



Pump Bottom Farm

Appledram, Chichester, West Sussex, PO20 7EH

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Henry Adams
simply different

Joint Sole Agents







Pump Bottom Farm

Appledram, Chichester, West Sussex PO20 7EH

A character detached house with annexe, former Restaurant/Retail Outlet, four New Holiday Cottages (partly constructed), Various Outbuildings with potential, near Chichester Marina, in all set in about 25 acres.

Dell Quay Sailing Club 1 mile, Chichester Marina and Yacht Club 1.2 miles, Chichester City 3.5 miles, Itchenor Sailing Club 4.6 miles, West Wittering Blue Flag sandy beach 5.7 miles. All distances and measurements are approximate.

- LOT 1
- A number of fields, including some woods, in all about 15 acres
- LOT 2
- 4 New Cottages (Partly Constructed to roof height - Second home restricted use)
- Single Storey building (Former Restaurant) Approx. 75ft 8" (23.1m) x 18ft 8" (5.7m)
- Detached Modern Agricultural Barn Approx. 79ft 8" (24.3m) x 39ft 8" (12.1m)
- Various Outbuildings with further potential subject to planning consents, extensive parking area, delightful grounds backing canal
- In all, set in about 3.7 acres
- LOT 3
- [DETACHED Character House](#)
- 4 Bedrooms, 3 Bathrooms, 3 Receptions
- Kitchen/Breakfast Room
- DETACHED one bedroom ANNEXE
- Single Storey Office: 48ft (14.63m) x 11ft 8" (2.79m)
- Open fronted timber framed Garage and Extensive parking area
- Delightful gardens and grounds, including Orchard, backing on to the Chichester Canal
- In all, set in about 6.85 acres
- LOTS AVAILABLE AS A WHOLE OR SEPARATELY





PROPERTY and SITUATION

Pump Bottom Farm, as the name suggests, was once the location for the water pump for the locality. The Farm sits in a pretty glade-like setting with tree-lined fields, wild flowers and a stunning drift of violets in the Spring. An area specifically designated as a wildlife habitat, captures the interest of visiting photographers and artists. Wildlife has been encouraged throughout the farm with bird boxes and safe habitats. The Farm has a long road frontage with three separate entrances off the main road.

Worthy of mention is the renowned "Blues on The Farm" annual event which has been run on the site of Pump Bottom Farm, we understand, for about 25 years and was voted Best British Blues Festival 2010 in the British Blues Awards. In 2016 the Festival ran from 16-19 June.

Well located in the Hamlet of Apuldram, which means Apple Tree village, on the main coastal route just south of the Cathedral City of Chichester. It occupies a unique and busy trading location with a long road frontage between the turning to the moorings at Dell Quay and the Chichester Marina 34 miles from Southampton Airport, 19 miles from the Portsmouth Ferry Terminal, Heathrow Airport 72 miles and Gatwick 53 miles.

The popular and beautiful beaches of West Wittering and East Head are on the direct route past the farm and five miles away and the family orientated Selsey Bill famous for its crabs and lobsters only seven miles to the south.

LOT 1

A number of fields and some woods, in all about 15 acres.

LOT 2

4 NEW COTTAGES (partly constructed - Second Home restricted use) comprising:

Plot 1: 2 Bedrooms, 1 Bathroom Approx. 936 sqft (87 sq/m)

Plot 2: 3 Bedrooms, 2 Bathroom Approx. 1,119 sqft (104 sq/m)

Plot 3: 3 Bedrooms, 2 Bathroom Approx. 1,367 sqft (127 sq/m)

Plot 4: 3 Bedrooms, 2 Bathroom Approx. 1,130 sqft (105 sq/m)

Various Outbuildings with further potential subject to usual planning consents:



THE CIDER HOUSE (Former Restaurant)

Current Rateable Value 2016 set at £1,125 due to increase in 2017 to £2,350) Five-bay, concrete stanchion and block structure under an asbestos sheeted roof and concrete floor comprising male and female toilets:

75ft 8" (23.1m) x 18ft 8" (5.7m)

AGRICULTURAL BARN

Four-bay, steel stanchion structure under a fibre cement roof with galvanised cladding and concrete floor:

79ft 8" (24.3) x 39ft 8" (12.1m)

POLE BARN

Open-sided, timber-framed building under a galvanised sheeted roof and earth floor:

42ft (12.8m) x 36ft 8" (11.2m)

MOBILE HOME

35ft 8" (10.9m) x 10ft 2" (3.1m)

Extensive parking area.

Delightful grounds backing on to the canal

In all, set in about 3.7 acres

LOT 3 - Detached character house

4 Bedrooms, Dressing Room

1 Bathrooms, 2 Shower Rooms, Storage room (potential Shower Room), 3 Receptions, Kitchen and Breakfast Room

Detached Annexe; Kitchen/Sitting Room and First Floor Bedroom and bathroom, adjoining Music room and Office above via external staircase.

Single Storey Office: 48ft (14.63m) x 11ft 8" (2.79m)

Open fronted Timber-Framed Garage:

18ft 4" (5.6m) x 16ft 4" (5m)

Timber Garden Shed:

20ft 8" (6.3m) x 10ft 2" (3.1m)

Extensive Parking Area

Delightful gardens and grounds, Orchard, backing onto Chichester Canal

In all, set in about 6.85 acres

LOTS AVAILABLE AS A WHOLE OR SEPARATELY

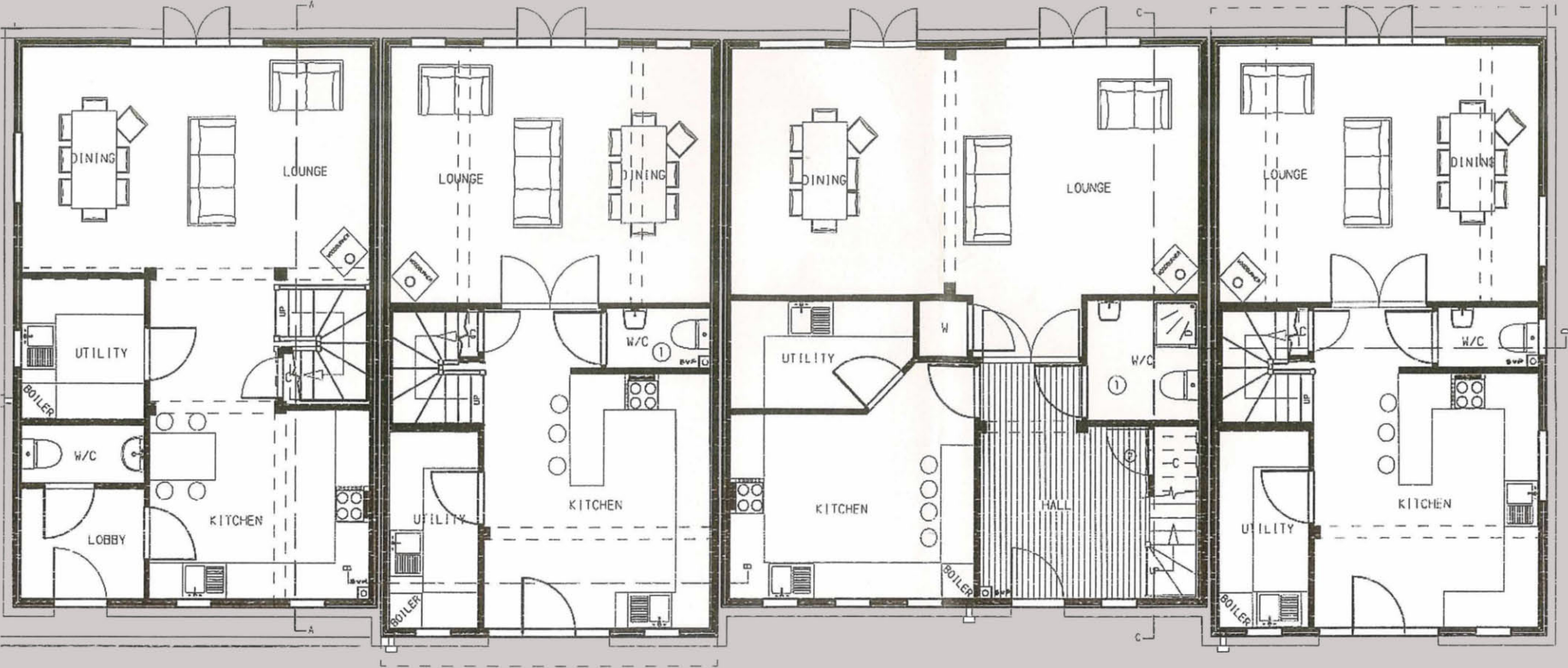


Plot 1

Plot 2

Plot 3

Plot 4



GROUND FLOOR

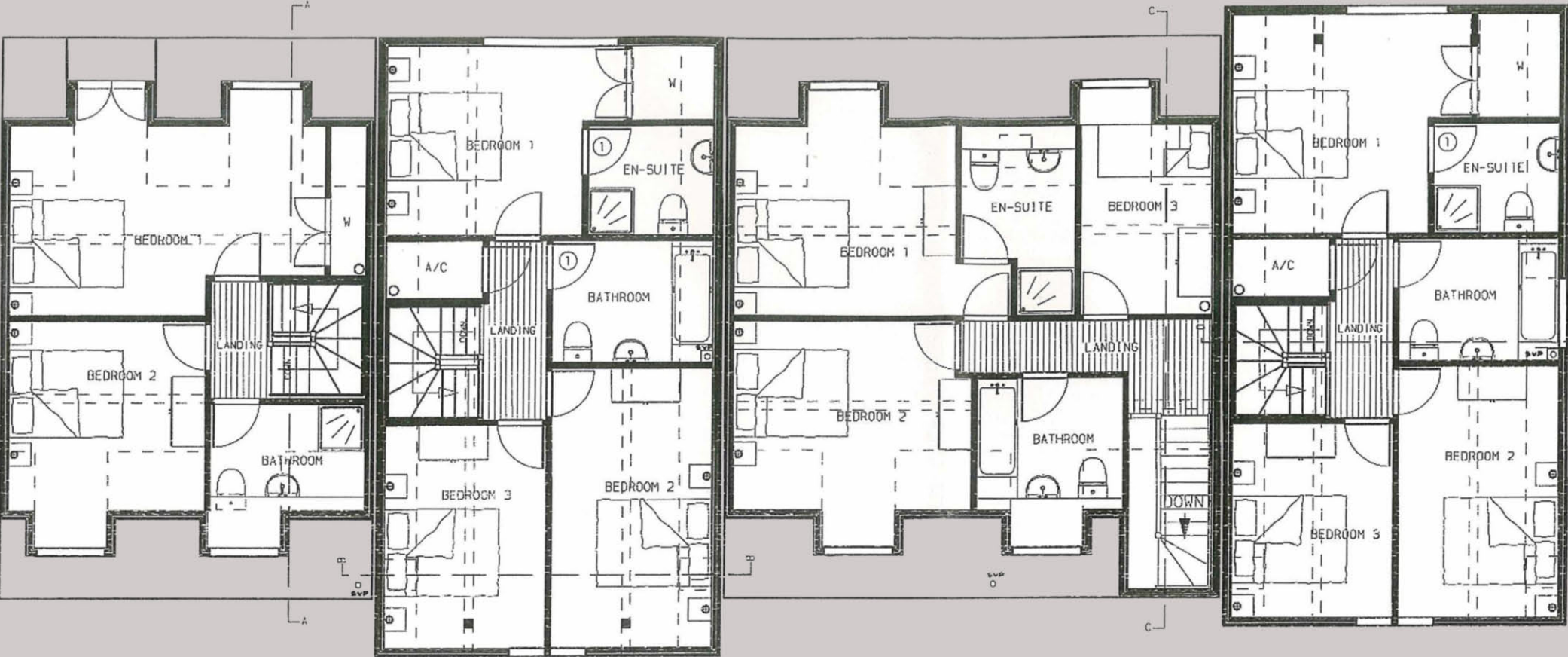


Plot 1

Plot 2

Plot 3

Plot 4



FIRST FLOOR

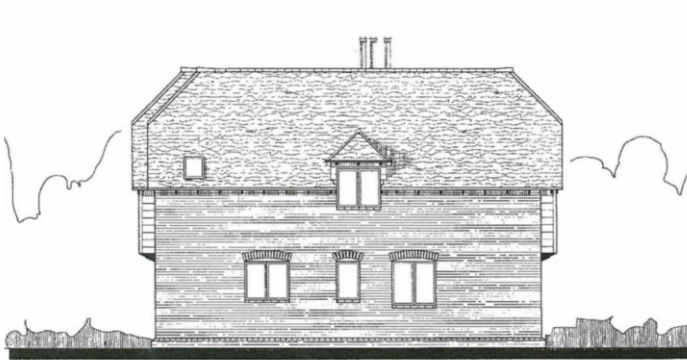




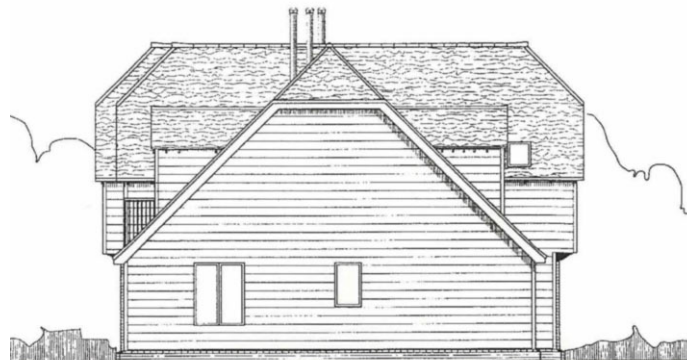
FRONT ELEVATION



REAR ELEVATION
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SIDE ELEVATION



SIDE ELEVATION

SERVICES

MAIN HOUSE:

Mains electricity, water, private drainage, heating via LPG

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans, or the interpretation of them, the question shall be referred to the vendors' agents whose decision acting as experts shall be final.

PLANS, AREAS and SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the vendors' agents and the purchaser shall be deemed to have satisfied himself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

CHICHESTER

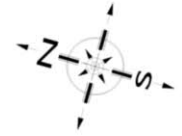
Chichester's amenities include bus and train stations with direct line to London, state and private schools, excellent shopping facilities with national brands and long-established independent boutiques and shops, restaurants, wine bars and brasseries. The wide choice of social and recreational activities include Sports Centres with swimming pools, cinemas, Art Galleries and Museums and the internationally acclaimed Chichester Festival Theatre.

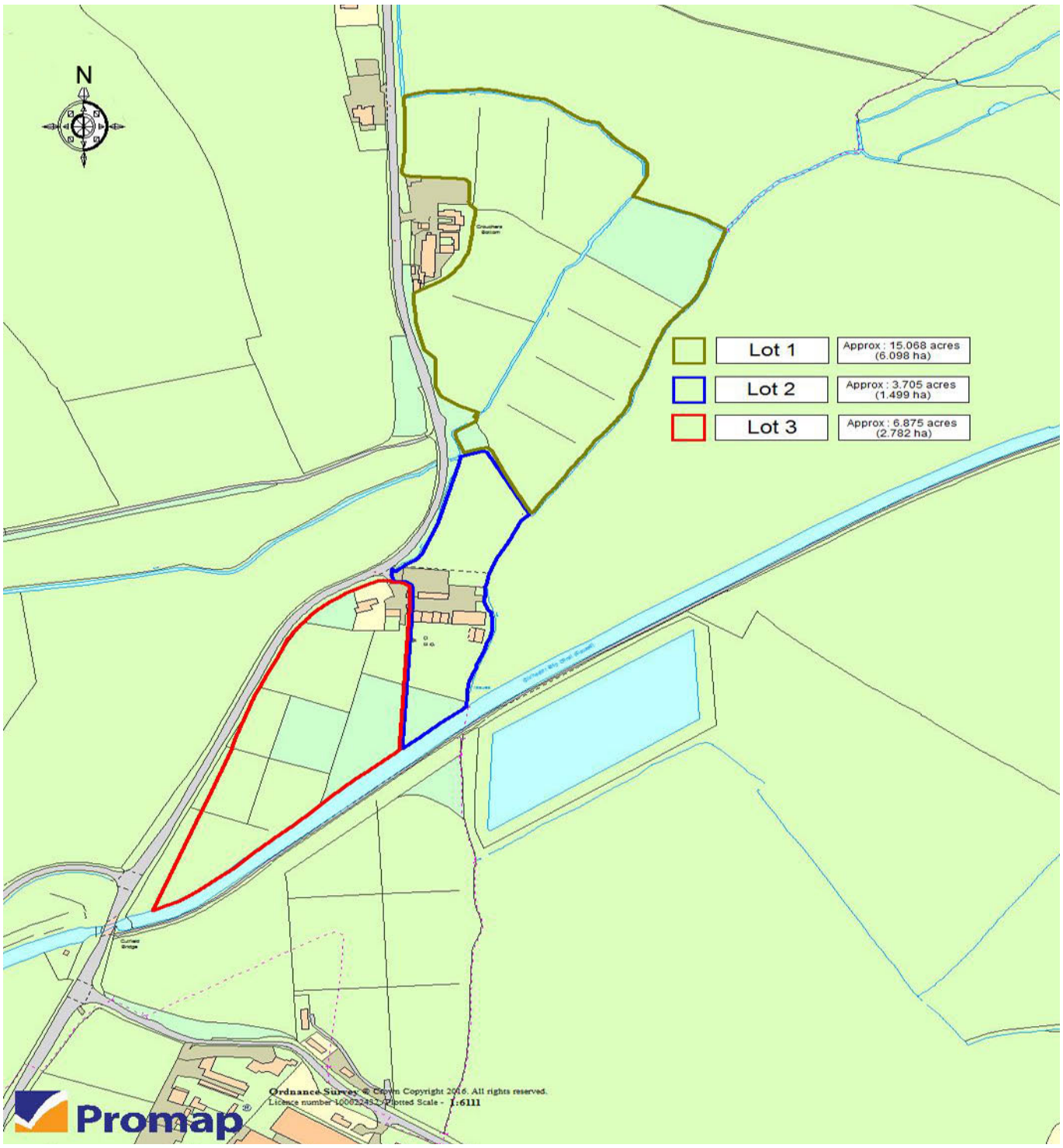
The Chichester Festivities take place in July each year with a reported footfall of 1.25 million to the area. There are excellent schools in the area. In the private sector are Prebendal, Oakwood, Great Ballard, Westbourne House, Portsmouth Grammar and Bedales. Secondary schools in the public sector in Chichester are Bishop Luffa and the Girls and Boys High Schools. Chichester is unique in having both a College of Further Education and a University.

SPORTING, COUNTRY AND COASTAL PURSUITS

Sporting activities in the area include excellent sailing around Chichester Harbour and along the coast, horseracing at Goodwood and Fontwell, riding from nearby stables, polo at Cowdray Park, the Internationally renowned Goodwood Festival of Speed and Revival

Approximate Gross Internal Area
 House = 211.3 sq m / 2274 sq ft (Excluding Eaves)
 Annexe = 119.7 sq m / 1288 sq ft
 Office = 52.5 sq m / 565 sq ft
 Total = 383.5 sq m / 4127 sq ft

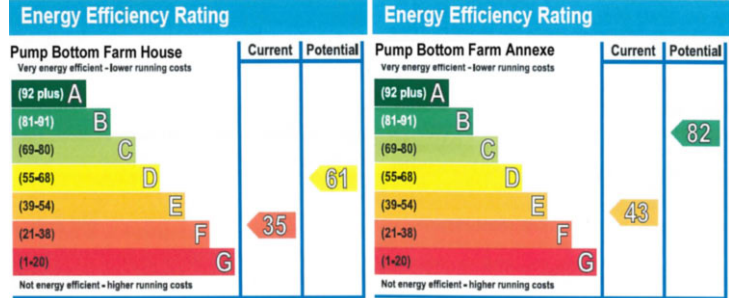




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