



**Slifehurst Wood Farm**  
Scratchings Lane, Kirdford, West Sussex, RH14 0JN

**Batcheller  
Monkhouse**

*Our Corner of England*

# SLIFEHURST Wood FARM

A rare opportunity to purchase a residential development site on Scratchings Lane. The farm includes consent for the change of use of an existing agricultural building to create a single dwelling. The site features two agricultural buildings, pastureland, and a small area of woodland, all set within a rural landscape. In total, the land extends to approximately 12.65 acres (5.12 hectares).

- Planning consent granted for a 4-bedroom residential dwelling (approx. 138.4 sq m footprint)
- Two existing agricultural buildings on site
- Pastureland with far-reaching rural outlook
- Area of established woodland
- Convenient road access with direct frontage



## DESCRIPTION

The farm is offered for sale as a whole and represents a **rare opportunity** to acquire a **development project** with land in a **highly sought-after and peaceful rural setting**. To the north, the property enjoys **far-reaching countryside views** that truly need to be seen to be fully appreciated.

The principal agricultural building—**granted Class Q permission for residential conversion**—comprises a steel-framed barn with timber cladding, incorporating a closed storage section and a partially constructed steel-framed extension of a similar footprint. The approved plans provide for a **single-storey dwelling of approximately 138.4 sq m**, including a **mezzanine level suitable for a study or playroom**. The current layout proposes **four bedrooms (one with en-suite)**, a **family bathroom, utility room, entrance hall**, and an **open-plan kitchen/dining/living area**.

A second building is positioned to the north: a concrete-framed barn measuring approximately **15.5m x 9m**, with part fibre-cement cladding to the walls and roof.

Both buildings are of a condition consistent with their age and agricultural use.

## PLANNING

The farm benefits from **approved planning consent** under Chichester District Council application reference **KD/25/00717/PA3Q**.

**Proposal:** Prior Notification application for **change of use of agricultural building to residential use (C3)** with associated operational development at Slifehurst Wood Farm to provide **1 no. dwelling**.

Further details and copies of the planning documentation are available from the agents upon request. A **Stage 2 contamination report** is currently being arranged and will be provided once completed.

## AMENITIES

**Local:** Situated approximately 1.5 miles west of Kirdford, which offers a village shop and traditional pubs.

**Towns and Cities:** Wisborough Green is about 4 miles away, Petworth around 5 miles, Billingshurst approximately 7 miles, and Haslemere about 9.5 miles. Larger centres such as Guildford and Chichester are within a reasonable driving distance, providing extensive retail, cultural, and leisure facilities.

**Transport:** Billingshurst to the east and Haslemere to the north both provide mainline railway stations with connections to London and the South Coast. The A283 offers convenient access to the wider regional road network.

**Leisure:** Nearby attractions include golf, horse racing, and motor racing at Goodwood, as well as sailing opportunities along the South Coast. The surrounding countryside offers numerous footpaths and bridleways for walking, riding, and outdoor pursuits.



## DIRECTIONS

From Petworth, head north towards Northchapel. Shortly after leaving Petworth, you will pass the Stonemasons Inn on your right. Continue for approximately 100 yards, then turn right, following the signs to Balls Cross and Kirdford. Proceed through Balls Cross and, after around one mile, turn left into Staples Hill. Follow the road as it bends to the left and becomes Scratchings Lane. After approximately 0.6 miles, the entrance gates to the farm will be found on the right, just beyond Sussex Game Farm, which will be on the left.

**What3Words:** //phones.devoured.snippet

## ADDITIONAL INFORMATION

**Local Authority:** Chichester District Council, 1 East Palland, Chichester, West Sussex, PO19 1TY. Telephone: 01243 785166. Website: [www.chichester.gov.uk](http://www.chichester.gov.uk)

**Services (not checked or tested):** It is understood that there is mains electricity and water. Sewage on a private system.

**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 wayleaves or easements. A public footpath crosses the farm roughly two-thirds of the way up, running from west to east.

**Plans and Areas:** These are based on 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.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure and Possession:** Freehold. Land Registry title number: WSX285314.

**GUIDE PRICE £700,000 - £800,000**

## Viewings

For an appointment to view please contact our Pulborough Office  
Telephone: 01798 872081 Email: [sales@batchellerm monkhouse.com](mailto:sales@batchellerm monkhouse.com)

Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.

0 1 2 3 4 5 6 7  
Scale Bar 1:100

This drawing is to be read in conjunction with other drawings that are specifically referred to in the accompanying notes.  
01 Building and dimensions as indicated are subject to confirmation by the architect.  
02 Quantities and dimensions are to be taken as a guide only.  
03 The dimensions given are to be taken as a guide only. The architect reserves the right to make any necessary alterations to the design. Any changes to the design must be agreed in writing by the architect.  
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SOUTH-WEST ELEVATION  
As Existing



SOUTH-EAST ELEVATION  
As Existing



NORTH-EAST ELEVATION  
As Existing



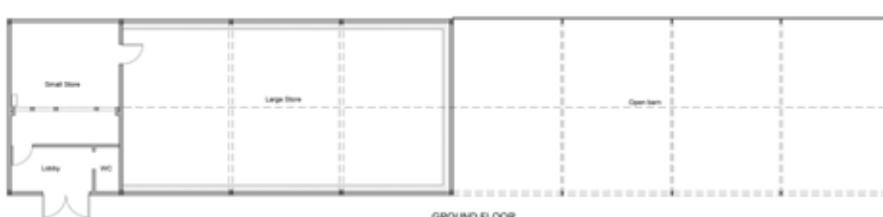
NORTH-WEST ELEVATION  
As Existing



ROOF PLAN  
As Existing



Scale Bar 1:100



GROUND FLOOR  
As Existing

PLANNING	
Revision	
HARRIS ARCHITECTURE LTD Architects Engineers Designers Project Managers	123456789 info@harrisarchitecture.co.uk
Project:	Conversion of agricultural building to C3 Residential (Class Q)
Address:	5th Floor, Wood Barn, Scratching Lane, Kirton, Lincolnshire, LN14 5JN
Drawing Title:	EXISTING ARRANGEMENT
Drawing Number:	148_101
Date:	February 2025
Scale:	1:100 @A1

0 100 200 300 400 500 600 700 800 900 1000  
Scale 1:100



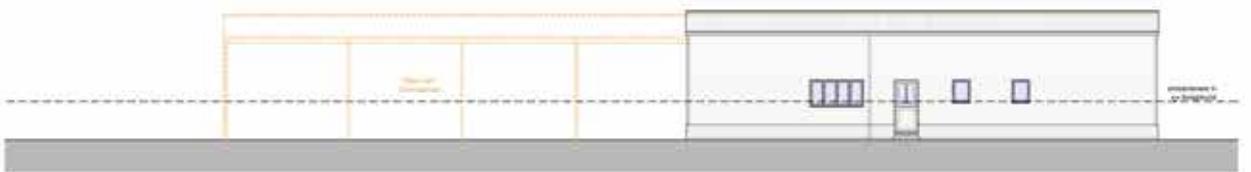
SOUTH-WEST ELEVATION  
As Proposed



SOUTH-EAST ELEVATION  
As Proposed



NORTH-EAST ELEVATION  
As Proposed



NORTH-WEST ELEVATION  
As Proposed



SECTION A-A  
As Proposed



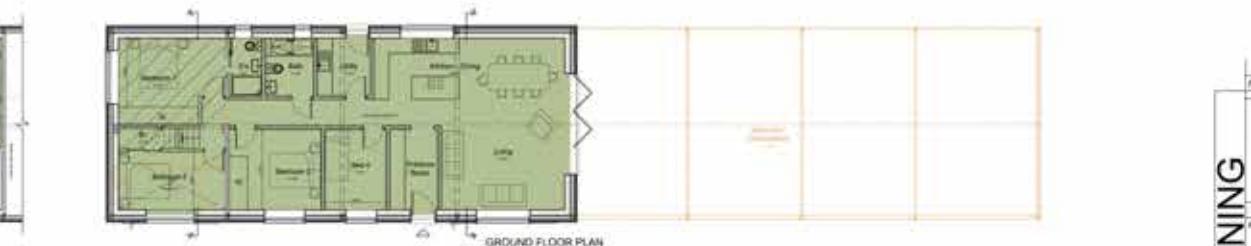
ROOF PLAN  
As Proposed



SECTION B-B  
As Proposed



MEZZANINE  
As Proposed



GROUND FLOOR PLAN  
As Proposed

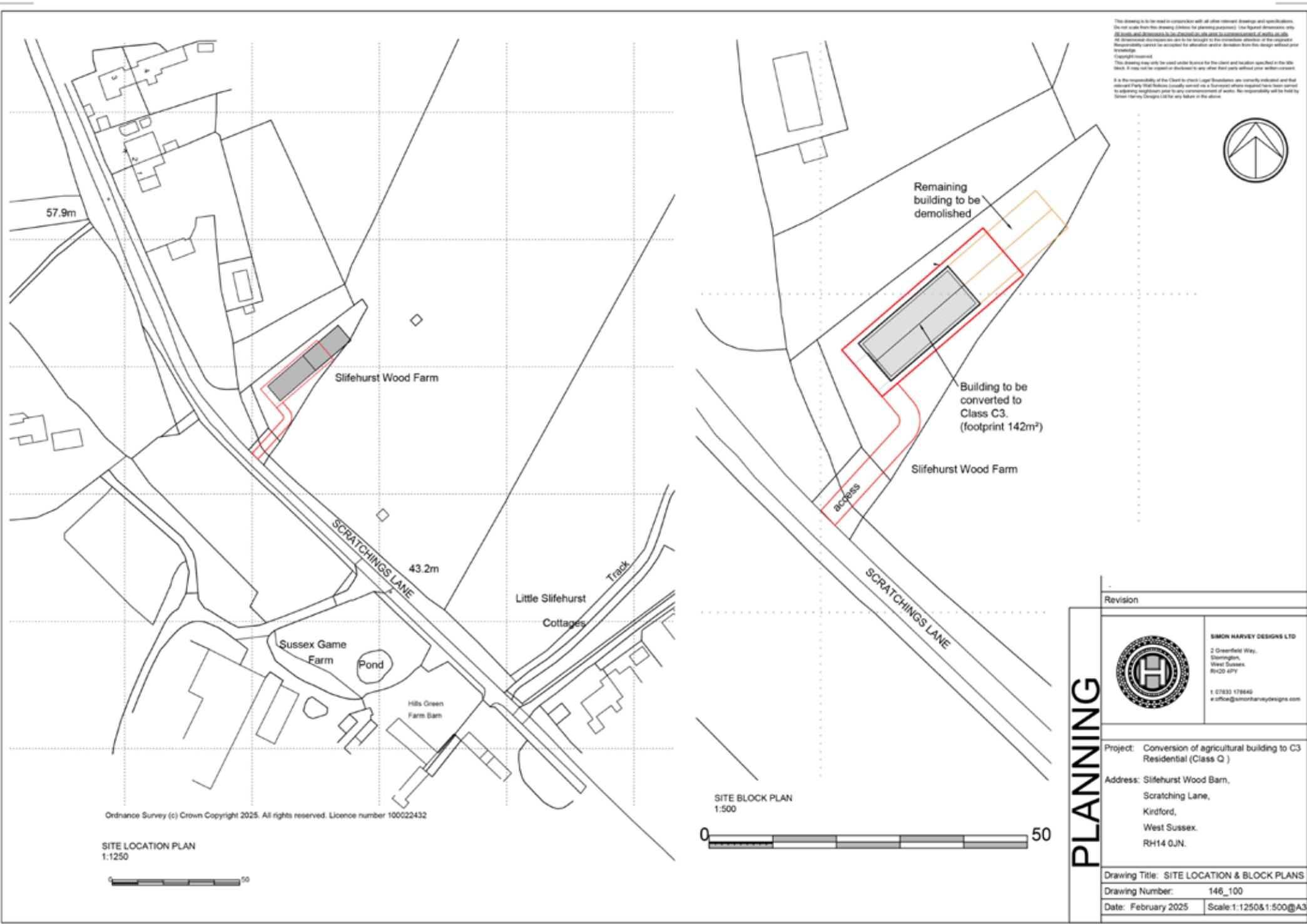
TOTAL GIA 138.4m<sup>2</sup>  
Steel Frame  
External Wall 130mm  
Internal Wall 50mm

PLANNING



Project: Conversion of agricultural building to  
C1 Residential (Class Q)  
Address: Shireburn Wood Barn,  
Swinton Lane,  
Knares,  
West Sussex  
RH14 5JN

Drawing Title: PROPOSED ARRANGEMENT  
Drawing Number: 148\_102  
Date: February 2020 Scale 1:100 @A1





**NOTE:**

Batcheller Monkhouse gives notice that:

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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.

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onTheMarket.com

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find your happy

 EQUESTRIAN  
propertyforsale.com

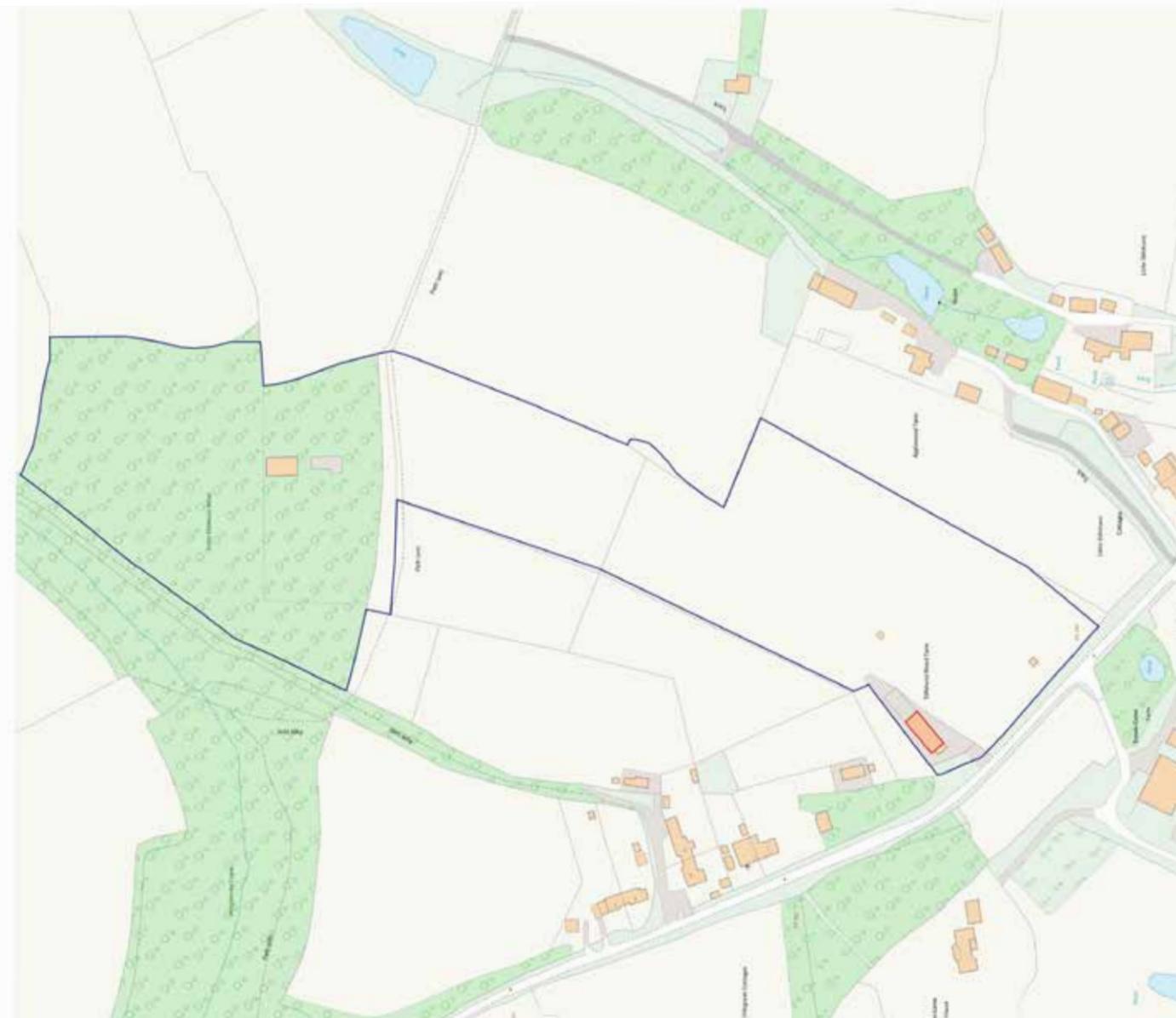
 Farmland  
MARKET

UKLAND and  
FARMS.co.uk

A circular logo with a stylized lowercase 'e' inside, followed by the text "Proudly employee owned." in a sans-serif font.

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