



DIDDLESFOLD MANOR FARM
Northchapel, Petworth, West Sussex

CLARKE  GAMMON
WELLS

Diddlesfold Manor Farm

NORTHCHAPEL PETWORTH WEST SUSSEX GU28 9EN

A 116.5 acre (47.15 ha) 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 THREE 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 single attractive block with pasture fields bordered by traditional mature hedging and fencing and some attractive woodland and a beautiful lake. It extends to approximately 96.4 acres (39.01 ha).

1. Planning consent has been granted for the construction of a traditional styled detached 2 storey cottage (approximately 1,266 sq.ft.), subject to an agricultural/equestrian tie (ref. SDNP/19/04441).
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.

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. Approximately 5.9 acres (2.39 ha).

Planning Note: Planning consent was granted under SDNP/19/04441 which gave consent for the demolition of the 2 existing cottages and the erection of this dwelling and the cottage within Lot 1.

LOT 3: An attractive pasture field with long road frontage amounting to about 14.2 acres (5.74 ha).

TENURE: Freehold. Land Registry Title No. WSX394972

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Local Authority: South Downs National Park

Services: It is understood that mains water, electricity and drainage are connected









SITUATION AND DIRECTIONS

Diddlesfold Manor Farm is set in lovely countryside close to the West Sussex/Surrey border with views from certain parts of the farm over delightful undulating countryside, framed by distant wooded hills. Excellent hacking is available via a public bridleway and the village of Northchapel lies a short walk away. There is a large village green overlooked by the primary school, village hall, public house, thriving local store and church. More comprehensive facilities can be found in Petworth and Haslemere; both of which have a good selection of specialist shops. Haslemere main line station offers a fast and frequent service to London Waterloo in under the hour. Cowdray Park Polo Club is within easy reach as is Goodwood Racecourse.

DIRECTIONS

From our office in Haslemere High Street proceed south turning left at the Town Hall into Petworth Road. Continue on this road until reaching the junction with the A283 sign posted to Northchapel and Petworth. Continue on until reaching Northchapel taking the right hand turn signposted Hillgrove immediately after 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.

Haslemere 6 miles | Petworth 5.5 miles | Cowdray Park Polo 6 miles | Goodwood Racecourse 16 miles
All distances approximate



ADDITIONAL INFORMATION

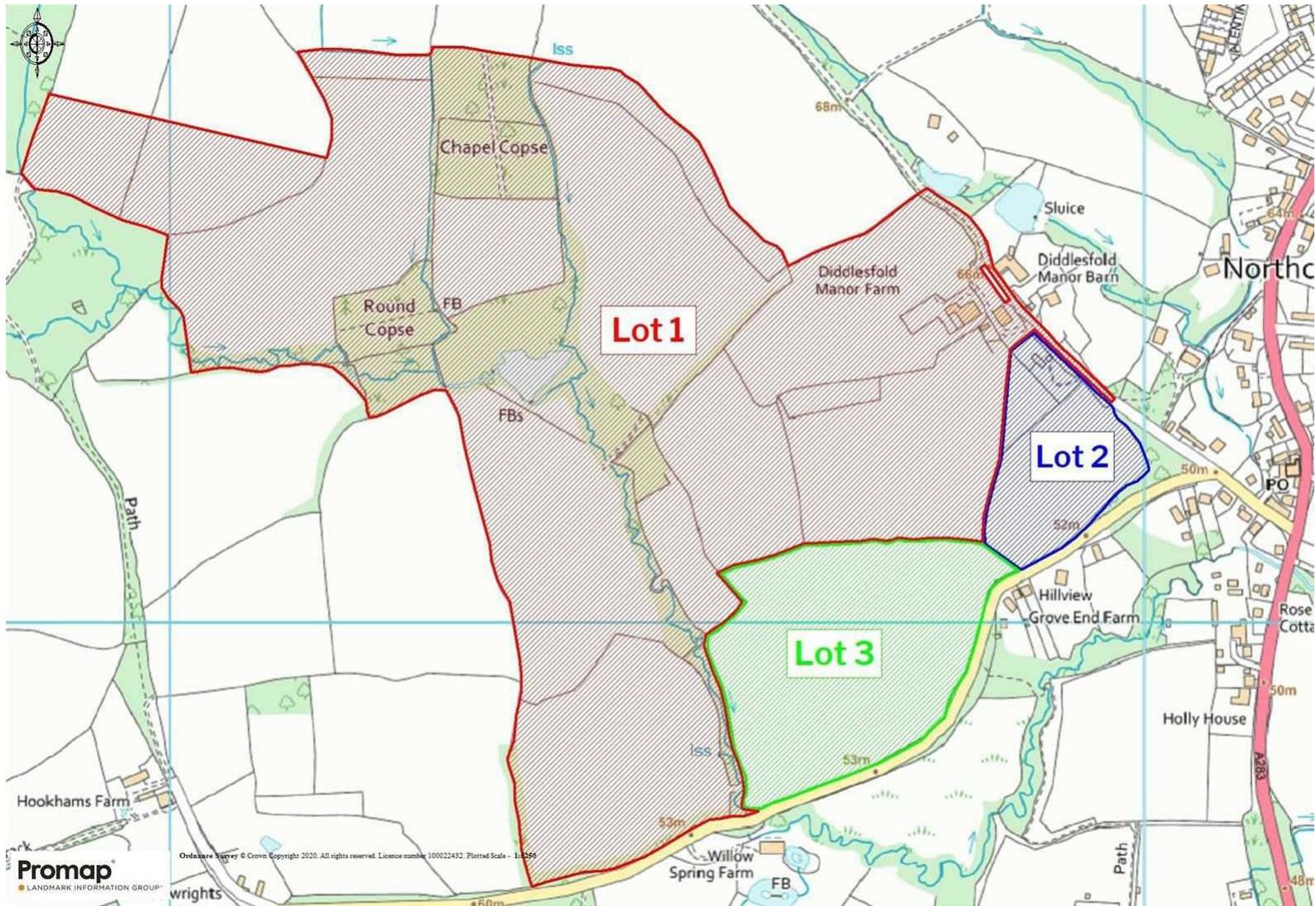
Subsidy Schemes: It is understood that the farm is registered under the Basic Payment Scheme and entitlements (excluding the 2020 payments) will be available by separate negotiation.

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

EPC: Existing cottages - Cottage 1: D, Cottage 2: F

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

Plans and Areas: These are based upon 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.



AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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