



Tappers Barn, Jobsons Lane, Lurgashall GU28 9HA
Price Guide £675,000

TAPPERS BARN, JOBSONS LANE, LURGASHALL 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 guided at the very sensible price of £1,000,000.

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

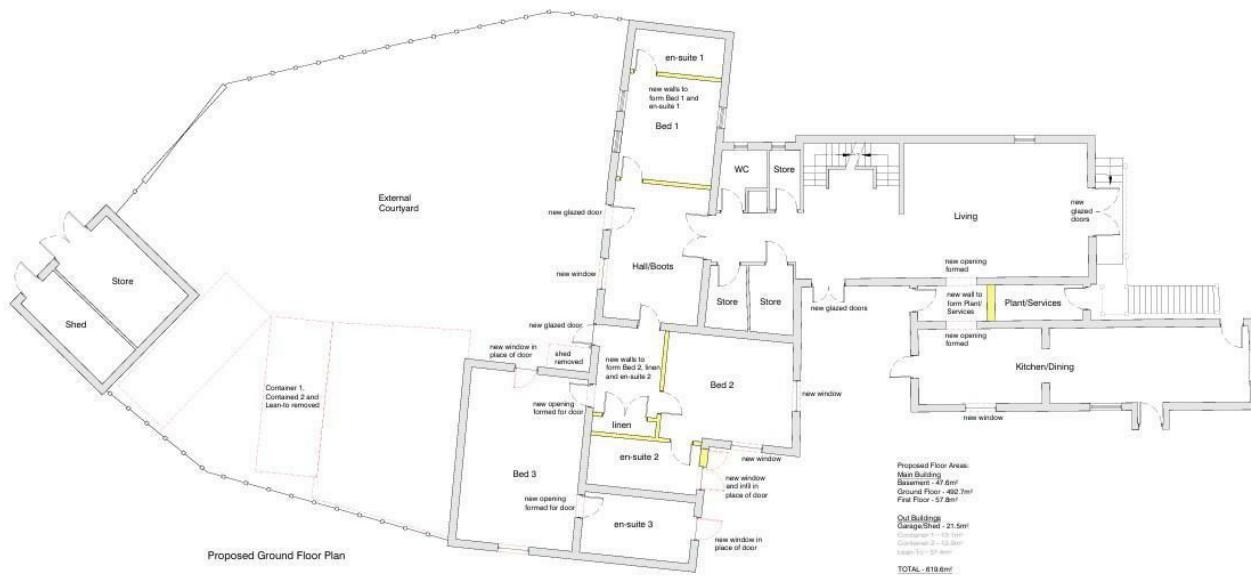
From our office in Haslemere head east on High St., turn left onto Petworth Road B2131. Continue for approx 2.2 miles. Pass through Northchapel, and turn left onto Rodgate Lane to stay on B2131. Follow Rodgate Lane for about 0.7 miles. Turn right onto Cripplecrutch Hill A283. Continue on Cripplecrutch 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

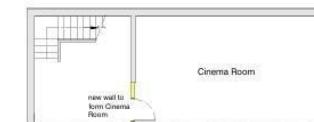
Petworth 6.4 miles

Guildford 18 miles

Goodwood 18 miles



Proposed First Floor Plan



Proposed Basement Plan

rev	description	date	
status	PLANNING		
			
CURTIS LEEVES TECHNICAL LTD 01243 378070 mail@ctechical.co.uk			
client	Weetman Ltd		
project	Tappers Barn Johnson's Lane Lugarnall		
site			
Change of Use			
Existing & Proposed Floor Plans			
date	issue G/A	drawn	checked
July 2003	1:100		GBC
project no.	drawing no.	rev	sw
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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