



Southview Farmhouse & Buildings (Terra Amata Farm)

Broadford Bridge Road, West Chilington, West Sussex





Southview Farmhouse & Buildings (Terra Amata Farm)

Broadford Bridge Road, West Chiltington, West Sussex RH20 2LF

Available for Sale as a Whole or in 2 Lots

- A very attractive grassland farm of approx. 16.41 acres (6.64Ha) occupying a desirable rural position with fine Southerly views over adjoining farmland & woodland. Including a detached farmhouse, pasture land with area of copse & ponds, plus an extensive range of buildings of excess 16,000sqft used for storage, but considered to have further potential, subject to the necessary consents. Freehold. Council Tax Band 'F' & EPC 'F' (Farmhouse).
- **LOT 1:** Detached farmhouse occupying a fine Southerly position set within attractive gardens with adjoining copse, stables adapted for use with campsite, ponds & wildlife area, pretty pasture land. Affording entrance Hall. cloakroom/shower room, open plan kitchen/dining/living room thence opening into large conservatory, utility room, ground floor bedroom 4, rear hall & studio/garden room. To the first floor: 3 double bedrooms & bathroom. Garden, pasture land, campsite area, ponds & copse. Approx. 11.43 acres (4.63 Ha). **GUIDE PRICE RANGE £1.35m - £1.4m.**
- **LOT 2:** Extensive range of farm buildings used for storage and considered to offer further potential for alternative uses (subject to all necessary consents). In excess of 16,000sqft plus adjacent pasture land, overall approx. 4.98 acres (2.02 Ha). **GUIDE PRICE £600,000.**
- Occupying a desirable rural location within 3.75 miles of Billingshurst including mainline railway station.

Description

Southview Farmhouse and adjoining land and buildings comprises the Northern section of Terra Amata Farm, an attractive grassland farm occupying a desirable rural position within the Sussex Weald with fine Southerly rural outlook over adjoining farm and woodland yet being within 3.75 miles of Billingshurst (with mainline station) and 12.5 miles of the old market town of Horsham. The Northern section of the farm is available for sale as a whole or in two lots and extends overall to approximately 16.41 acres (6.64 Ha).





LOT 1 comprises the larger lot with farmhouse and large pasture field stretching to the West beyond an attractive area of conservation wildlife ponds and water scrapes as well as younger area of copse and which area has formed a base for a camping enterprise including stables converted to a rest room and showers and cloakrooms. To the North side of this area is a further area of pasture land, all creating a very attractive setting for the farmhouse which sits in a good size garden with wide areas of lawn with colourful mixed planting in and around the farmhouse driveway and entrance. Originally built in the 1980's to serve the larger adjoining farm, the former agricultural occupancy condition has now been removed from the house which includes external brick and tile elevations with a mixture of wood or uPVC double glazed windows to the majority. The house includes later additions including single storey rear porch and garden room/studio to the rear and large conservatory/garden room to the South side of the house forming an excellent entertaining and recreation area overlooking the garden and the land beyond.

The farmhouse includes good size and bright accommodation spread over two floors and entered by **entrance hall** with **shower/cloakroom** with modern fittings, side **utility room** and thence doors leading into the **kitchen** and **dining room** which in turn connects with the **living room** to create a very attractive semi open plan main living area and linking to the South, East and West facing **conservatory/garden room** with wood floor, bifold and French doors to the garden. The kitchen includes a range of wood fitted units with 'chimney' corner with LPG fired Rayburn, point for dishwasher, sink. The double aspect sitting room includes a brick fireplace and woodburning stove and with pretty outlook over the garden and beyond. To the ground floor there is also **double bedroom four** and a **rear entrance hall** and **studio/garden room** overlooking the side and rear of the property.

To the first floor, **landing** with cupboard with hot water cylinder and doors to the **principal bedroom** which is of a good size and with sliding doors to further wardrobe recess and South facing window with extensive views, **double bedroom two** and **double aspect bedroom three**, also with lovely South facing outlook. Modern **family bathroom**.

Outside the farmhouse are **attractive gardens** thence leading to the areas of **tree planting, wildlife and conservation areas** and with gateways and side track interconnecting to the **pasture land** with understood organic status. **Lot 1 extends overall to approximately 11.43 acres** and will enjoy a right of way over the farm drive passing through LOT 2.

LOT 2 extends overall to approximately 4.98 acres with frontage to Broadford Bridge Road and includes an extensive range of farm buildings which have been re-utilised for storage use to a significant part, including storage of caravans for which there is a pending planning application for a Certificate Lawful Use (CLEUD) to regularise this long-established use.









The floorplans show the approximate extent of the **buildings extending overall to in excess of 16,000sqft** and with these former dairy buildings divided into different sections with a mixture of blockwork and sheeted walls and corrugated sheeted pitched roofs and with wide areas of concrete hard standing in and around the yard. To the South side, **open sided hay barn plus separate timber cabin/office**. The buildings are considered to offer further potential, subject to all necessary consents, for alternative changes of use or redevelopment To the North side and across the shared drive is an area of **level pasture land** and with frontage to the lane to complete the overall plot to LOT 2.

Location

The property occupies a desirable rural location to the South-East of Billingshurst, within 3.75 miles and which offers a good range of local shops and facilities as well as a mainline railway station with services to London Victoria. To the South is the large village of Storrington which also offers a good range of local facilities including Waitrose supermarket within 5.75 miles, whilst Pulborough is approximately 5.5 miles to the South-West and similarly offers a good range of facilities and supermarkets as well as a mainline train station. Worthing on the coast is approximately 14 miles distance and offers a wide range of recreation and other facilities as does the vibrant and cosmopolitan coastal city of Brighton (approximately 22 miles). The old market town of Horsham is within 12.5 miles, whilst Gatwick airport is approximately 27.5 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 in the area as well as riding along local lanes and interconnecting bridleways.

Information

Photos and particulars prepared September 2022 (Ref RBA). Freehold title being part of WSX174266.

LOT 1: Mains water and electricity. LPG fired central heating. Private sewage treatment plant. Council Tax Band 'F'.

LOT 2: Mains water and electricity. Easements will be granted over LOT 2 for service supplies supplying LOT 1 and as well as to the vendors' retained land to the South. A right of way will be reserved for LOT 1 along the drive (between the points A-B on the plan) at all times and for all purposes, subject to the owners of LOT 1 paying a fair proportion towards maintenance repair of the drive owned by LOT 2.

There will be general reservations between the lots for drainage outruns for roof and surface water run-off. 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 will be available from the Agents including regarding services 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.**





Directions

From the centre of Billingshurst head South on the A29 and then continue to Adversane crossroads and take the left/East road on the B2113 (there is also short-cut alternative route via Natts Lane and Marringdean Road) and continue along Adversane Lane to the Broadford Bridge junction taking the right hand turning (South) into Broadford Bridge Road. Continue along this lane and the signposted entrance to Terra Amata Farm (leading to Southview Farmhouse and Buildings) will be seen on the right hand side.

Viewing

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

01903 879488 steining@hjburt.co.uk www.hjburt.co.uk





LOT 1

Southview Farmhouse & Buildings (Terra Amata), Broadford Bridge Road, West Chiltington, West Sussex



LOT 1

Broadford Bridge Road, RH20

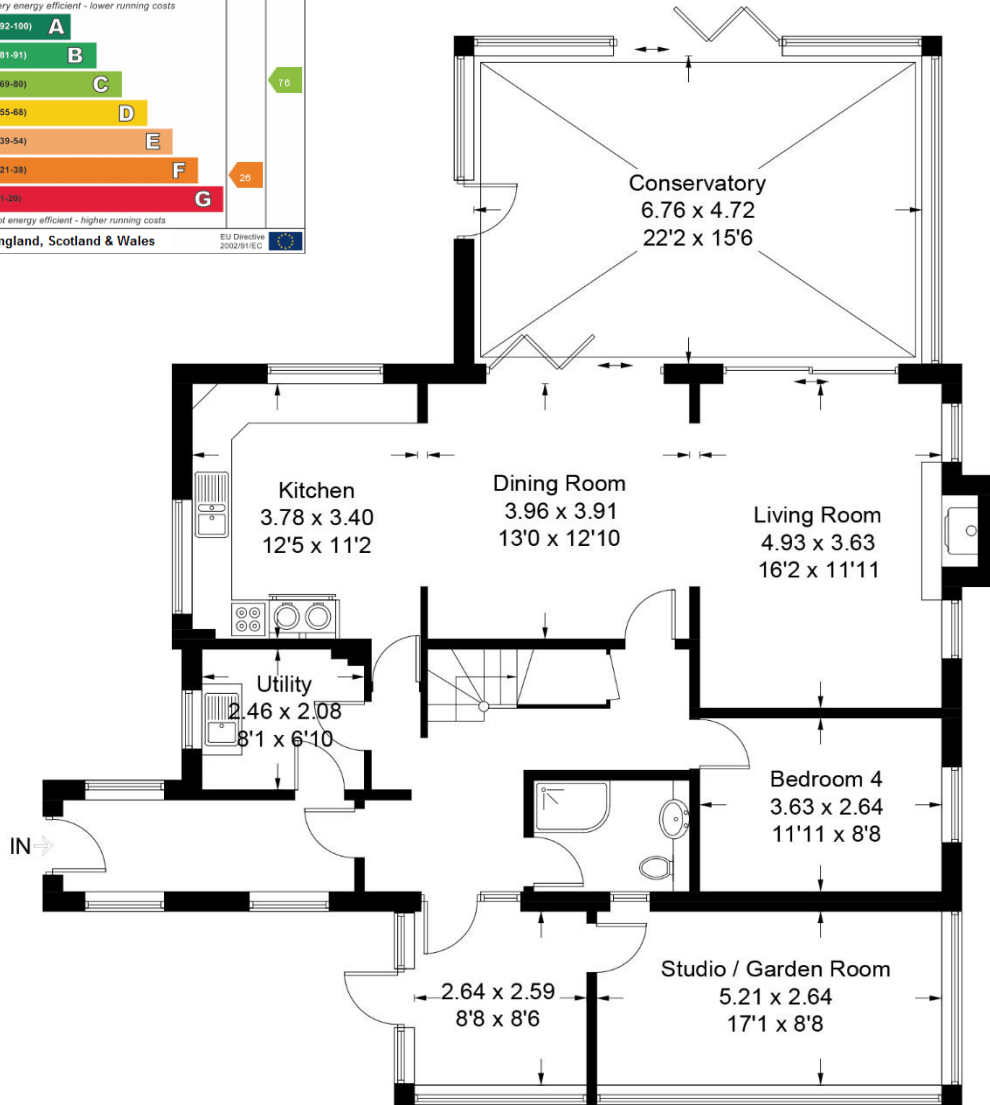
Approximate Gross Internal Area = 215.6 sq m / 2321 sq ft

Old Stables = 24 sq m / 258 sq ft

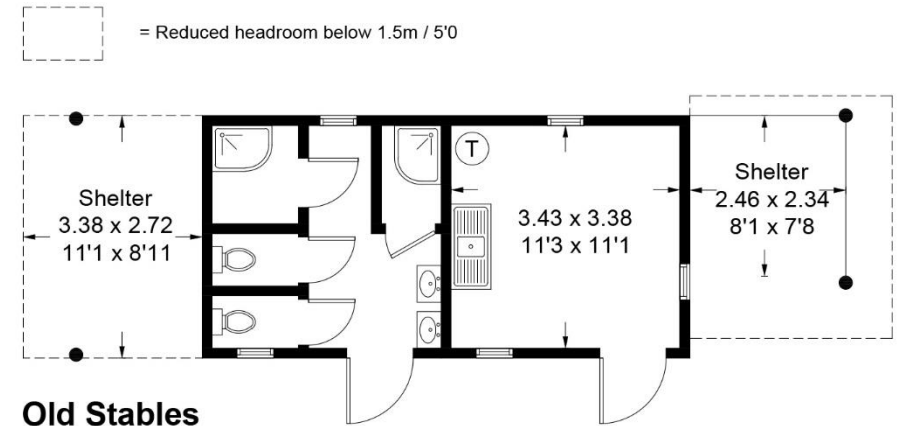
Total = 239.6 sq m / 2579 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	26	76
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

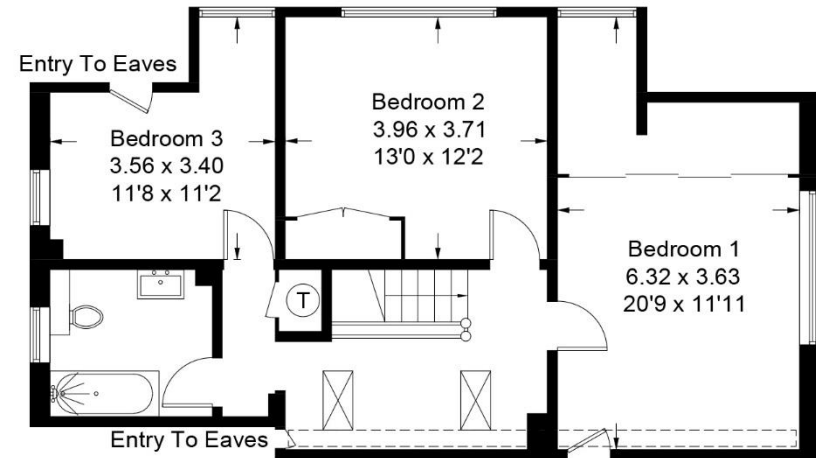


Ground Floor



Old Stables

(Not Shown In Actual Location / Orientation)



First Floor

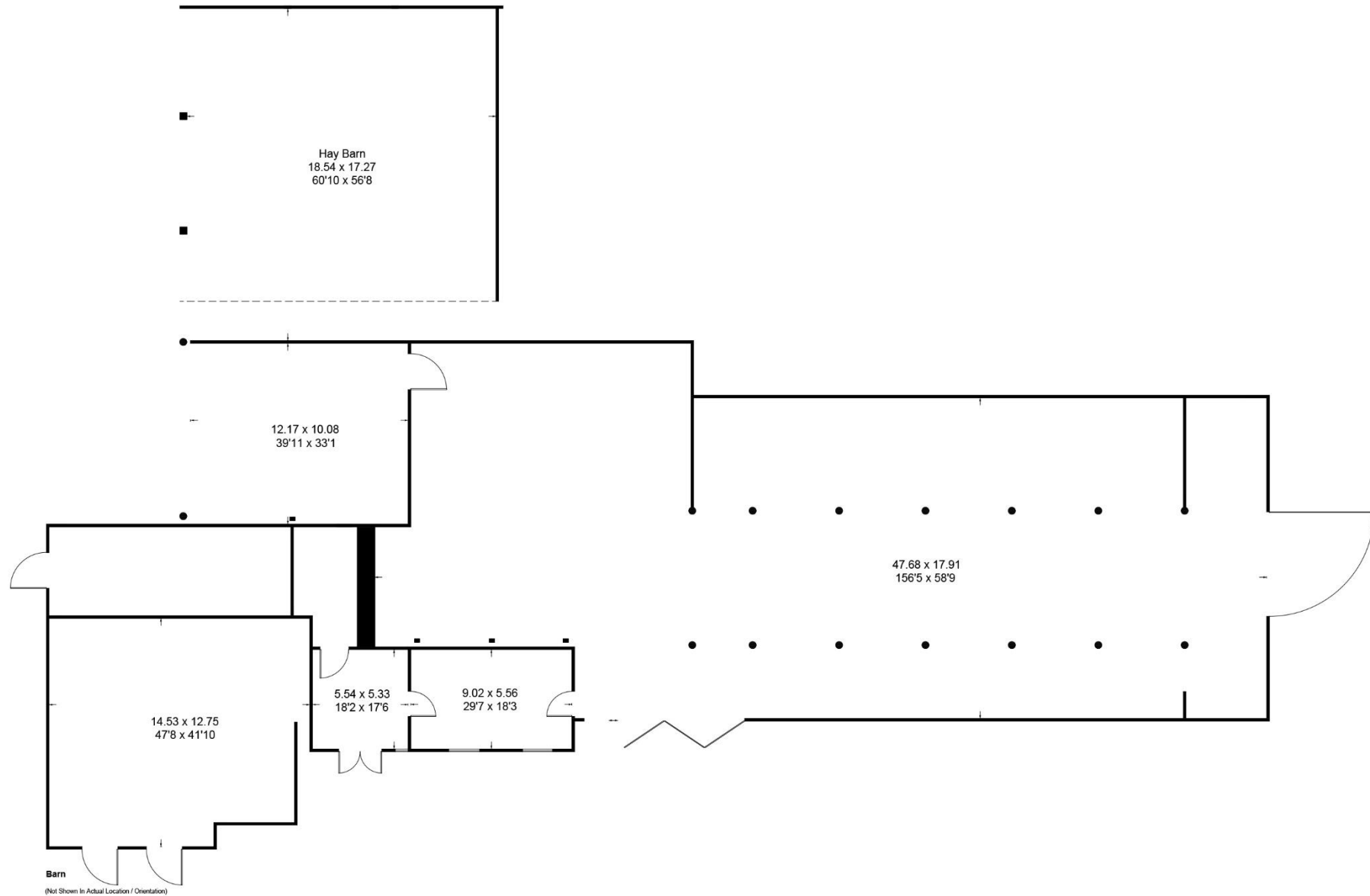
PRODUCED FOR H.J BURT ESTATE AGENTS.

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.(ID900233)

LOT 2

Broadford Bridge Road, RH20

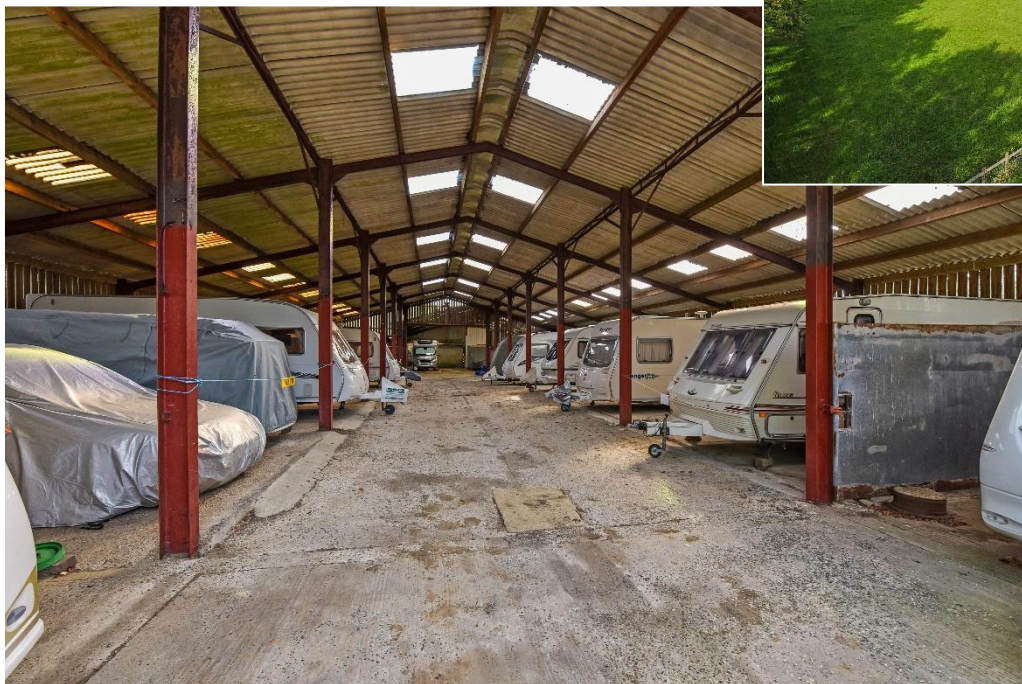
Approximate Gross Internal Area
Barn = 1083.6 sq m / 11663 sq ft
(Excluding Hay Barn / Open Areas)



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LOT 2





LOT 2

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

H.J. BURT
Chartered Surveyors : Estate Agents

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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