



North Choller Farm Buildings

Barnham Lane, Walberton, Arundel, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

**North Choller Farm, Barnham Lane,
Walberton, West Sussex, BN18 0AX.**

An excellent opportunity to acquire a residential redevelopment site extending to 3.23 acres (1.31 ha). Subject to planning permission.

Positive pre-application advice has been received for the redevelopment of the buildings to provide new residential plots though the conversion of the traditional agricultural buildings and demolition of the modern farm buildings.

For sale as a whole by Informal Tender.

Offered for sale Freehold with vacant possession on completion.

Guide Price: Offers in Excess of £800,000

Local Authority:

Arun District Council

Distances:

- Arundel - 4.5 miles
- Chichester - 8 miles
- Walberton - 0.5 miles

Nearby Stations:

- Barnham - 1.2 miles

Buildings & Structures:

- Farmhouse
- Traditional Farm Buildings
- Modern Farm Buildings
- Silage Clamp
- Slurry Pit
- Flint Walls



North Choller Farm Buildings

Situation:

North Choller Farm is situated to the west of Barnham Lane, Walberton, immediately to the north of the village of Barnham, West Sussex. It is located approximately 8 miles to the east of Chichester and 4.5 miles to the west of Arundel.

Description:

The property is in a desirable location and comprises a detached three bedroom farmhouse, traditional farm buildings of flint and brick construction under clay and slate tile roofs, modern farm buildings, slurry pit, and a silage clamp set within a farmyard extending to 3.23 acres (1.31 ha). The property has views over the open countryside and forms part of a larger agricultural holding of approximately 100 acres of permanent pasture.

The property is adjacent to Choller Farm House, a Grade II Listed building. The Historic England Guidance (specifically 'Listed Buildings and Curtilage: Historic England Advice Note 10') indicates that the

farm buildings would likely not be considered curtilage listed.

Access:

The property is accessed directly from the public highway of Barnham Lane.

Mineral Sporting Rights and Timber:

All mineral rights, sporting rights and standing timber so far as they are owned are included in the Freehold.

Wayleaves, Easements and Rights of Way:

The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Tenure:

The property is offered for sale freehold with vacant possession on completion



Pre-application Advice:

Positive pre-application advice has been received for the redevelopment of North Choller Farm to provide three new residential plots through the conversion of the traditional agricultural buildings; demolition of the existing cow barn to provide two new dwellings; and creation of a new dwelling in place of the former cattle pens.

It is considered that the conversions will cause no harm to the character of the surrounding landscape. The conversion of the traditional agricultural buildings to residential use is positively received as it will ensure their ongoing maintenance, likewise the removal of the modern farm buildings, as it allows the heritage assets to be better appreciated. It is acknowledged that the conversion of the existing farm buildings and the building of new dwellings will not physically or visually erode the open countryside such that its 'intrinsic beauty' can be maintained.

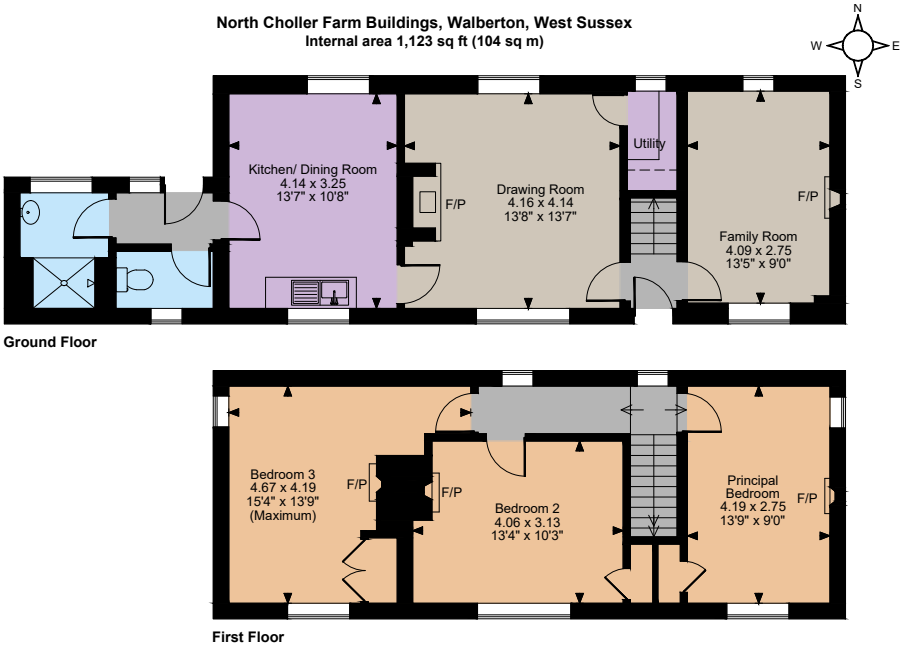
Further Information:

A tender pack is available, which includes:

- Structural Survey
- Historic England: Listed Building and Curtilage (Historic Advice Note 10)
- Pre-application - Enquiry Document
- Pre-application Advice
- Pre-application Architectural Drawings
- Location and Site Plans
- Floorplans
- Asbestos survey and management
- Topo Survey PDF
- Topo Survey DWG
- PEAPRA (Preliminary Ecological Appraisal and Roost Assessment)
- Outline Elevations Building 2
- Outline Elevations Building 4
- Outline Elevations Building 5
- Outline Elevations.dwg



GIA				
	Unit	Existing GIA (all structures within plot)	Existing to be demolished	Proposed GIA
Plot 1	5 Bed, 8 Persons	284.86 sqm	106.71 sqm	315.99 sqm
Plot 2	2 Bed, 4 Persons	77.67 sqm	N/A	106.68 sqm
Plot 3	3 Bed, 6 Persons	196.08 sqm	40.48 sqm	175.89 sqm
Plot 4	4 Bed, 8 Persons	N/A	N/A	226.00 sqm
Plot 5	4 Bed, 8 Persons	264.07 sqm	153.65 sqm	192.00 sqm
Plot 6	4 Bed, 8 Persons	264.07 sqm	153.65 sqm	192.00 sqm



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The position & size of doors, windows, appliances and other features are approximate only.
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Method of Sale:

The property is available as a whole by Informal Tender. Each party will bear their own legal fees. Tenders are to be submitted in writing by no later than midday on Monday 25th August. Please note that the Vendor reserves the right not to accept the highest, or any tender. The vendor is looking for offers on an unconditional basis.

Planning:

Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Overage:

The vendor retains the right to negotiate an overage or restrictive covenants.

VAT:

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property becomes chargeable for the purposes of VAT, such tax will be payable in addition.

Viewings:

Strictly by confirmed appointment by the vendor's agent, Strutt and Parker. Please contact Tom Carroll on 07818236958 or tom.carroll@struttandparker.com.

Directions:

The nearest postcode for the property is BN18 OAX. From Walberton, head south down Barnham Lane for approximately 0.5 miles. The site is located on the western side of Barnham Lane and is accessed directly from the public highway, and then via a unnamed farm track.

What3Words: [merely.paints.broker](https://www.what3words.com/)

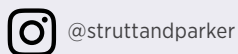
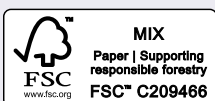
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