



Starley Cottage, Eartham

A once in a lifetime development opportunity in the picturesque downland village of Eartham



- ▶ **Delightful semi-rural location**
- ▶ **South Downs National Park**
- ▶ **6 miles north west of Chichester**
- ▶ **Conservation Area**
- ▶ **Large garden**
- ▶ **No onward chain**

Standing in a large, gently elevated plot extending to approaching one third of an acre (0.279), Starley Cottage offers an extremely rare opportunity to purchase a potential development project in the idyllic village of Eartham, a Conservation Area about six miles north west of Chichester, on the southern periphery of the glorious South Downs National Park.

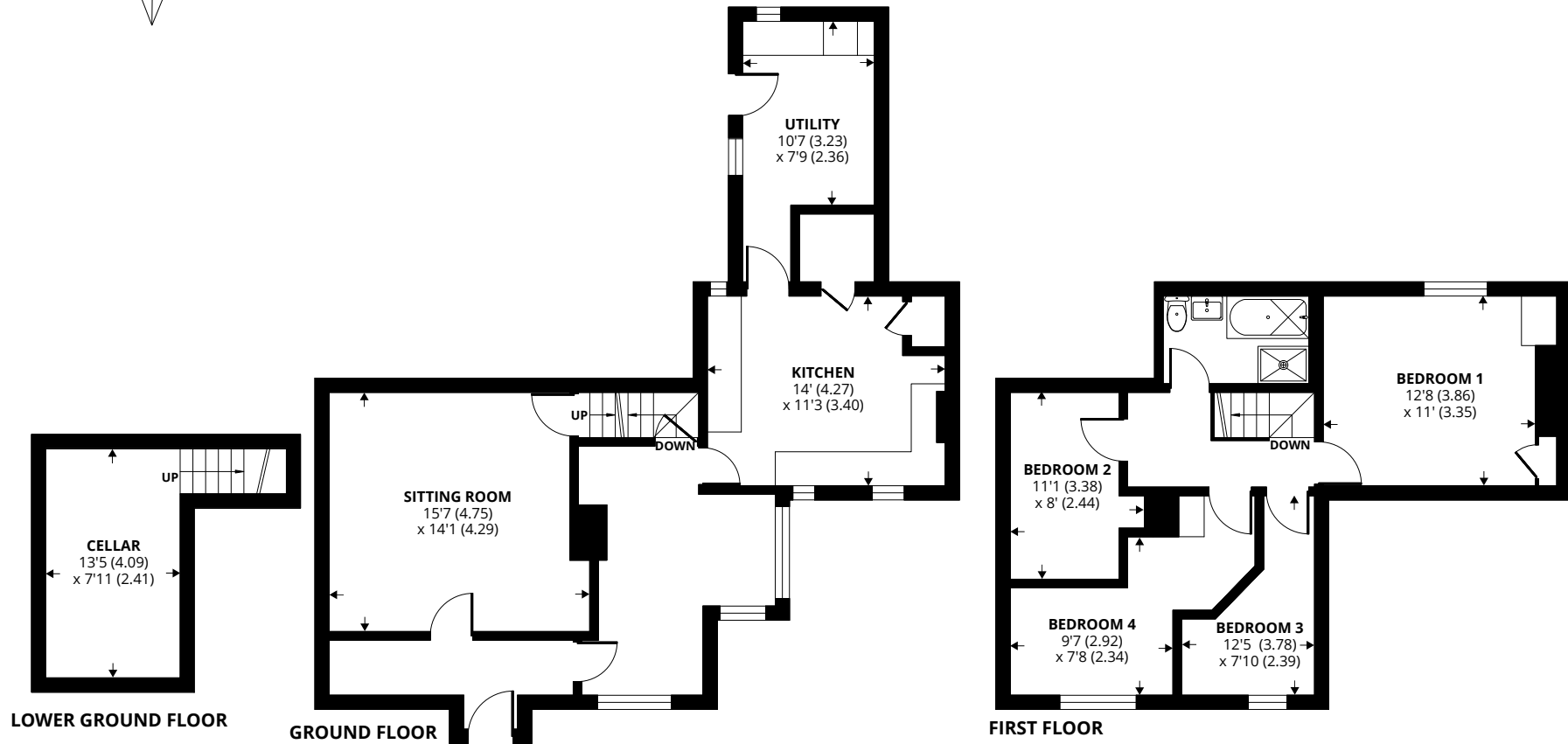
Enjoying fabulous uninterrupted countryside views, the project provides a blank canvass to either restore or extend the existing house, or replace with a new house, subject to obtaining the appropriate local authority permission.

We understand from the Conservation Officers response to the withdrawn planning application, SDNP/22/00689/FUL, the principle of demolition of the existing dwelling and construction of a replacement dwelling on the site would be supported by the South Downs National Park Authority. It was stated that this must be accomplished in a manner which responds to its historic setting, both in terms of detailed design, size, form and massing. Subsequent pre-applications have been favourable to the principle of a new dwelling placed further to the south of the current building.

Data Room - Correspondence with the South Downs National Park is included in a data room and a link can be provided on request.

The land is available on an unconditional basis for the sum of £900,000 on a subject to contract basis only. Offers on a subject to planning basis will not be entertained.





Approximate Area = 1364 sq ft / 126.7 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

The village of Eartham is located to the north east of Chichester located in the South Downs National Park. There is a village public house, parish church and a prep school. Close by is Eartham Woods with the old Roman Road - Stane Street. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and numerous bridleways. Nearby Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival and a season of horse racing. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria.

Directions

Proceed east out of Chichester on the A27. Proceed over the Boxgrove/Tangmere roundabout and then take the next turning on the left sign posted to Eartham/Crockerhill. Continue for approximately 1.85 miles and on entering the village of Eartham, the property is on the left.

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Agents Notes

The owner reserves the right not to accept the highest or indeed any offer. The offer made shall be for a fixed sum unrelated to any other offer.

There has been a pre-application enquiry process undertaken with the SDNPA and copies of drawings and correspondence are included in a data room and a link can be provided on request.

If you wish to discuss the planning prospects in more detail then please do contact Rebecca Tier in our planning team on 01243 533633.

