



Land at Diddlesfold Farm
Northchapel

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Land at Diddlesfold Farm Northchapel

An accessible and well located block of arable, with some potential for viticulture use, on the north western edge of the village of Northchapel.

Haslemere 5.3 miles, Petworth 5.5 miles

Arable land | Viticulture potential
Edge of village location

Approximately 64.33 acres (26.03 ha) in total

For sale as a whole or in two lots

Guide Price £610,000 for the whole



Situation

The property is well situated, on the northern boundary of the village of Northchapel, with road frontage to the main A283 and access from the south east over a farm track. Northchapel benefits from limited local services including a village shop and public house, whilst more extensive facilities can be found in Petworth to the south or Haslemere to the north west.

Lot 1 – Land extending to 42.44 acres (17.18 ha)

Guide price £410,000

Lot 1 extends to approximately 42.83 acres in total with gated vehicular access directly from the A283. The land comprises 6 arable fields subdivided by a mixture of mature native hedging and post and wire fencing. A secondary access over a farm track and bridleway is

located in the south western corner. In recent years the land has been in arable production, but it has not been cultivated this year, and is of sandy clay soil.



Lot 2 – Land extending to 21.89 acres (8.86 ha)

Guide Price £200,000

The land extends to some 21.44 acres in total and is separated from Lot 1 by a bridleway running north from the village. This block of land is accessed from the track/bridleway and comprises two fields with a gentle southerly aspect, bounded by a mixture of native hedging and post and wire fencing. It is thought that approximately 13.5 acres (5.5 ha) of this land may be suitable for viticulture use, being south facing, between 77m and 69m above sea level and being of sandy clay soil with gravel inclusions.

General

Method of sale: The property is offered for sale as a whole, or in two lot, by private treaty. A deadline may be set for best offers and interested parties are therefore encouraged to register their interest with the selling agent at an early opportunity.

Access: Lot 1 benefits from direct vehicular access through five bar gates from the public road. Both Lots 1 and 2 also take access over the farm track/bridleway to the south east.

Services: It is believed that the land does not currently have any service connections. Interested parties should rely on their own enquiries as to the location, suitability and availability of service connections.



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. Bridleway 823 runs between lots 1 and 2, whilst footpath 589 runs along the southern boundary of Lot 1.

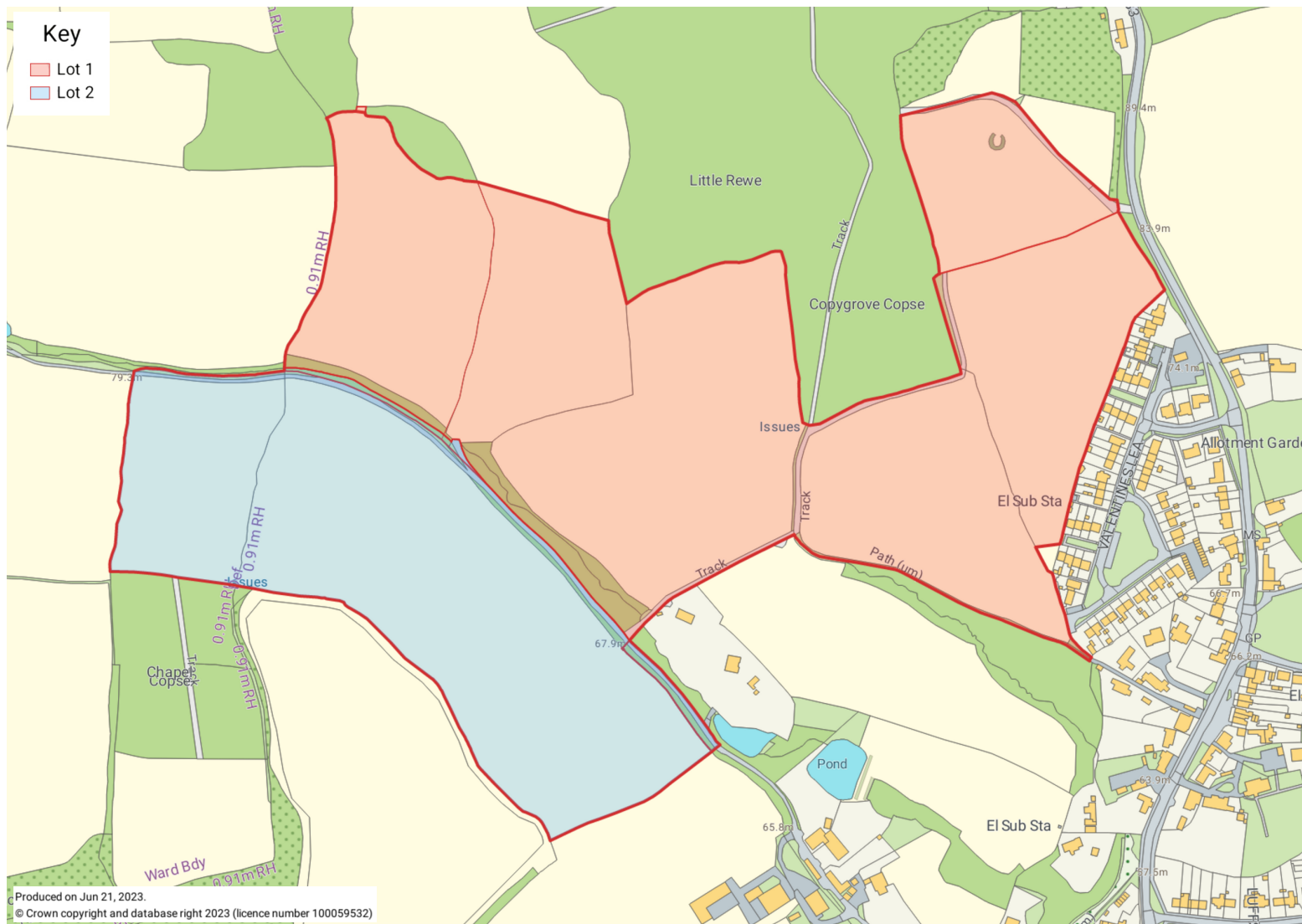
Basic Payment: The Vendors do not own the single farm payment entitlements. The Purchasers will be required to give an undertaking that they will comply with ongoing BPS Cross Compliance Rules until 31st December 2023.

Designations: The land is situated within the South Downs National Park and an NVZ.

Sporting, timber and mineral rights: All mineral, timber and sporting rights are included in the freehold sale, in so far as they are owned.

Local authority: South Downs National Park (for planning purposes), South Downs Centre North Street, Midhurst GU29 9DH

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.



Health and safety: Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Strutt & Parker on the details below to arrange a viewing.

Solicitors: Adams and Remers, Trinity House, School Hill, Lewes BN7 2NN

Directions

From the centre of Northchapel, proceed north on the A283. Pass Valentines Lea on the left hand side as you come to the edge of the village, and the gate into the land will be found on the left hand side. Using the What3Words app, the gate to Lot 1 is situated at seagull.zinc.strut. The access from the bridleway into Lot 2 is situated at plants.prancing.guideline.

Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker, on 01273 407024.

South East Estates & Farm Agency

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