



Threals Farm Cottages

Threals Lane, West Chiltington, West Sussex, RH20 2RF



Batcheller
Monkhouse

Our Corner of England

THREALS FARM COTTAGES

A real opportunity to redevelop and extend a pair of stone built former farm cottages to create a magnificent detached family house (approximately 3185 sq.ft. 296 sq.m.) with stunning countryside views in a quiet location in the prestigious Threals Lane area of West Chiltington.

Proposed Ground Floor

- New Entrance Porch
- Open Plan Living/Dining Room
- Snug
- Kitchen
- Cloakroom
- Utility Room

Proposed First Floor

- 3 Bedroom Suites
- All with Dressing Rooms
- All with En-Suite Bathrooms

Proposed Second Floor

- 2 Further Bedrooms
- Shower Room

Outside

- Proposed Pool House/Garden Room
- Two Entrances
- Parking Areas
- Gardens
- Countryside Views
- Approaching Half Acre Plot



DESCRIPTION

Threals Farm Cottages represent an ideal self build opportunity for a purchaser to convert them into a detached family house situated in an idyllic location with stunning far-reaching views over the surrounding countryside.

It benefits from two entrances, one directly from the lane to existing off road parking and the other through an adjoining select development of five prestigious houses in the course of construction.

Main features include:

- **Planning Permission** to convert and extend cottages into detached house, with accommodation on three floors.
- Consent for separate **Pool House/Garden Room**
- **Quiet Location**
- **Popular Residential Road**
- **Plot approximately 0.44 of an Acre**
- **Fabulous Far-Reaching Views**
- **Two Separate Entrances and Parking Area**

N.B. Unless stated, the visuals are computer generated images of the proposed house.

THE EXISTING COTTAGES



PLANNING CONSENT

The site benefits from planning consent approved under reference DC/22/1122 by Horsham District Council for the extension and alteration of the existing cottages to form a single detached 5 bedroom dwelling house (estimated total floor area of 296 sq.m.) together with detached garage, garden room (estimated 12 sq.m.) and car parking area.

NB There is the possibility of adding a stunning plunge pool, which is shown in one of the visual images, to take full advantage of the views. This does not have consent at this stage, but may be permissible under permitted development, subject to water neutrality rules. Purchasers should take their own independent advice if this is required.

The development constitutes a Community Infrastructure Levy (CIL) subject to self build exemptions if applicable.

An information pack containing the planning information is available from the agents upon request.



AMENITIES

Local: West Chiltington is a popular village with 2 local stores/post offices and various sports and recreational clubs. Storrington, about 2 miles, has a wide range of local shops, and a Waitrose supermarket.

Towns and Cities: Horsham (13 miles) Brighton (22 miles), London (52 miles).

Transport: Pulborough station (4 miles) with services to London Victoria. A24 and A23 to London; accessible to Gatwick Airport and the national motorway network.

Schools: Schools include St Marys Church of England Primary, West Chiltington Primary, The Weald and Steyning Grammar secondary Schools plus a good selection of private schools in the area.

Leisure: South Downs National Park and local public paths for dog walking, RSPB Bird Sanctuary at Pulborough, golf at The West Sussex Club at Pulborough, the Festival of Speed at Goodwood, theatres at Horsham, Guildford and Chichester.

DIRECTIONS

From Storrington High Street, proceed north on Thakeham Road and take the first left turn into Fryern Road. Follow the road for approx. 1.2 miles before turning right into Roundabout Lane. At the end of Roundabout Lane, turn right into Threals Lane and the cottages can be found almost at the end of the lane, opposite the entrance to Grove Lane.

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Parkside, Chart Way, Horsham RH12 1RL. Telephone 01403 215100. Website: www.horsham.gov.uk

Services (not checked or tested): TBC.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Numbers WSX305902 & WSX351040.

RMP/05/04/2023

GUIDE PRICE £895,000

Viewings

For an appointment to view please contact Batcheller Monkhouse.

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NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

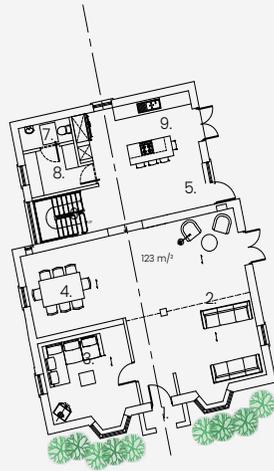
5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

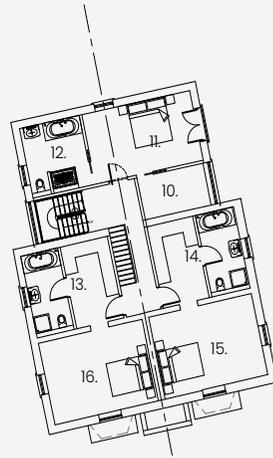
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

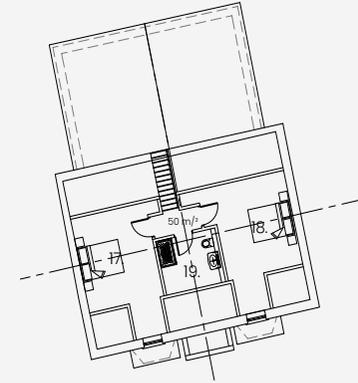
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.



GROUND FLOOR PLAN - AS PROPOSED
SCALE @ 1:100 ON AN A1 SHEET



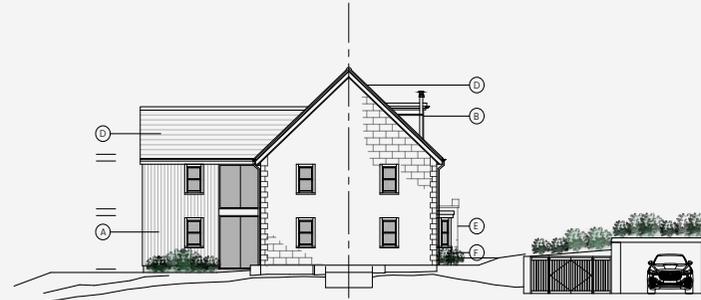
FIRST FLOOR PLAN - AS PROPOSED
SCALE @ 1:100 ON AN A1 SHEET



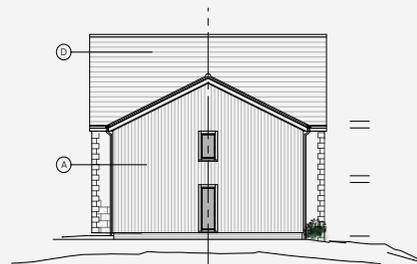
SECOND FLOOR PLAN - AS PROPOSED
SCALE @ 1:100 ON AN A1 SHEET



FRONT ELEVATION - AS PROPOSED
SCALE @ 1:100 ON AN A1 SHEET



SIDE ELEVATION - AS PROPOSED
SCALE @ 1:100 ON AN A1 SHEET



SIDE ELEVATION - AS PROPOSED
SCALE @ 1:100 ON AN A1 SHEET



SIDE ELEVATION - AS PROPOSED
SCALE @ 1:100 ON AN A1 SHEET



FOR PLANNING PURPOSES ONLY

NOT FOR CONSTRUCTION



- KEY
- Ground Floor
- 1. New entrance porch
 - 2. Drawing Room
 - 3. Snug
 - 4. Formal Dining/Office
 - 5. Garden Entrance
 - 6. Stair
 - 7. WC
 - 8. Utility/Coats
 - 9. Kitchen/Family Room
- First Floor
- 10. Dressing room
 - 11. Principal Bedroom
 - 12. Principal En-suite
 - 13. Guest Dressing/En-Suite
 - 14. Guest Dressing/En-Suite
 - 15. Guest Bedroom 2
 - 16. Guest Bedroom 3
- Second Floor
- 17. Guest Bedroom 5
 - 18. Guest Bedroom 6
 - 19. Guest Shower room
- The red dashed line indicates the existing elements to be demolished

REV.	DATE	BY	AMENDMENT	CHE.
B	29.11.22	CS	App note updated to suit reduced plan	
A	13.09.22	CS	Scale reduced as per IFA comment	

REV.	DATE	BY	AMENDMENT	CHE.
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PLANNING

gold baxter

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NOTES:

1:100 SCALE OFF THE DRAWING (EXCEPT FOR PLANNING PURPOSES)

ALL GOODS MATERIALS AND WORKMANSHIP MUST CONFORM WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS AND CODES OF PRACTICE.

CONTRACTOR TO BE ADVISED & APPROVED BY GOLD BAXTER CONSULTANTS LLP OR GOLD BAXTER AND IT MUST NOT BE REPRODUCED WITHOUT THEIR CONSENT.

CLIENT:
Nicholas and Anthony James

PROJECT:
Extension and Alterations
Threele Cottages
West Chillingham
Pulborough
RH20 2RF

DRAWING:
Floor Plans and Elevations
As Proposed

DATE:	SCALE AT A1:	DRAWN BY:	CS
31.05.2022	1:100	CHECKED BY:	GB

JOB NO.:	DRAWING NO.:	REV.
GH186	PL.03	B

For identification purposes only