



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

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, www.nationalhighways.co.uk, www.caa.co.uk, 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@batchellermonkhouse.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.

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Surrey Hills
01483 617697
surreyhills@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com



SOUTH-WEST ELEVATION
As Existing



SOUTH-EAST ELEVATION
As Existing



NORTH-EAST ELEVATION
As Existing



NORTH-WEST ELEVATION
As Existing



ROOF PLAN
As Existing



GROUND FLOOR
As Existing

PLANNING

Revision	
<p>Project: Conversion of agricultural building to C3 Residential (Class G)</p> <p>Address: Silverd Wood Barn, Boreham Lane, Kibbards, West Sussex, BN14 5UN</p>	
<p>Drawing Title: EXISTING ARRANGEMENT</p> <p>Drawing Number: 108_101</p> <p>Date: February 2025 Scale: 1:100 @A1</p>	

This drawing is to be read in conjunction with the other drawings in this set of drawings. It is the responsibility of the client to ensure that the drawings are used in accordance with the relevant regulations and standards. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect. The drawings are not to be used for any other purpose without the written consent of the architect.



SOUTH-WEST ELEVATION
As Proposed



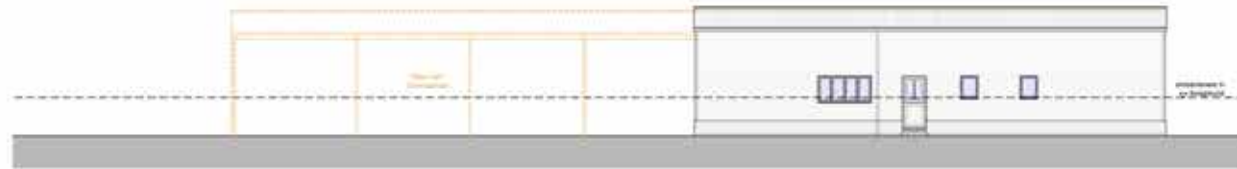
NORTH-EAST ELEVATION
As Proposed



SECTION A-A
As Proposed

SECTION 8-8
As ProposedMEZZANINE
As Proposed
144 West 10th

SOUTH-EAST ELEVATION
As Proposed



NORTH-WEST ELEVATION
As Proposed



ROOF PLAN
As Proposed



GROUND FLOOR PLAN
As Proposed
10/11/06

TOTAL GIA 138.4ct
 4ct 10 Person
 22.2ct maximum order 1.2m (10%)
 Bulk storage 1.42m

The following are the main components of the system:

- System Architecture:** The system is designed to be modular and scalable, allowing for future expansion and integration with other systems.
- Data Management:** The system uses a robust database to store and manage data, ensuring data integrity and security.
- User Interface:** The system features a user-friendly interface that is easy to navigate and use, with clear instructions and prompts.
- Reporting and Analytics:** The system provides comprehensive reporting and analytics, allowing users to track performance and make data-driven decisions.
- Security and Access Control:** The system implements strict security measures to protect data and ensure that only authorized users can access the system.

PLANNING		Government of Karnataka Department of Urban Planning Bangalore Karnataka India PIN-560001
	Project: Conversion of agricultural building in C-1 Residential (Class Q) Address: Shreevastu Street East, Sreenagar Layout, K.R.Nagar, Hosur Taluk, Chikballapur District Karnataka India 562102	Drawing Title: PROPOSED ARRANGEMENT Drawing Number: 146_102 Date: February 2023 Scale: 1:100 @A1



Date: February 2025	Scale: 1:1250 & 1:500 @ A3
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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;

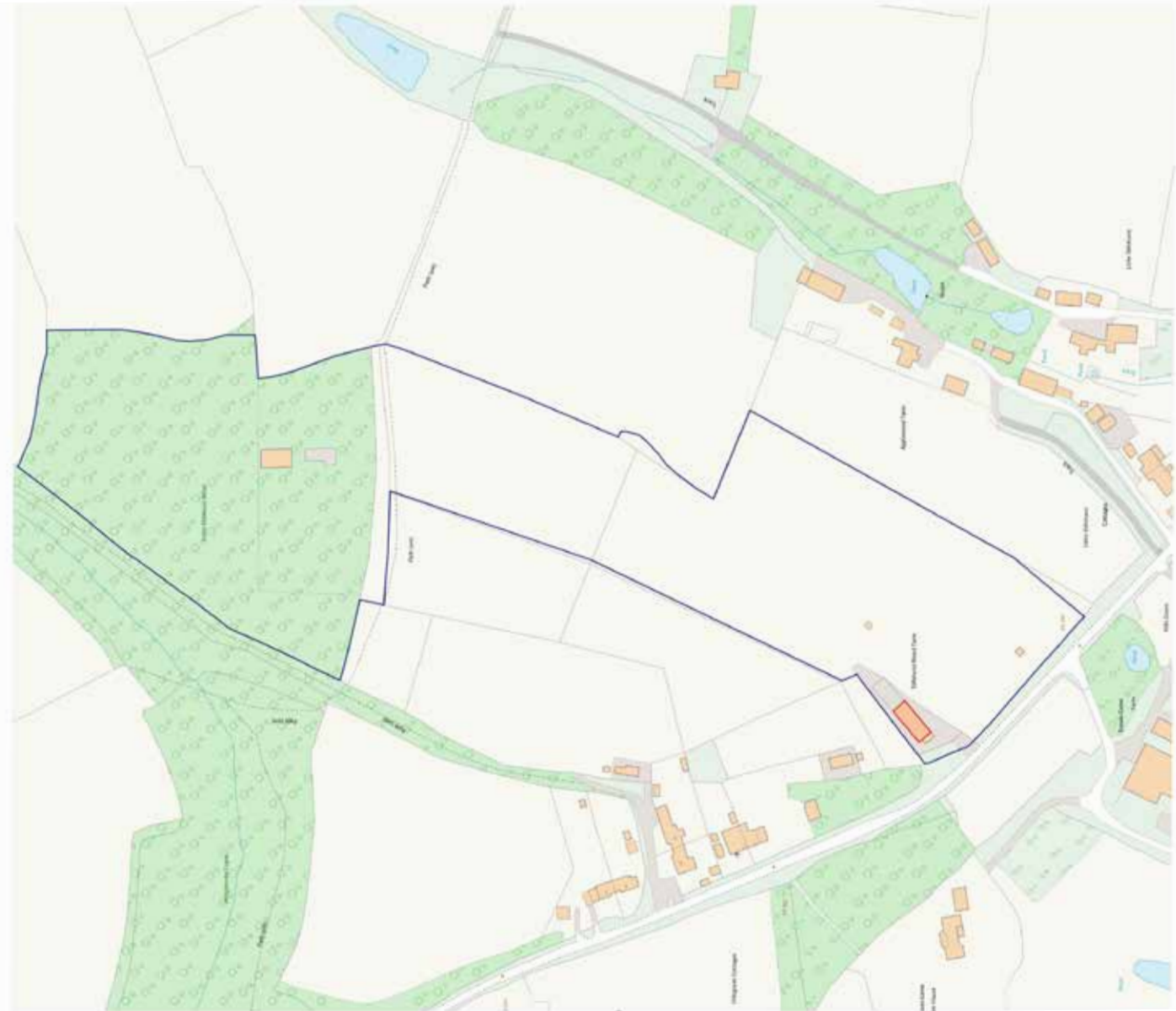
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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.

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Land Ownership Plan



Produced on Land Appr. Mar 5, 2025.
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