



Tye Oak Barns

EAST HARTING | WEST SUSSEX | GU31 5NA

Wilson | Hill

Proposed accommodation: The Barn – Master Bedroom with Ensuite Bathroom | 4 Further Bedrooms with Ensuite Bathrooms | Large open plan Living Space made up of Kitchen/Breakfast Room and Sitting Room | Dining Room | Utility Room | Boot Room | Family Room | Office
Annexe Building – Games Room | Store and Double Car Port
Courtyard | Large Parking Area | Gardens leading to Paddock Area, in all about 1.94 Acres (0.785 ha)
South Harting 1.3 miles, Petersfield 5.7 miles, Midhurst 7.5 miles, Chichester 13.3 miles, London 57 miles



I Site Plan



As a guide only and not to scale. A definitive land plan is being prepared

Agent's Note: The office is attached to a single storey element of the adjacent Tye Oak Farmhouse.

The cottage located to the north of the property has a right of way over the first part of the drive, but only for a few metres. There is also one reserved for the farmhouse to access their garden over the first few metres of the drive, but this goes no further than the one to the cottage.

The main image on the front of the brochure is a CGI designed to give an impression of how the finished property will feel. It should be treated as a guide only, as precise details will no doubt have to be clarified with the local authority during construction.

There is a CIL liability with the planning permission for £96,150. If being converted by a private individual for their own use, we understand that this payment would not have to be made as long as the purchaser occupies the properties for three years. Purchasers need to make their own enquiries to make sure how the liability will fit in with their situation.

Please note that the barns fall within the planning curtilage of Tye Oak Farmhouse which is a Grade II listed building and therefore are listed by association and hence why listed building consent was obtained at the same time as planning permission for the conversion.

Our client does have a building team and is prepared to clear the modern buildings on the site for the purchaser at a cost of £45,000 if they wish. A formal quote for this is available upon request.

| Proposed Elevations



East | A



North | D



West | C



South | B



South Courtyard | G



East Courtyard | H



| I



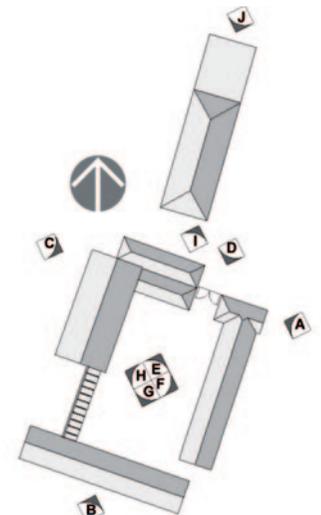
North Courtyard | E



West Courtyard | F



| J



| Key Plan



| The Property

Tye Oak Barns provides a unique opportunity to create a substantial country house in a stunning setting on the edge of the highly regarded village of East Harting. The property will have lovely views to the west over open countryside with The Downs in the distance. Our client has obtained planning permission to convert the former period farm buildings to Tye Oak Farmhouse into one substantial dwelling. At the heart of the house will be a large open plan kitchen/breakfast room and

sitting room with the family room on a mezzanine above and a separate dining room and utility and boot room. Then there are five bedrooms with ensuite bathrooms. There is also a separate office provided, together with a useful building with a large games room, store and car port. The proposed accommodation for the barn is 5187 sq ft and the outbuilding is 1308 sq ft. One that has to be viewed to be truly appreciated.





| Location

East Harting is one of the best villages in the area nestling under the South Downs and just over 1 mile from the centre of the larger village of South Harting which has a good range of facilities including primary school, church, village shop and pub. Petersfield and its comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in just over an hour is 5.7 miles away and is particularly blessed with an excellent range of schools

including Bedales, Churchers College, Ditcham Park and Harting Primary School in the village. 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

The site as a whole totals 1.94 acres. The barn is approached via a driveway with plenty of parking space and then within the buildings there is a courtyard. On the western side of the property are the gardens and beyond these is a further area of paddock being included. The residential curtilage totals about 0.8 acres and a plan showing the area is in the pack of planning documents.

Approximate Gross Internal Area = 481.9 sq m / 5187 sq ft
 (Including Mezzanine / Excluding Void)
 Outbuilding = 121.5 sq m / 1308 sq ft
 Total = 603.4 sq m / 6495 sq ft
 (Excluding Carport / External Space)



Floor plan of proposed accommodation



Illustration for identification purposes only. Not to scale
 Ref: 218507

I Directions to GU31 5NA

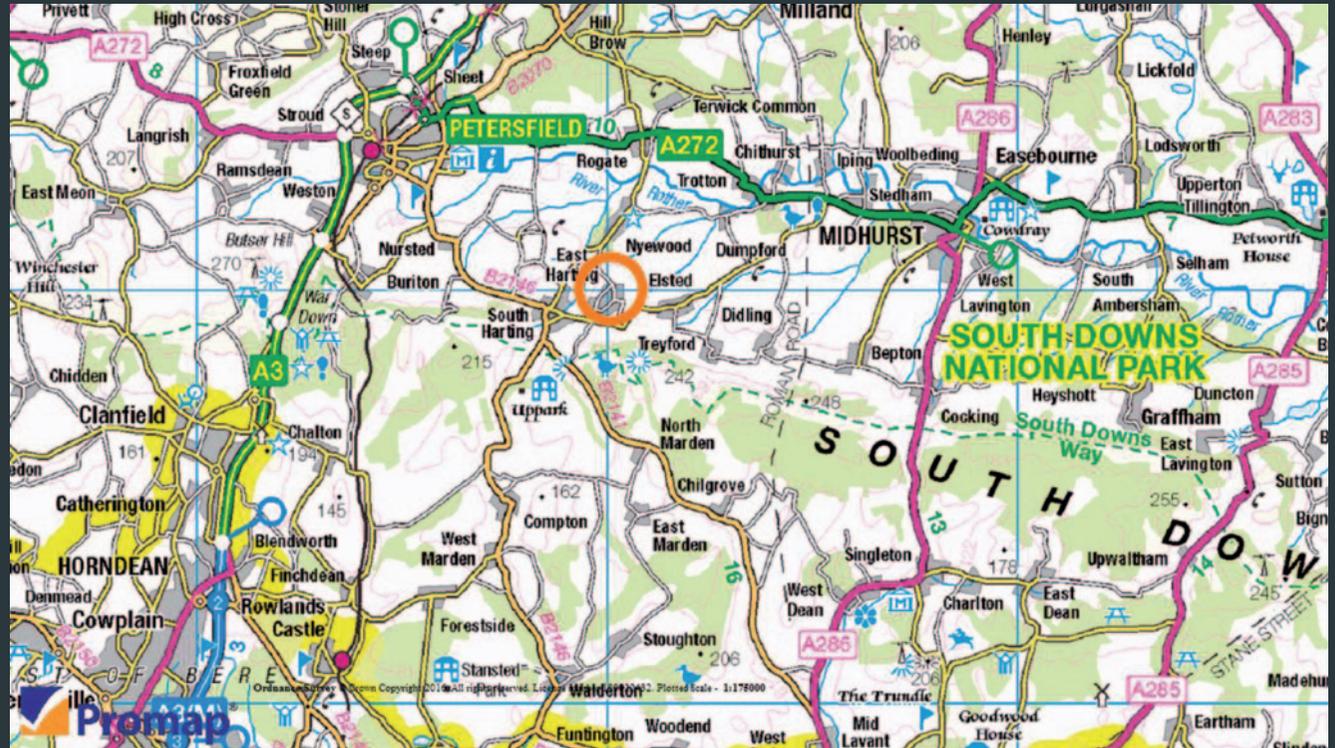
Follow the B2146 from Petersfield to South Harting and having entered South Harting at the T junction turn left by The Ship public house (now closed). Follow the road along and round to the right out of the village and having left the village bear left to East Harting. Go along past the pond, keep right and up through the village to the top green with the telephone box, carry on to the left and then bear round to the right, go past Tye Oak Farmhouse and you will see the entrance to the farm yard on the left. There is a Wilson Hill for sale board there. Turn left in here and continue left where the barns will be found in front of you and at the end.

Services: We understand that mains water and electricity are connected already to the site and there is mains drainage in the village. Our client who owns Tye Oak Farmhouse will assist where possible in allowing connection into the mains drainage system, but purchasers will need to make their own enquiries in relation to this.

Local Authority: Chichester District Council
www.chichester.gov.uk 01243 785166

Council Tax: To be assessed

Details dated September 2018 and photographs were taken in Summer of 2018



Planning: Our clients obtained planning permission on 15 September 2017 for the conversion of the barns and the planning reference was SDNP/17/01720/FUL. If looking at this brochure online you can click the hyperlink below which will take you directly to the site <https://planningpublicaccess.southdowns.gov.uk/online-applications/applicationDetails.do?keyVal=ONOEJUTUHRU00&activeTab=summary>

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. Plans and maps are not to scale and should be treated as a guide only.

Viewing strictly by appointment