



# RESIDENTIAL DEVELOPMENT SITE

Torberry Hill House, Torberry Lane, West Harting GU31 5PQ





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Unique and rare development opportunity to acquire a building plot with planning consent for a c. 6500 square foot residential property in a wonderfully private position with gardens, paddock, woodland and exceptional country views, in all extending to approximately 12.33 acres (4.99 ha). Additional land available.

## Summary

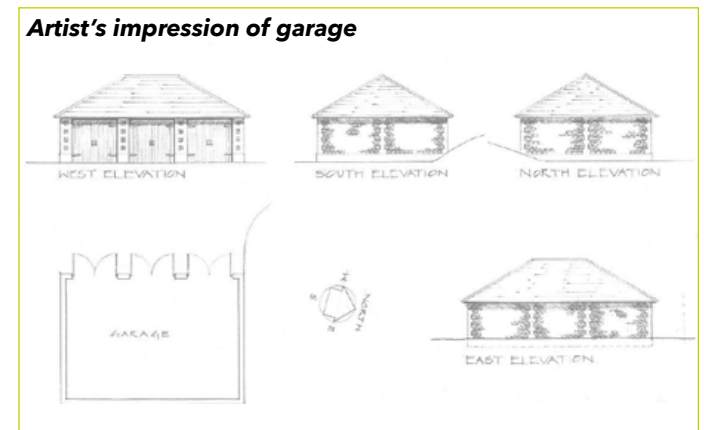
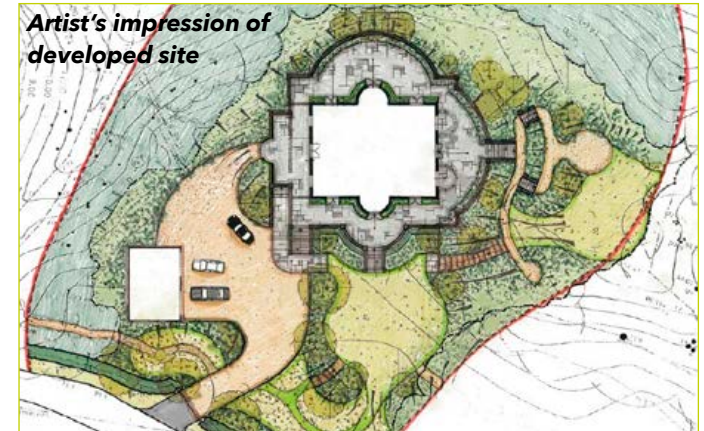
Full planning consent for c. 6500 square foot detached residential property

Exceptional rural location with delightful country views

Garden, woodland and paddock - in all approximately 12.33 acres (4.99 ha)

Additional land available - approximately 21.12 acres (8.54 ha)

Petersfield (and mainline station) 4.2 miles | Chichester 13 miles | Winchester 23.3 miles  
Guildford 29.8 miles | London 61 miles  
(Mileages are approximate)

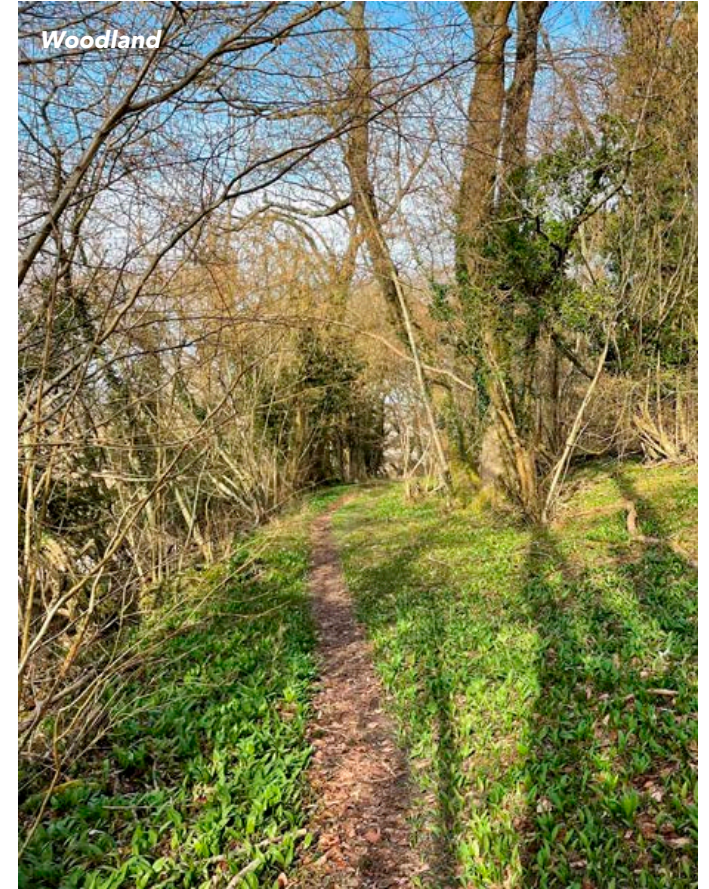




*Paddock / Field and Woodland*



*Woodland*



*Paddock / Field*



*View across lane*



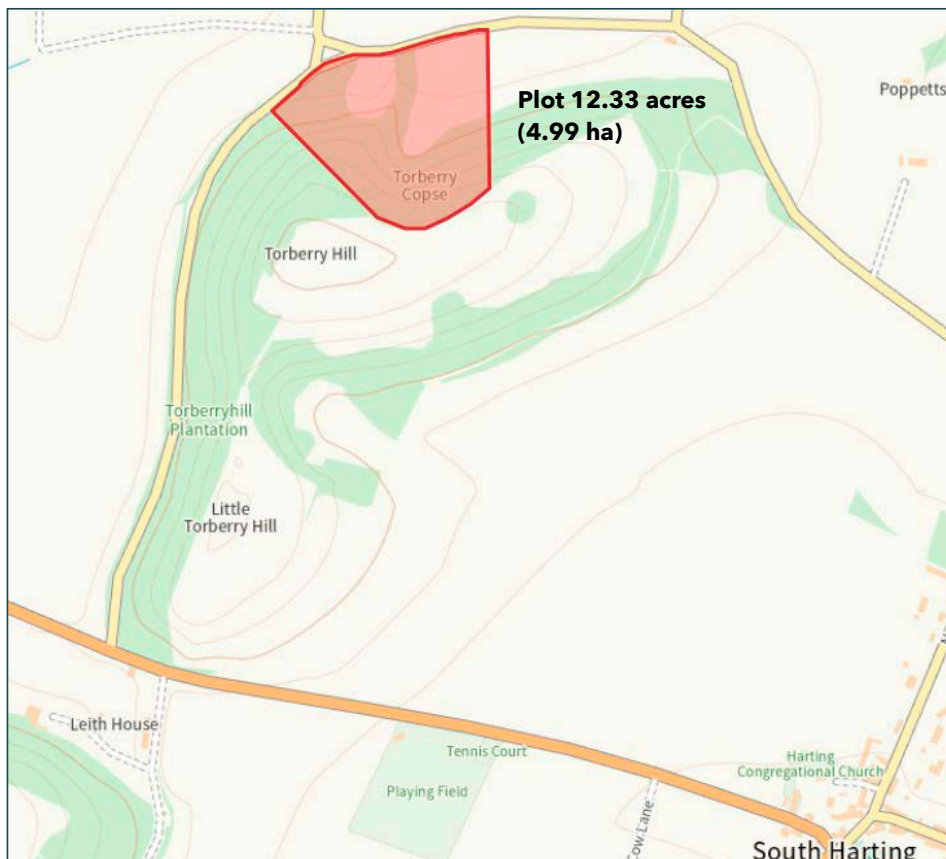
## SITUATION

Enjoying a lovely rural position overlooking neighbouring fields, Torberry Hill House would offer a private, sheltered position nestled within its own plot and given the contour of the site, the property would enjoy elevated accommodation affording wonderful country views.

The site itself offers a combination of woodland, formal gardens and a section of field / paddock, extending in all to approximately 12.33 Acres (4.00 ha).

Further woodland and remainder of a field / paddock of approximately 21.12 Acres (8.54 ha), also available under separate negotiation.





## GENERAL REMARKS

### Planning

South Downs National Park granted planning permission under planning reference SDNP/23/05444/NMA.

Chichester District Council formerly granted planning permission under planning reference 05/02156/FUL.

### Services, Infrastructure and Access

We have been advised by our client that the site has mains water; ground source probes installed in relation to heating; 3 phase electricity.

### Tenure

The property will be Freehold.

### Local Authority

Chichester District Council.  
www.chichester.gov.uk

### Postcode

GU31 5PQ

### Directions to GU31 5PQ

From Petersfield take the B2146 towards South Harting passing through Hurst, turning left at the top of the hill (Torberry Lane) signed to 'W'.

Harting 1 mile'. Follow this lane for 0.6 miles where the entrance to Torberry Hill House will be found on the right hand side.

### What3Words

///swooning.dude.plank

### Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

BCM Wilson Hill

4 Lavant Street, Petersfield

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NB Photographs and details dated March 2025.

### IMPORTANT NOTICE

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### Petersfield

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