A suitable drainage system must be installed adjacent to the path to a specification agreed with the WSSCC PROW Team prior to development commencing.
- G. Any alteration to or replacement of the existing boundary with the PROW, or the erection of new fence lines, must be done in consultation with the WSSCC PROW Team to ensure the legal width of the path is not reduced and there is no unlawful encroachment.

- H. Access along a PROW by contractors' vehicles, deliveries or plant is only lawful if the applicant can prove it has a vehicular right; without this an offence under the Road Traffic Act 1988 section 34(1) is being committed.
- I. The applicant is advised that a public access right has precedence over a private access right. Where a PROW runs along a route also used for private access purposes, usually for private vehicle access, this shared use has the potential for accident or injury - the applicant must consider how access is managed so the public is not endangered or inconvenienced.
- J. Some properties have private rights over them for the benefit of a particular individual or property; for example, a landowner may have the right to drive over a neighbour's track to gain access to property. This right of access is granted to individuals and / or properties only and does not extend to the public. The WSSCC PROW Team does not hold records of private rights of access; the applicant is encouraged to check that no private access rights will be detrimentally affected by this proposal.
- K. It is an offence to damage the surface of a PROW without the prior consent of the WSSCC PROW Team. The applicant must supply a specification and secure the approval of the WSSCC PROW Team before works affecting the PROW begin, even if the surface is to be improved. Where a PROW surface is damaged and there was no prior consent, the applicant will be liable and required to make good the surface to a standard satisfactory to the WSSCC PROW Team.
- L. Where it is necessary to undertake works within the legal width of a PROW, e.g. install utilities, (or for development works immediately adjacent to a PROW that can not reasonably be managed through different Health and Safety practice) the applicant must be advised to apply to WSSCC PROW Team for a temporary path closure. The applicant must be advised there is no guarantee an application will be approved; that a minimum of 6 weeks is needed to consider an application.
- M. Where it will be necessary to permanently divert or extinguish a path 'to enable development to take place' by means of a Public Path Order (PPO) (most often under Town & Country Planning Act 1990 s257), to be applied for by the developer through the Local Planning Authority prior to development, WSSCC PROW Team is not able to grant a temporary path closure as a precursor to a PPO. In such circumstance, WSSCC PROW Team will only consider an application for a temporary path closure once the Local Planning Authority has made and confirmed a PPO.
- N. Consented development is often subject to various environmental requirements, which can impact on the availability of PROW. For example, Great Crested Newt fencing has often been known to be laid across a PROW, which is either subject to installation of unauthorised stiles or gates, or unlawfully diverted around the site edge. The applicant must be advised that any environmental licence, such as from Natural England, does not negate the need to provide the legal line of a PROW without additional structures.
- O. If the development proposes shared use of a PROW with vehicles (and / or introduces a vehicle crossing point of a PROW), which may increase the risk of accident or injury to a PROW user, then the applicant is encouraged to introduce signage to advise vehicle drivers of the hazard and to act responsibly.

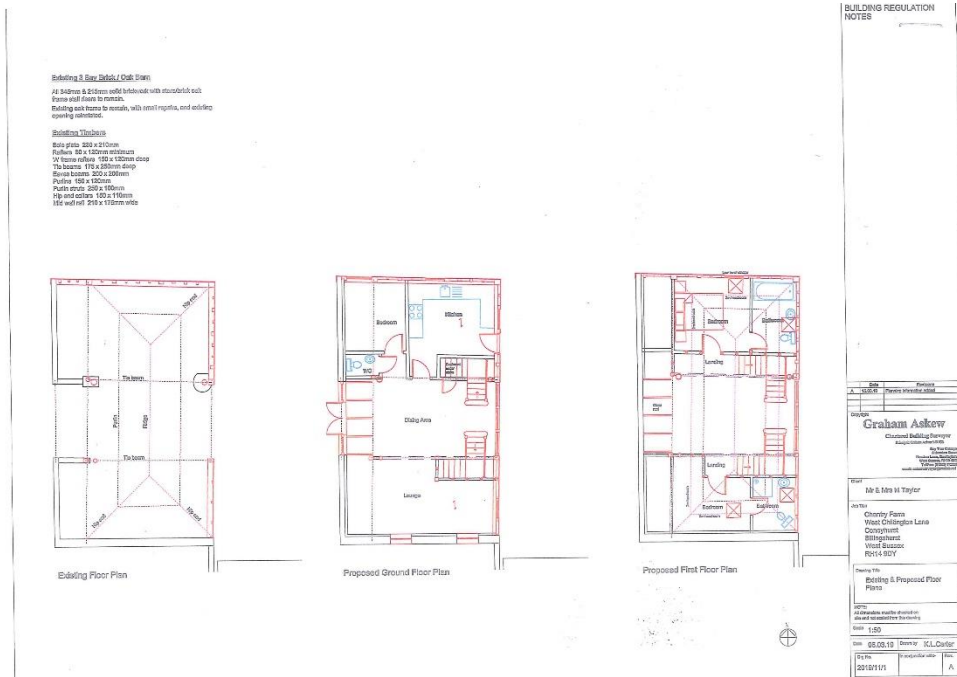
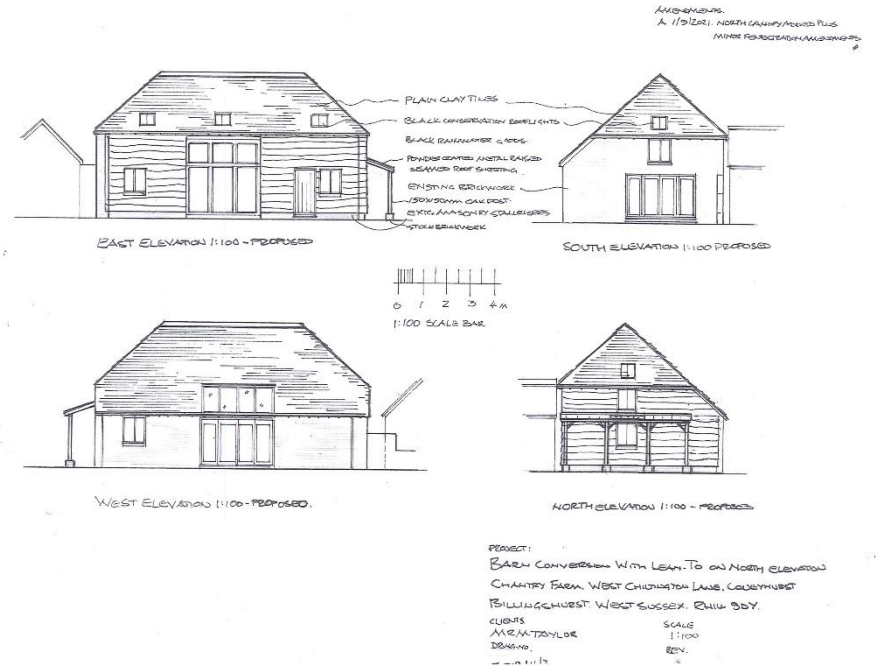
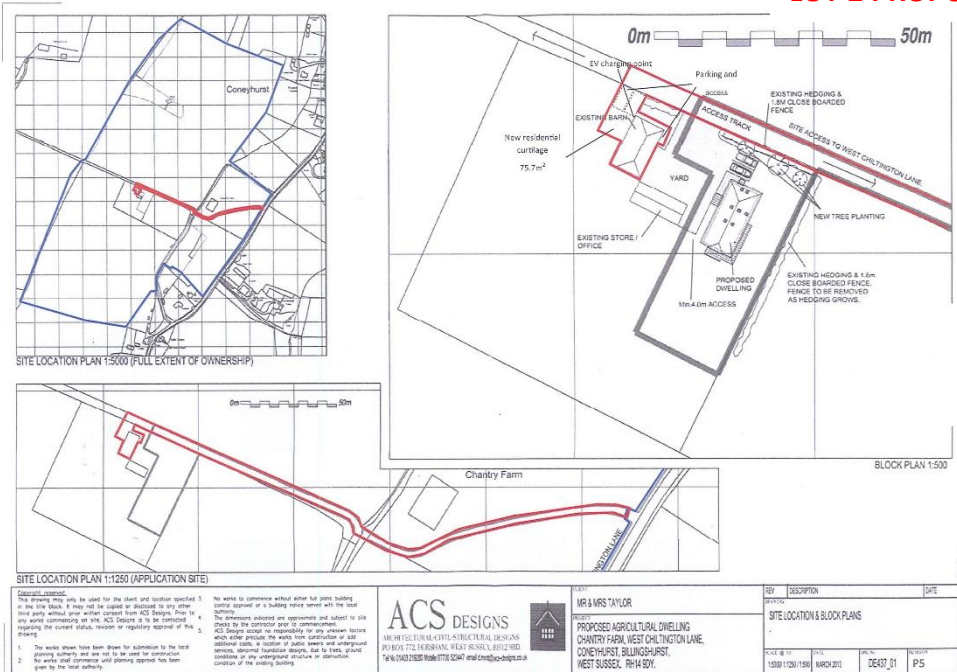
Note to Applicant – Community Infrastructure Levy (CIL):

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. This development constitutes CIL liable development.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

LOT 2 PROPOSED CONVERSION



Directions

From Billingshurst head East on the A272 towards Coolham, Cowfold and Haywards Heath and within approximately 2.5 miles take the first main right hand turning into West Chilton Lane South bound (not the North part of the lane). Thereafter continue along the lane until the entrance drive to the farm (see plan) is found on the right-hand side just before Balls Green Cottages on the adjacent side of the road. **Alternatively**, from the A272 heading West bound from Coolham crossroads, take the second lane on the left and then follow the directions as above and as shown on the plan.

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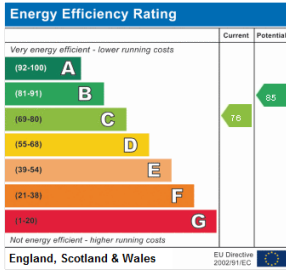
Viewing

Strictly by appointment with H.J. Burt's Steyning Office:

01903 879488

steyning@hjburt.co.uk

www.hjburt.co.uk

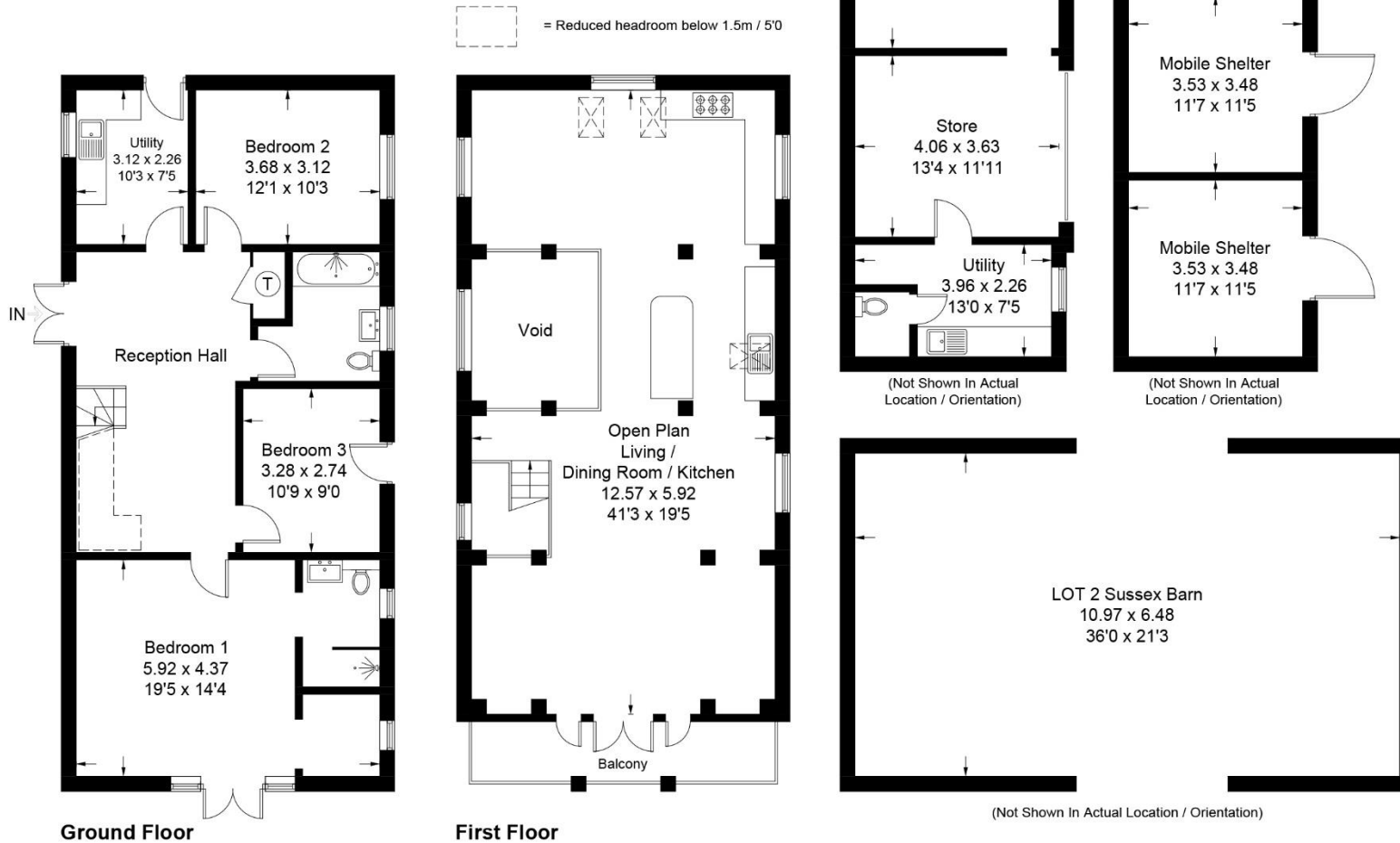


West Chiltington Lane, RH14

Approximate Gross Internal Area = 152.9 sq m / 1646 sq ft
(Excluding Void)

Outbuildings = 140.8 sq m / 1515 sq ft

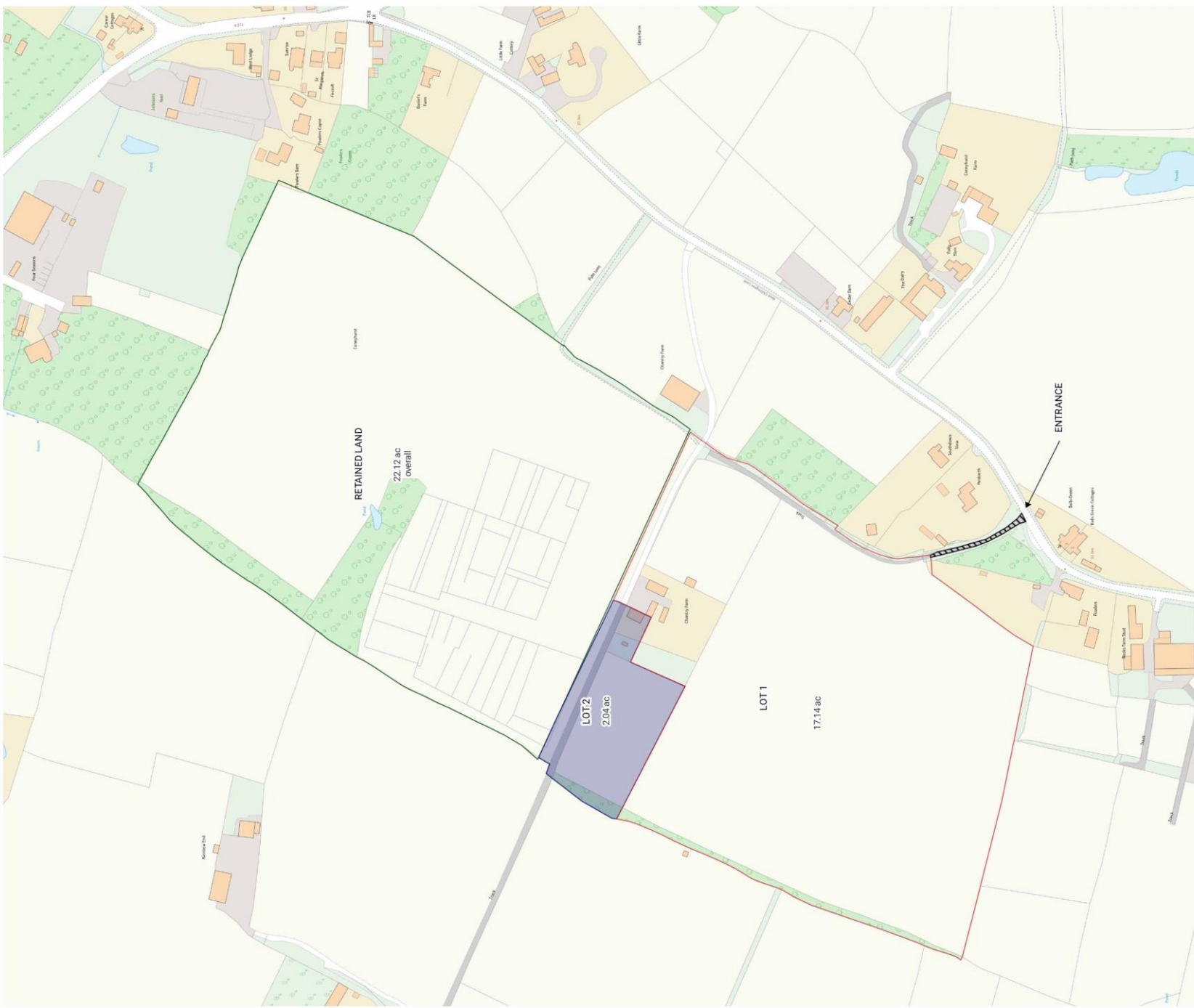
Total = 293.7 sq m / 3161 sq ft



PRODUCED FOR H.J BURT ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2022.(ID873259)

Chantry Farm,
West Chilmington Lane,
Coneyhurst, Nr. Billingshurst,
West Sussex





H.J. BURT
Chartered Surveyors : Estate Agents

The Estate Offices | 53 High Street | **Steyping** | West Sussex | BN44 3RE | **01903 879488** | steyping@hjburt.co.uk | www.hjburt.co.uk

IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

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