



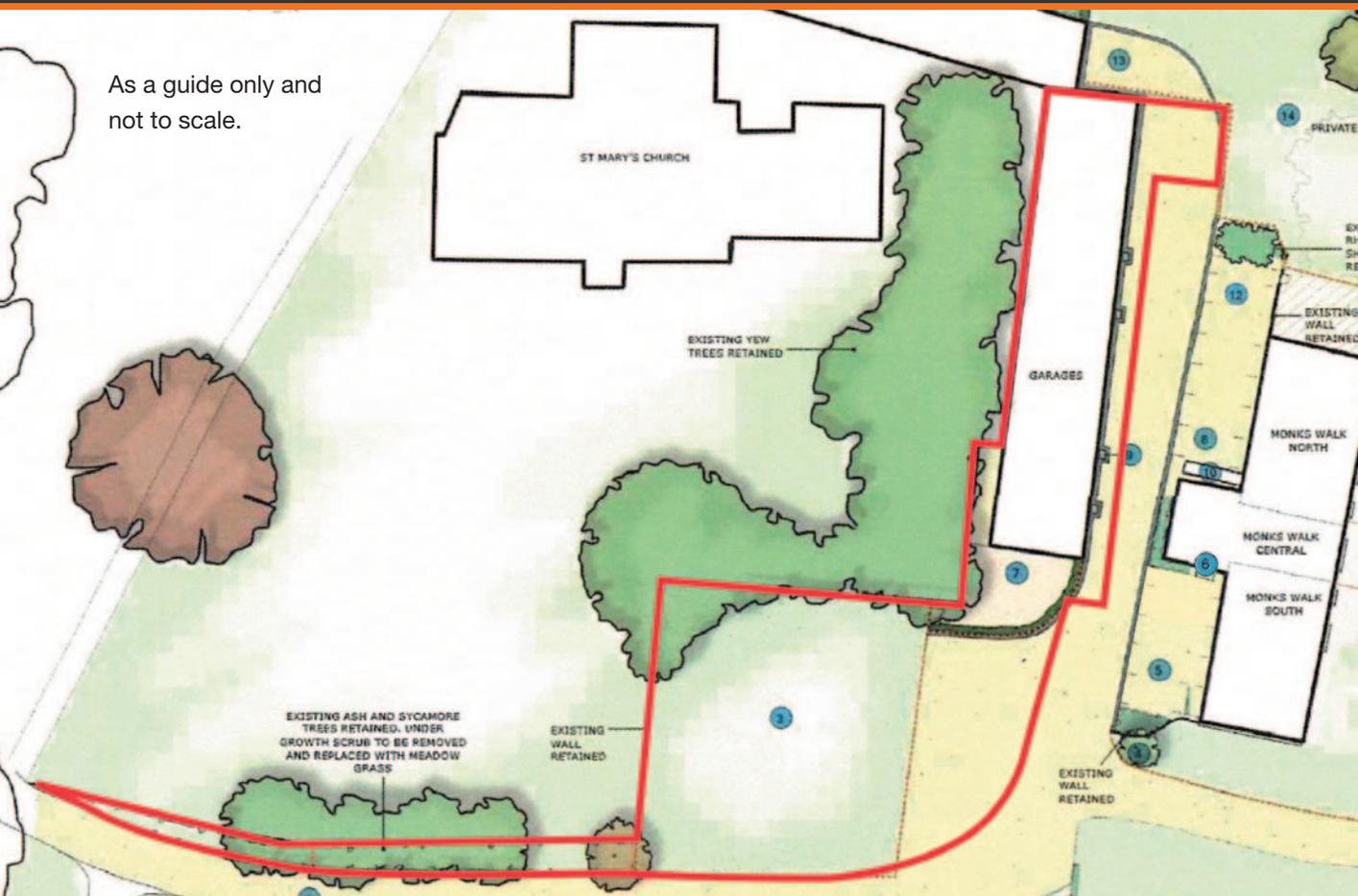
## The Barn Plot

THE MANOR HOUSE | NORTH LANE | BURITON | HAMPSHIRE | GU31 5RT

Wilson | Hill

The proposed accommodation: Master Bedroom with Ensuite Bathroom | 2 further Bedrooms | Family Bathroom | Sitting Room | Kitchen/Dining Room | Utility Room | Garage Parking | Plot totalling about 0.33 acres (0.136 ha)

Mileages: Petersfield 3.4 miles, Winchester 21 miles, Guildford 29 miles, London 60 miles.



### | The Property

Our client has recently received planning permission from South Downs National Park to convert the old garage buildings to the Manor House into one dwelling of 2,683 sq ft and they are now offering the plot to give a purchaser the opportunity to create a fantastic home.

The reference number on the South Downs National Park website is **SDNP/18/02405/FUL** and please note it is part of a larger application for four other conversions within the overall property. If purchasers need any further clarification, please contact the office.

In all a rare opportunity to convert a building in a great setting on the edge of the village.

### | Location

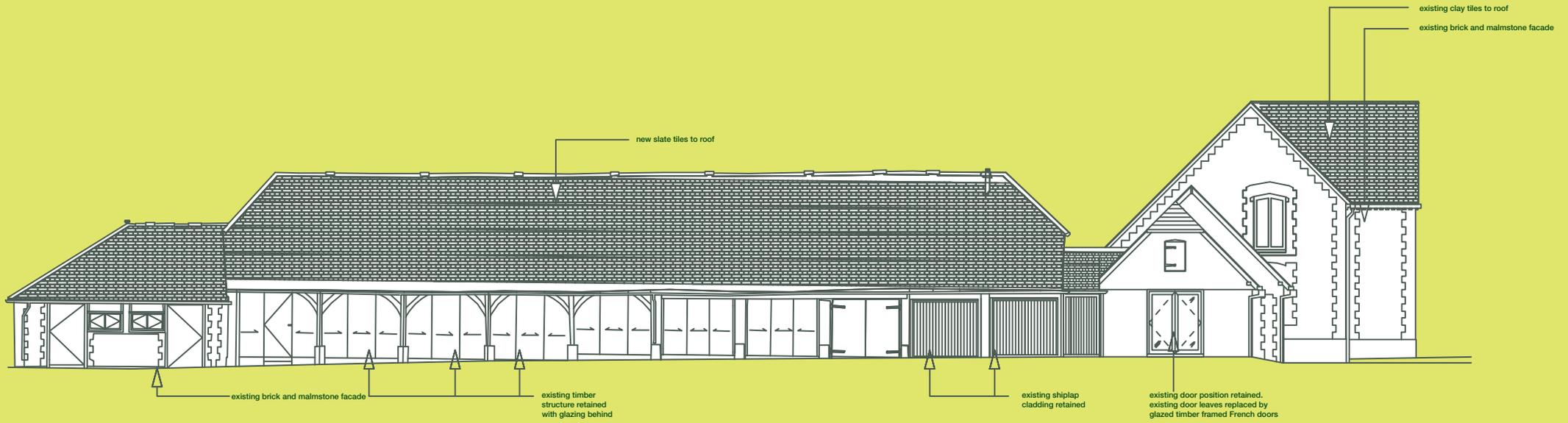
Buriton is a thriving village in the heart of The South Downs National Park, adjacent to The Queen Elizabeth Country Park and has two pubs and primary school as well as a large village pond. Petersfield and its comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in around an hour, is 3.4 miles away. The area has an excellent range of schools which include Churchers College, Bedales and Ditcham Park.

The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast. There are a good number of footpaths and bridleways in the surrounding area including The South Downs Way and The Sussex Border Path.

### | Outside

Adjacent to the building is a terrace area and opposite there is space for parking. Beyond the terrace area to the side is a paddock area which is made up of a large open area of grass bounded on two sides by the churchyard. Attractive views can be enjoyed over fields and the South Downs from the grounds and the plot as a whole totals about 0.33 acres.

## East elevation



As a guide only. Some of the details are incorrect.



## I Directions to GU31 5RT

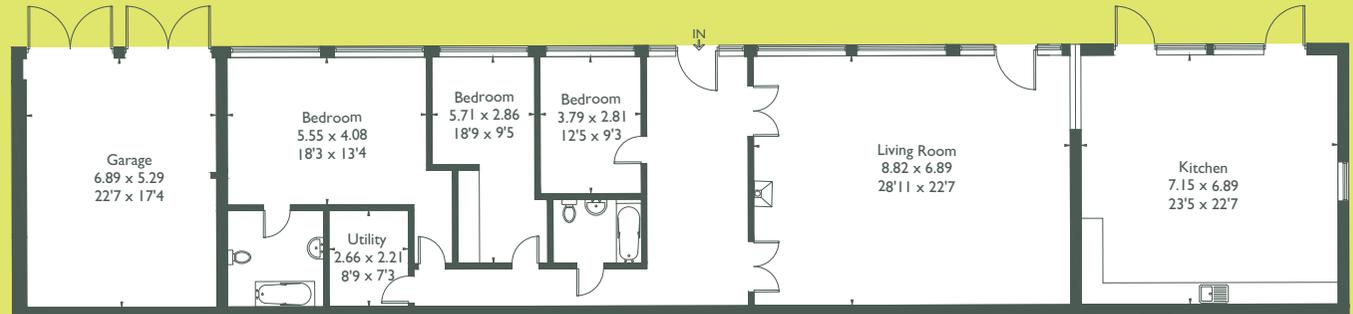
Heading south on the A3 continue past Petersfield and take the exit signed to Buriton. Follow the slip road along to the roundabout and take the third exit signed to Buriton. Continue on this road into the village, past The Five Bells public house and on into the centre of the village. You will come to the pond on your right and the church directly ahead of you and here turn right into the car park by the pond, go straight over it and follow the track round to the left, go through the gate and then take the first turning on the left where The Barn Plot will be seen immediately on the left.

**Services:** Our client will allow purchasers to connect into mains electricity and water that run to other parts of the adjacent property. It is intended that this property will share a private drainage system with the 3 other adjacent properties. Further information will be provided by our client's solicitor.

**Local Authority:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Viewing strictly by appointment**

Approximate Gross Internal Area  
212.8 sq m / 2290 sq ft  
Garage = 36.5 sq m / 393 sq ft  
Total = 249.3 sq m / 2683 sq ft



Annex



**Planning:** The floor plan gives details for the proposed dwelling, and for more detailed information please visit the South Down National Park website and you will find details of the consent under application reference **SDNP/18/02405/FUL**. If looking at this brochure on line you can press the hyperlink below that will take you directly to the site.

<https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?keyVal=P85WT2TUKBV00&activeTab=summary>

**Agents Note:** If purchasers are looking for more internal space or to subdivide the units into two units, this may be possible, as the loft areas are not exploited in this permission. For clarity on this buyers would need to speak to the planners to establish what might be possible, and any changes would of course be subject to a new application.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Photographs dated April 2017 and details created in November 2018.