



Jobsons Lane, Petworth, West Sussex
Price Guide £675,000

JOBSONS LANE PETWORTH WEST SUSSEX GU28 9HA

Price Guide £675,000 Freehold

A fascinating unlisted Barn with a gross square footage of around 7,600 sqft situated in gardens and grounds including common land of around three acres including a small waterfall. Consent has been granted for one residential dwelling however, we believe that there is further potential to re-plan this and to create two new-build barns. The consent of the drawings for the residential unit is around 5,500 sqft.

The barn is located in the beautiful Sussex village of Lurgashall which has been featured in many TV shows and adverts. It is a highly sought after area and this development represents a very interesting and unusual opportunity.

There are some unusual features, not least of which is that the water course does need reinstating - the details can be obtained via Mr Mark Steward, the agent dealing with the project.

- **Period, unlisted barn with immense character**
- **Attractive and secluded west-facing plot with stream, waterfall and woodland**
- **Sitting on gardens and grounds including common land of around 3 acres**
- **Planning permission approved and consent for residential dwelling**
- **Excellent scope for reconfiguration or multiple unit development**
- **Located in a highly desirable village setting**

CG HASLEMERE

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Local Authority: Chichester District Council

Services: Mains water, Electricity, private drainage, no mains gas





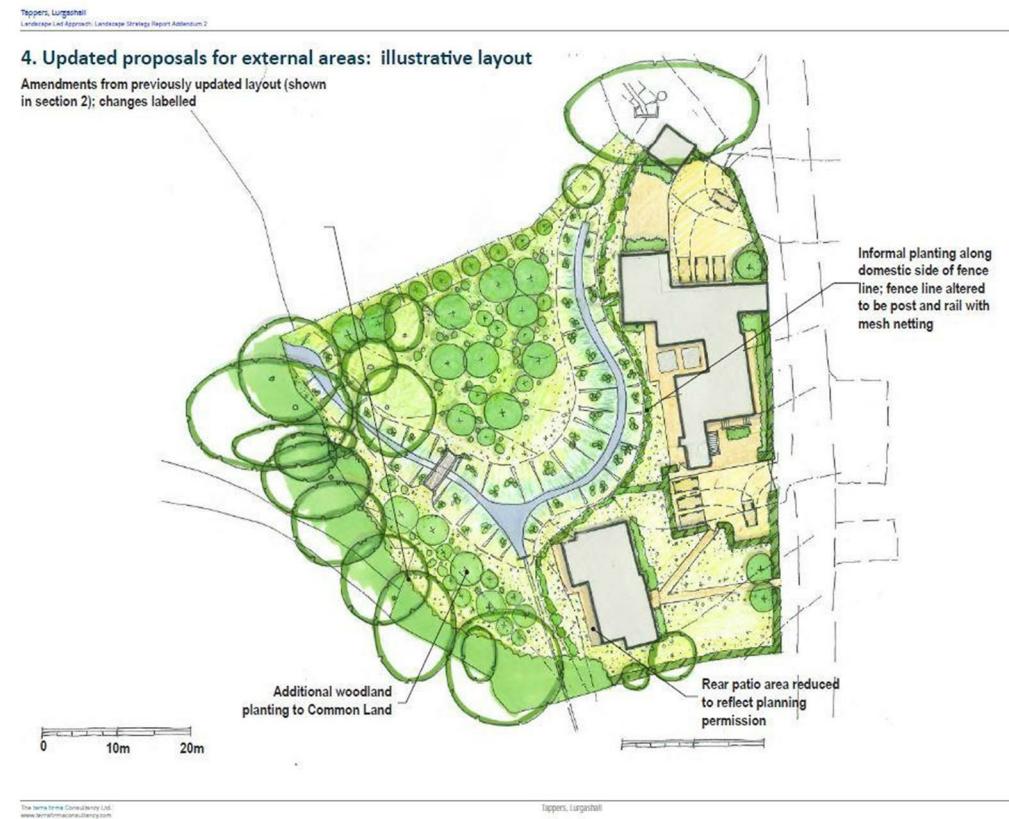




SITUATION

Lurgashall is a thriving and picturesque village set within the South Downs National Park. It is renowned for its charm, historic village Green and the well-known country pub The Noah's Ark and has featured on many TV shows and adverts. The barn is set in peaceful and natural surroundings whilst still being in easy reach of access to the towns of Haslemere and Petworth.

The mainline station is 6 miles away in Haslemere and provides fast and easy access to London Waterloo in just under an hour.



The surrounding countryside is a haven for walkers and cyclists, much of it being set of the South Downs National Park. There is an excellent choice of highly regarded schools nearby, both state and private.



DIRECTIONS

From our office in Haslemere head east on High St., turn left onto Petworth Road B2131. Continue for approx 2.2 miles. Pass through Northchapel, and turn left onto Rodgate Lane to stay on B2131. Follow Rodgate Lane for about 0.7 miles. Turn right onto Cripplecrutch Hill A283. Continue on Cripplecrutch Hill for approx 0.3 miles. At the Shillinglee/Gospel Green crossroads, turn right towards Gospel Green. The property will be found on the right.

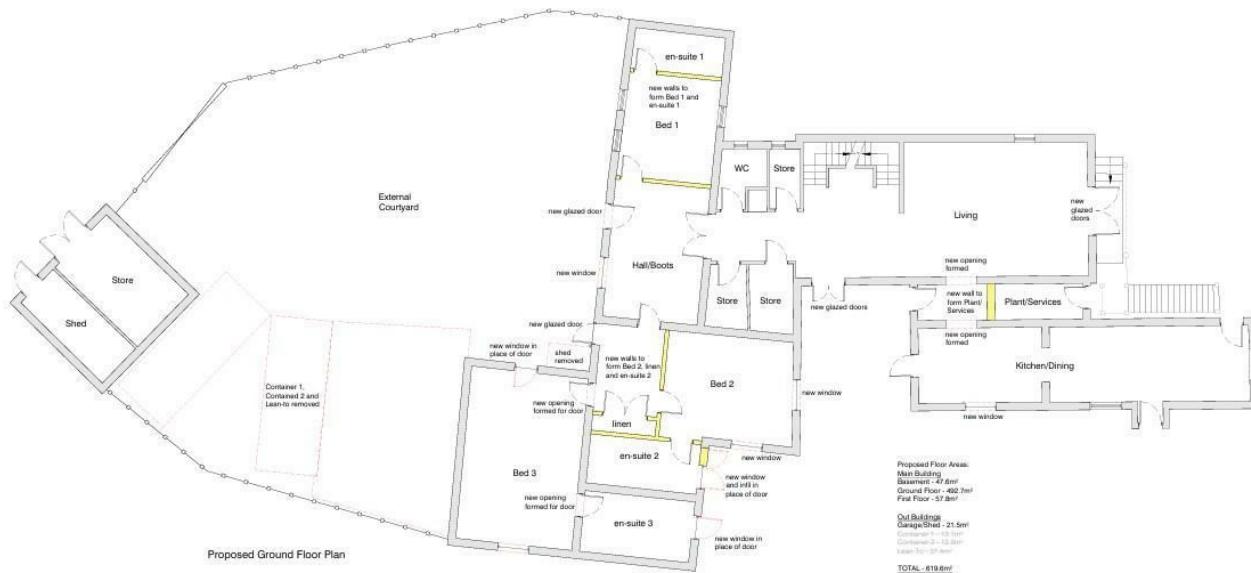
Haslemere town and main line station 5.8 miles

Petworth 6.4 miles

Guildford 18 miles

Goodwood 18 miles

Energy Efficiency Rating		
	Current	Potential
<small>Very energy efficient - lower running costs</small>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
England & Wales		EU Directive 2002/91/EC



REV	description	date
status	PLANNING	
3D		
CURTIS LEEVES TECHNICAL LTD 01243 376070 mail@technical.co.uk		
client	Weetman Ltd	
project	Tapers Barn Jacobs Lane Lugashall	
site	Change of Use Existing & Proposed Floor Plans	
date	Issue: Q1 A1	drawn
	July 2003	MRL
project no.	Drawing no.	checked
2131	P2050	P1

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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