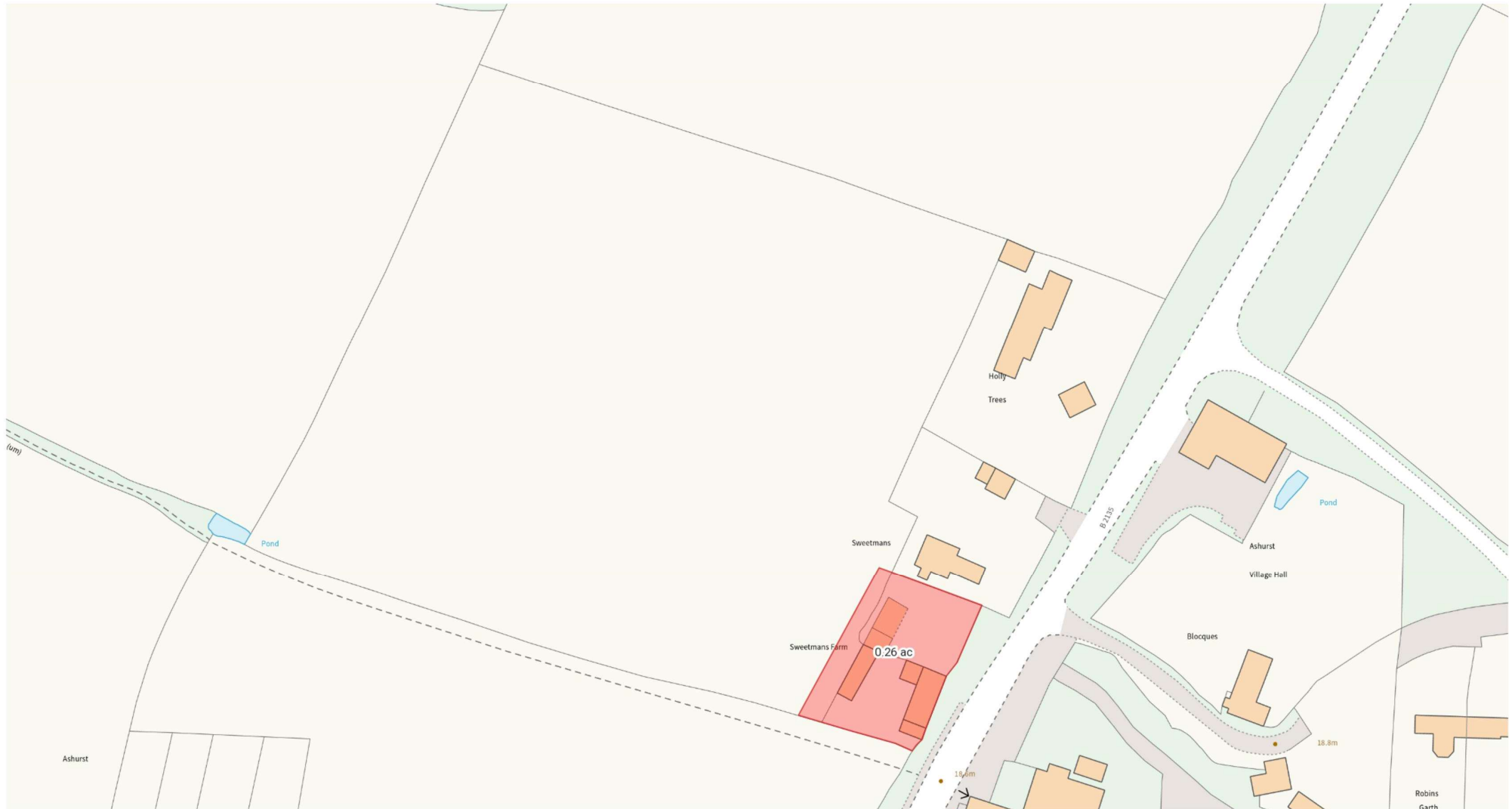




Sweetmans Barn
Ashurst, West Sussex





Sweetmans Barn

The Village, Ashurst, West Sussex BN44 3AP

Guide Price £495,000 - Freehold

- A fine period (non-Listed) barn with consent for residential conversion with development deemed to have commenced including underpinning and re-roofing works.
- Consent for open plan living/dining/kitchen area to ground floor with 4 beds, bathroom & shower room to first floor.
- Driveway to proposed garden area & single storey former cattle stall/stables with further potential (subject to consents) plus separate yard area with outbuilding.
- Occupying a central village location with pretty outlook to the rear over adjoining pasture land. Overall, c. 0.26 of an acre (0.10 Ha).

Description

Sweetmans Barn comprises a fine detached two storey Sussex Barn of three bays and believed to be of 17th Century origin, but not Listed, and which was granted planning consent on 12th May 2005 (ref DC/04/1871) for conversion into a single dwelling. The approved plans show ground floor open plan living accommodation approached by an entrance hall with cloakroom and with staircase to first floor to a central vaulted bay with galleried landing leading to two bedrooms to each side and with a bathroom to one side and a shower room to the other side.

In addition to the barn with its external elevations of weather boarding under a slate covered pitched and part hipped roof with stone and brick and slate roof lean-to to the South side, there is a useful single storey four bay oak and softwood framed building to the West side under a slate covered span roof which is divided into one large and two small boxes, but is considered to offer scope for ancillary recreational or studio/office space or storage/part covered parking (subject to all consents) and being attached to a 3-bay span-roofed implement store on the North side.

Between the main barn and outbuilding there is potential to create a garden area with gated vehicular access track from the road as well as gated access into the adjoining yard area and outbuilding to the North side of the barn.



**Horsham
District
Council**

Park House, North Street, Horsham, West Sussex, RH12 1RL
Tel: (01403) 215100 Fax: (01403) 215198 (Calls may be recorded)
www.horsham.gov.uk DX 57609 HORS-AM - 6
e-mail: planning@horsham.gov.uk
Ray Wright
Head of Development

Personal callers and deliveries: please come to Park North

Application Number: DC/04/1871

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

T Cording
140 High Street
Sleynning
EN44 3LH

On behalf of: Mr J.Eaton

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Conversion of disused barn into one single dwelling

Sweetmans Barn The Village Ashurst West Sussex

to be carried out in accordance with Plan and Application No. DC/04/1871 (as modified by the under-mentioned conditions, if any) submitted to the Council on 19/08/2004 and subject to compliance with the conditions specified hereunder.

HEAD OF DEVELOPMENT

Date: 12/05/2005

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 No development shall be commenced unless and until a schedule of materials and samples of such materials and finishes and colours to be used for external walls and roofs of the proposed buildings(s) have been submitted to and approved by the Local Planning Authority in writing and all materials used shall conform to those approved.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy EDC1 of the Horsham District Local Plan 1997.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or Orders amending or revoking and re-enacting the same, the

dwelling) shall not be extended or altered in any way unless planning permission has been granted by the Local Planning Authority on application in that respect.

Reason: A more intensive use of the site would be likely to cause congestion on adjacent roads through overflow vehicle parking contrary to policy TU5 of the Horsham District Local Plan 1997.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or Orders amending or revoking and re-enacting the same, no development within Class E of Part 1 and Class A of Part 2 of Schedule 2 to the Order shall be carried out within the site without the prior approval in writing of the Local Planning Authority.

Reason: To maintain control over future development in the interests of amenity and in accordance with policy EDC1 of the Horsham District Local Plan 1997.

- 5 No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Fridays inclusive and 08.00 hours and 13.00 hours on Saturdays, and no work shall be undertaken on Sundays, Bank and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with policy EDC17 of the Horsham District Local Plan 1997.

- 6 The dwelling hereby approved shall not be occupied until a plan showing provision for car parking and cycle parking storage within the site has been submitted to and approved by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.

Reason: In the interests of road safety and in accordance with policy TU5 of the Horsham District Local Plan 1997.

- 7 No development shall take place until details of screen walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and no dwellings/buildings shall be occupied until such screen walls and/or fences associated with them have been erected. Thereafter the screen walls and/or fences shall be retained as approved and maintained in accordance with the approved details.

Reason: In the interests of amenity in accordance with policy EDC1 of the Horsham District Local Plan 1997.

- 8 The use hereby permitted shall not be commenced unless and until provision for the storage of refuse/recycling bins has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the adequate provision of recycling facilities in accordance with policy TU20 of the Horsham District Local Plan 1997.

- 9 No structural timbers shall be cut, removed or altered without the prior written approval of the Local Planning Authority.

Reason: To preserve the special character of the building in accordance with policy EDC1 of the Horsham District Local Plan 1997.

- 10 No burning of materials shall take place on the site.

Reason: In the interests of amenity and in accordance with policy EDC17 of the Horsham District Local Plan 1997.

This decision is based on the following submitted plans/documents:

Location Plan Unnumbered Received 20th October 2004
Block Plan Unnumbered Received 20th October 2004
Floor Plan Unnumbered Received 20th October 2004
Elevations (East and West) Unnumbered Received 20th October 2004
Elevations (North and South) Unnumbered Received 5th May 2005

Note to Applicant:

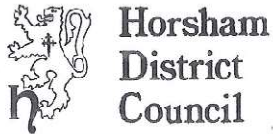
In making this decision the Council has had regard to the following policy(ies) from the Horsham District Local Plan/West Sussex Structure Plan:

G1 G5 CS14 TU5

REASONS FOR GRANTING PLANNING PERMISSION:

- 1 The proposal does not materially affect the amenities of neighbouring occupiers or the character and visual amenities of the locality.

N.B. IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ENCLOSED WITH THIS FORM.



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Ray Wright

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Our Ref:	DC/04/1871	Your Ref:
E-Mail:	planning@horsham.gov.uk	Direct Line: 01403 215175
If calling please ask for:	Kathryn Sadler	Date: 26/6/2008

Dear Mr Clay

**Re: CONVERSION OF BARN
SWEETMANS BARN, THE VILLAGE, ASHURST**

I refer to your letter received on 9th May 2008, my subsequent telephone call and your letter received on 24th June 2008 relating to the implementation of permission DC/04/1871. I can confirm that by undertaking the underpinning of the building as shown on the block plan received on 24th June 2008, it is considered by the Local Planning Authority that the works would constitute an acceptable commencement of development.

I therefore trust this information is of assistance to you. Please be aware that this letter is without prejudice to any decision the Council may take on any application submitted.

Should you wish to discuss this matter please contact me on 01403 215175.

Yours sincerely

Kathryn Sadler
Senior Planning Officer

Mr P Clay
Byways
Castle Lane
Bramber
Steyning
West Sussex
BN44 3FB



The property occupies a central village location overlooking traditional pasture fields to the West and South and with pretty outlook thereto and with close-by public footpath in the neighbouring field to the South which leads West to Church Lane and St. James' Church. **The overall plot area extends to approx. 0.26 of an acre (0.10 Ha).**

Following the granting of planning consent in 2005, the vendors undertook underpinning works to the main barn and part softwood reframing above and along with stripping and re-healing of the slate covered pitched roof. These underpinning works were overseen by McCarey Simmonds, consultant civil & structural engineers and with the completed works having been inspected by Sussex Building Control for buildings regulations and issuing of a final completion certificate (Ref BC/08/1820) as appended. These underpinning works were confirmed by Horsham District Council's planning department as an acceptable commencement of development in their letter of 26th June 2008 (as appended). In addition, the Section 106 of the Town & Country Planning Act 1990 undertaking entered into by the owner and Horsham District Council regarding agreed contributions to community facilities and transport infrastructure were paid at the time of the execution of the deed on 29th March 2008.

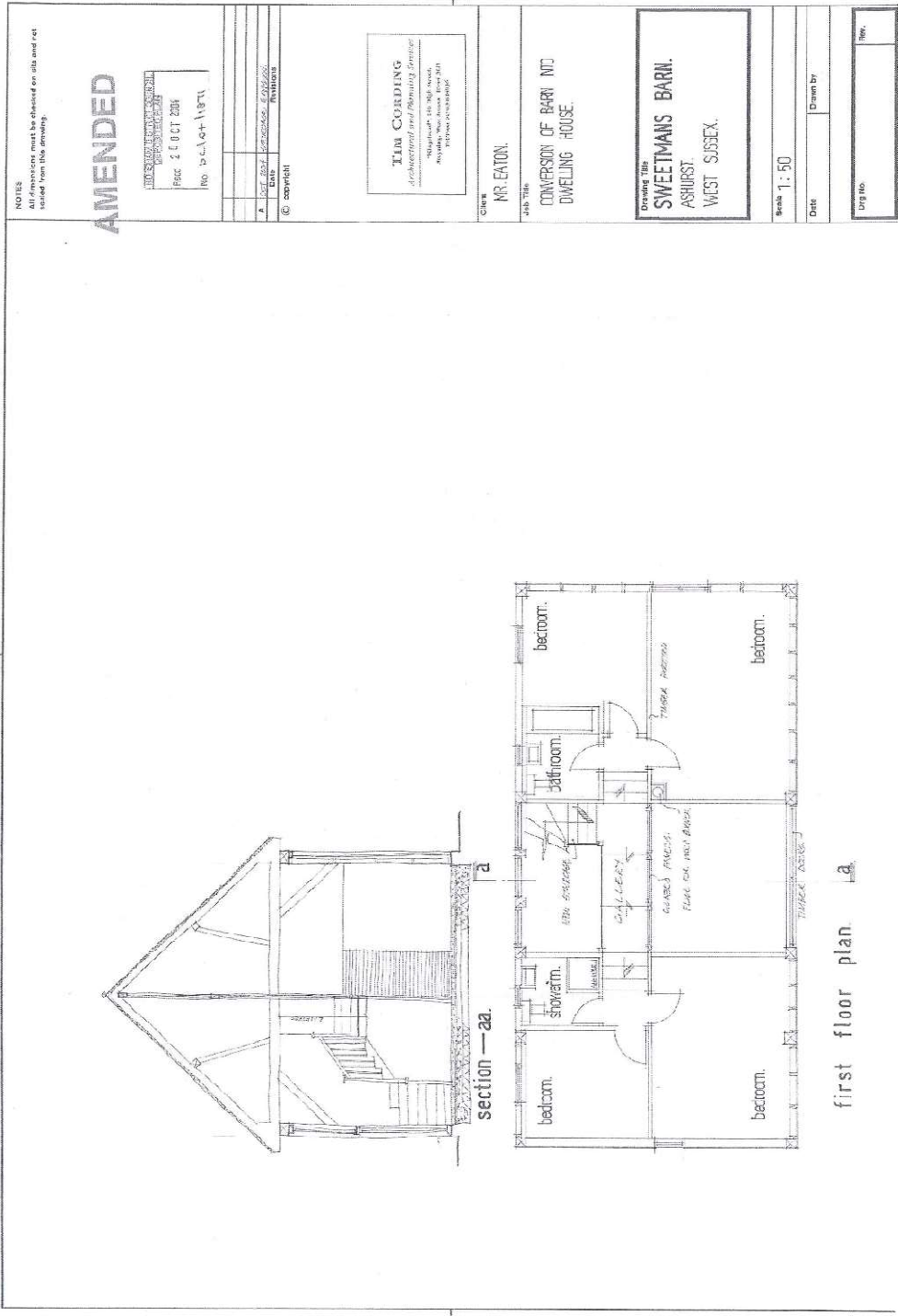
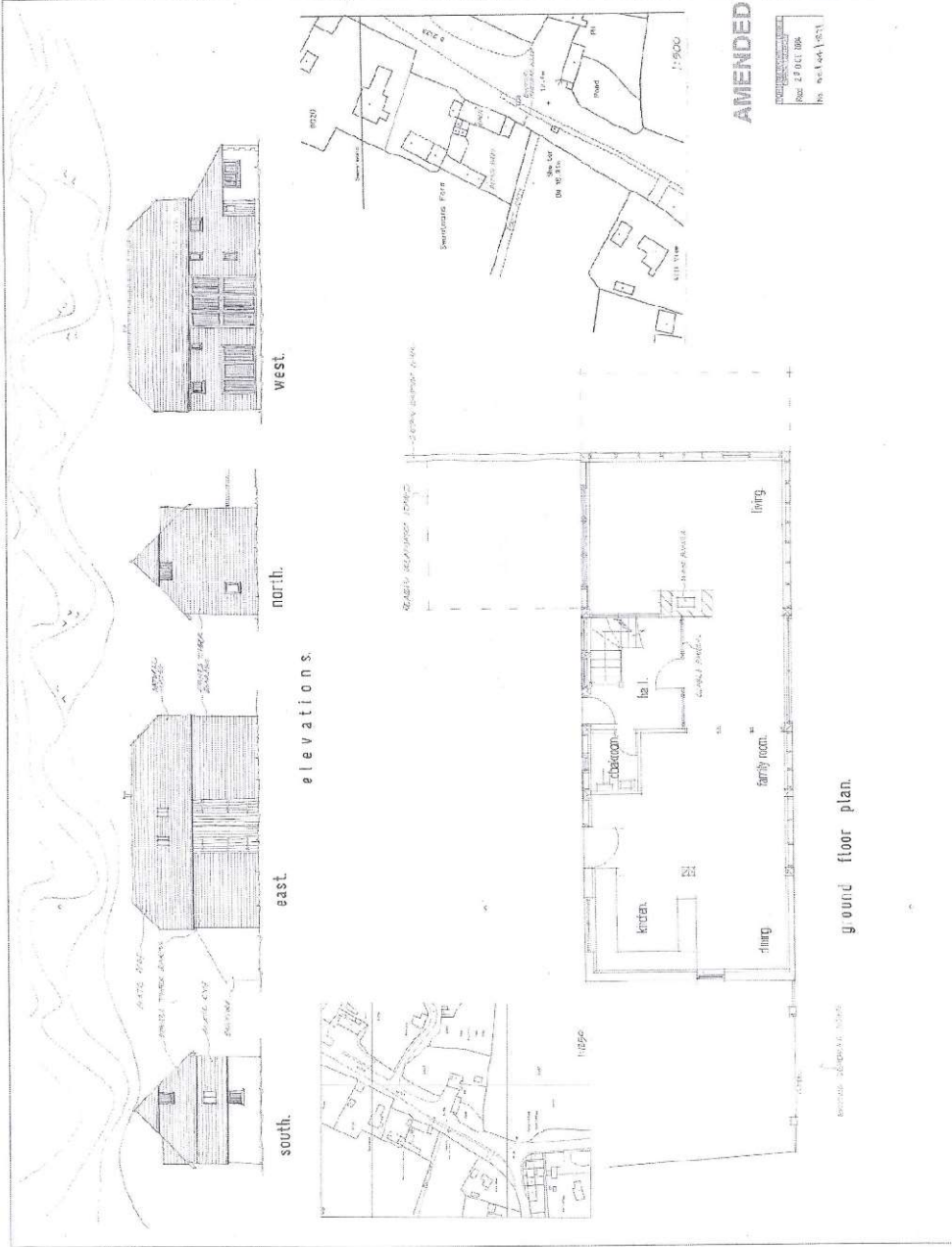
Location

The barn lies and the centre of the small village of Ashurst directly accessible from the B2135 Steyning to Partridge Green road with frontage thereto and being within a stone's throw of the popular Fountain Inn pub and also the modern village hall being host to a range of community events. Also within walking distance, is Ashurst Church of England Aided Primary School, as well as St. James' parish church in Church Lane.

The nearest shops and post office facilities are at Partridge Green (approx. 2.5 miles) which also include a butcher, baker and takeaway food outlets. The historic old market town of Steyning (approx. 3.75 miles) offers a more extensive range of shops, trades and services centered around a traditional high street with schools for all ages groups.

Access to the A24, North of Partridge Green is within 4.5 miles and provides dual carriageway connections to Horsham (approx. 11 miles) which offers a large range of shops and services as well as a mainline railway station to London Victoria. The A24 then connects to other major centres including Crawley and Gatwick airport (approx. 23 miles) and thence to the M23 and national motorway network to the North. The coastal town of Worthing is about 13.5 miles to the South-West principally accessed by A24. There a range of good walks on public footpaths in the local area. The cosmopolitan coastal city of Brighton is within 15 miles.

12. All dimensions must be checked on site and set
out for the building.





Park North, North Street, Horsham, West Sussex, RH12 1RL

Tel: (01403) 215151 Fax: (01403) 215599 (calls may be recorded)
www.sussexbuildingcontrol.org DX 57609 HORSHAM -16
email: building.control@horsham.gov.uk

J Eaton
Molecombe
Ashurst
Nr Steyning
BN44 3AY

Our reference: BC/08/1820/AH
Your reference:
Please ask for: Jon Haddock
Direct Line: 01903 816713
Date: 13 November 2008

THE BUILDING ACT 1984
THE BUILDING REGULATIONS
CERTIFICATE OF COMPLETION

1. Description of work: Underpinning for proposed barn conversion.,
2. Address or Location of work: Sweetmans Barn, The Village, Ashurst, West Sussex
3. Council's Reference Number: BC/08/1820
4. Deposit of particulars: A Building Notice was deposited under the Building Regulations made under Section 1(3) of the Building Act 1984.
5. Date of Completion: 05/11/2008
6. Compliance with Inspection: It is certified so far as the Council have been able to ascertain after taking all reasonable steps in that behalf, the substantive requirements of the Building Regulations are satisfied.
7. Limitations of certificate: This Certificate relates only to work described in (1) above and not in the case of extension or alterations or installation of fitting, to any work carried out to fittings, to any carried out to which the regulations did not on this occasion apply e.g. to the existing building not affected by the extension or the work of repair or the replacement of fittings etc.

.....
HEAD OF BUILDING CONTROL
13 November 2008

Sussex Building Control providing building control services on behalf of:



A member of



Information

Photos & particulars prepared March 2021 & March 2025 (Ref RBA).

The Purchaser will be required to install their own independent mains water supply and electricity as well as their own independent private drainage system.

The Purchaser will be required to erect within one month of completion and to thereafter maintain a stock proof fence to the Western boundary adjoining the vendors' retained pasture land.

The property forms part of freehold title **WSX333867**.

Viewing and Health & Safety

Strictly by appointment with H. J. Burt All parties viewing requested to ensure that all the shut gates are kept shut and gateways are not blocked. We ask you to be as vigilant as possible when making your inspection for your own personal safety and, as unconverted building, it is deemed unsuitable for unattended children to view.

Directions: The location of the property is shown on the appended plan and being at the centre of the village of Ashurst opposite the Fountain Inn.
what3words//lollipop.pockets.withdrew

01903 879488 steyning@hjburt.co.uk www.hjburt.co.uk





H.J. BURT
Chartered Surveyors : Estate Agents

The Estate Offices | 53 High Street | **Steyping** | West Sussex | BN44 3RE | **01903 879488** | steyping@hjburt.co.uk | www.hjburt.co.uk

IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

Part of the local community for over 130 years | Offices at Steyping & Henfield



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