

Lettings



LOT 1

Commercial Buildings & Livery Yard | Barns Farm Lane | Storrington | West Sussex | RH20 4AH

H.J. BURT
Chartered Surveyors : Estate Agents

Commercial Buildings & Livery Yard | Barns Farm Lane | Storrington | West Sussex | RH20 4AH

Rent: £112,000 p.a. exclusive as whole (Lot 1 commercial storage: £76,000 p.a./Lot 2 livery: £36,000 p.a.)

- **TO LET AS A WHOLE OR IN 2 LOTS ON A FULL REPAIRING & INSURING BASIS.**
- Buildings Extending Overall to c. 31,191sqft (2,897 m2) G.E.A.
- Commercial Storage Buildings & Livery Yard.
- Approximately 18.6 acres (7.53 Ha) Land.

Description

Located in a rural setting within the South Downs National Park, a range of commercial and equestrian buildings together with 40m x 20m riding arena and approximately 18.6 acres (7.53 Ha) of fenced paddocks with direct bridleway access and thence leading to the South Downs Way. In total the buildings extend to approximately 31,191sqft (2,897 m2) Gross External Area (G.E.A) including 13 loose boxes together with horse walker and associated stores. The property is available to let as a whole or in two lots.

Lot 1 - Commercial Storage Buildings: £76,000 p.a. exclusive (red on plan)

Building A: Comprising two interconnecting open ended concrete portal framed barns with lean-tos. Two mezzanine floors, providing additional storage. Barn also contains internal steel secure store. The remainder of the building is not secure. Building extends to 15,764sqft (1,464.5 m2) G.E.A. Electricity and water are connected.

Building B: Steel portal framed barn with concrete floor and roller shutter door extending to 3,175sqft (294.98 m2) G.E.A. The building benefits from an electrical connection.

Lot 2: Equestrian Buildings & Land: £36,000 p.a. exclusive (blue on plan)

Stable Block 1: 6 concrete block stables attached to Building A.

Stable Block 2: 7 Internal loose boxes.

Building C: Open-sided steel portal framed storage barn, housing Claydon 5-horse walker.

Buildings D: Range of smaller storage barns used to house feed room, tack room and additional items.

Riding Arena 40 x 20m outdoor arena with equi-rubber surface.

Land

Approximately 18 acres of grazing land divided into paddocks by post and wire. Land is Grade 3 on the Agricultural Land Classification Map. **Please Note:** parts of the land are currently experiencing a problem with Horsetail, which is highly toxic to horses.

Rampion 2

As part of the approved Rampion 2 offshore wind farm to the National Grid substation at Bolney, access rights for a 6m wide main construction road through the holding is planned to be constructed to reach the main 40m wide working strip on the neighbouring farmland to install the high voltage underground electricity cables and also for construction traffic and drilling rigs to reach the bottom of Sullington Hill. The construction access route is expected to be used for 5 years and during which time the land to the East of the access road will not be accessible at all times. In addition, RED are seeking a further 99-year operational access route through the main yard area. See appended plan with routes in green. Further details are available from the Agents.

Use

Of the buildings, approximately 18,939sqft (1,759 m2) G.E.A is to be used for commercial storage only (Lot 1) and the remaining 12,252sqft (1,138.27 m2) G.E.A is to be used for commercial livery only (Lot 2). **Please Note:** The Property is only available to let for the specified purposes listed. The Tenant(s) will be required to install their own kitchen and washroom facilities and will be responsible for the costs of connecting into and emptying of the private drainage system. The Tenant(s) will be required to install at their own cost, sub-meters for both water and electricity for each Lot.

Due to the buildings being located adjacent to two residential properties, the commercial buildings (Lot 1) are limited to access during business hours of 9am to 5pm Monday-Friday only. Livery Use (Lot 2), 7 days a week, during daylight hours, except for emergencies. Uses which require significant volumes of vehicular movement may not be suitable, due to the rural location and the shared access road to the property.

Terms

Subject to full references, the buildings and land at Barns Farm are available to let by way of a Land & Tenant Act 1954 Lease(s) with S.24-28 security of tenure provisions being excluded. **The lease(s) to be on a full repairing and insuring basis and with no sub-letting.**

Rent to be paid quarterly in advance. Deposit equal to a quarter’s rent also payable upon the signing of the Lease(s).

Insurance & Rates: Incoming Tenant(s) is to be responsible for all outgoings.

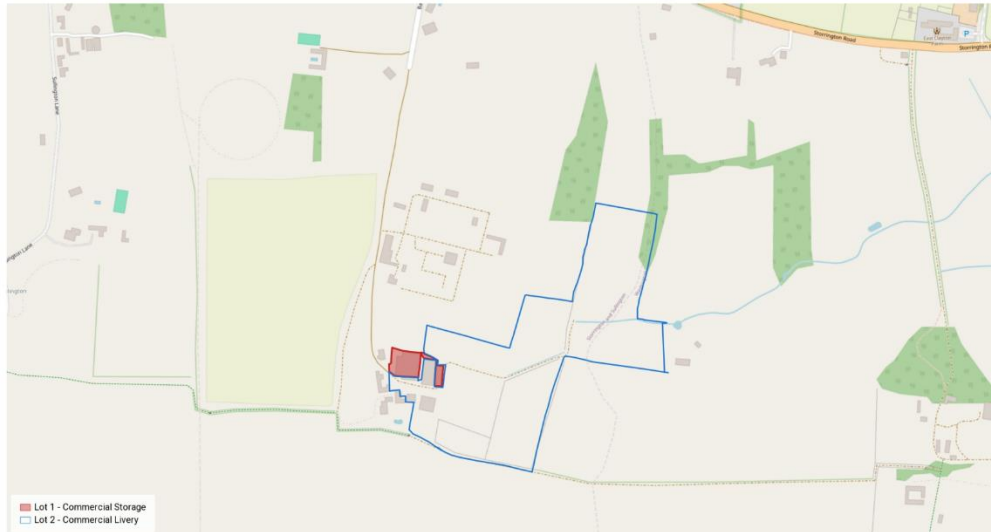
Costs: Tenant application & reference fees will apply plus 50% of the cost of the pre-Lease Inventory & Record of Condition. Each party will be responsible for their own legal costs.





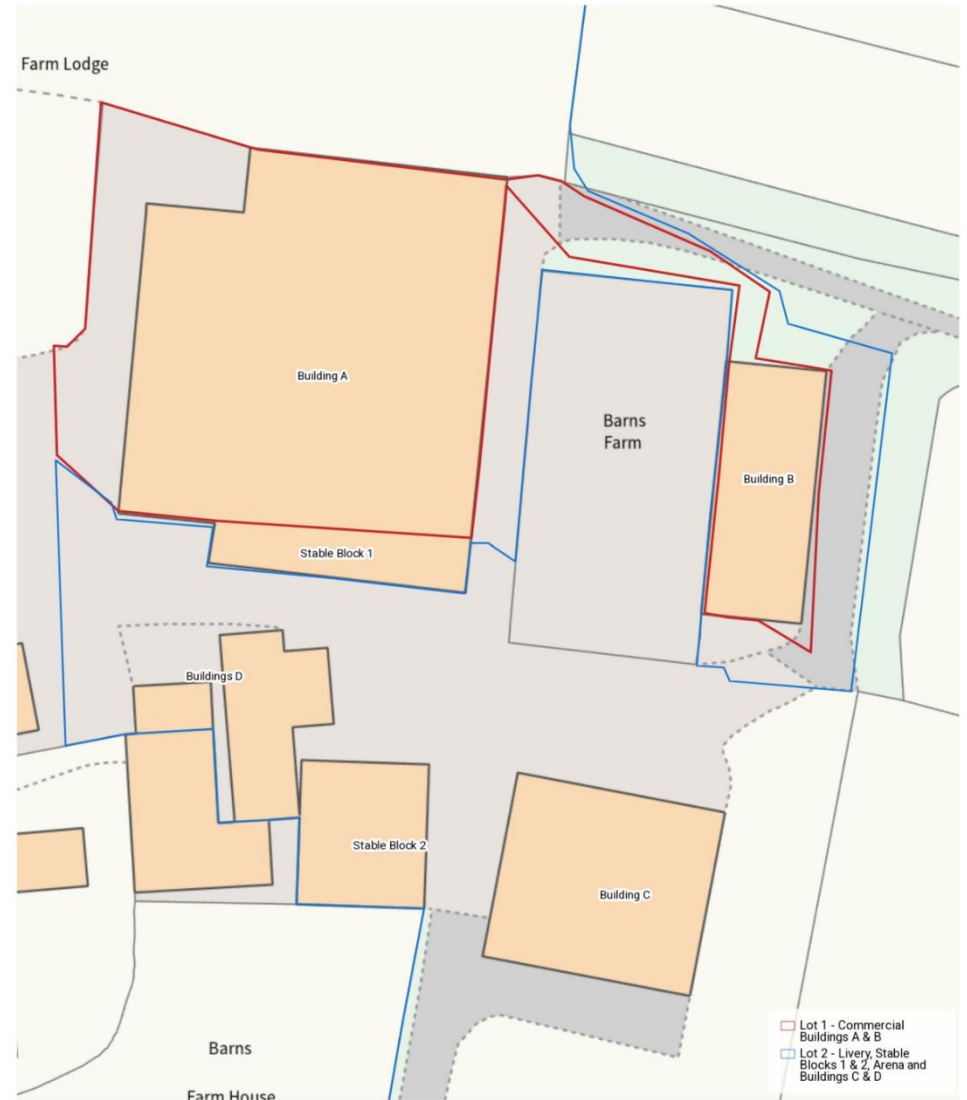
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1000 m
Scale 1:5000 (at A4)



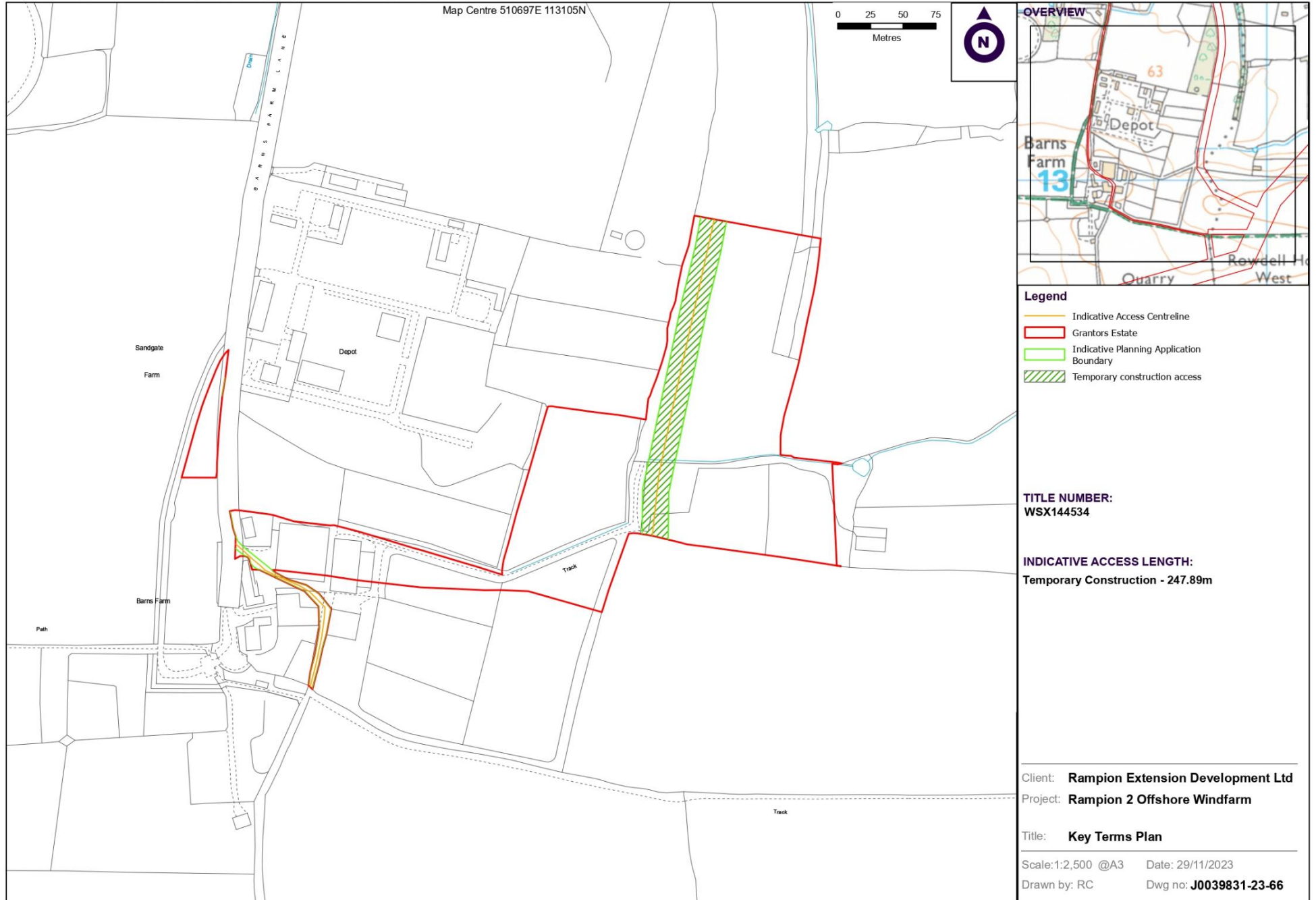
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100 m
Scale 1:5000 (at A4)



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10 m
Scale 1:500 (at A4)



Location

The Property is as shown outlined on the appended plan being accessed off the shared Barns Farm Lane. Barns Farm Lane connects in the North to the A283 Storrington Road which joins Storrington (c. 1.5 miles) in the West and the A24 at Washington to the East (c. 1 mile). Within the parish of Sullington, the land has direct access onto a public bridleway leading to other bridleways at the edge of the Downs and also to the South Downs Way. Storrington offers a good range of shops and facilities whilst the old market town of Steyning also offers a similar range of facilities and is c. 4.5 miles to the East.

The large coastal town of Worthing is c. 6.5 miles to the South accessed via the A24 which provides dual carriageway North to Horsham (c. 12 miles), which, like Worthing, offers mainline railway station with services to London Victoria. The A24 links to the A27/M27 coastal route to the South and to the M23 to Crawley and Gatwick Airport thence to the M25 and the national motorway network to the North.

Information Property Ref: HJB03149. Photos & particulars prepared: June 2025 (CA).

Directions

what3words:///shipwreck.buckets.furnish

From Washington roundabout with the A24 head west along the A283 to Storrington. Thereafter take the second private entrance drive on the left (Southbound) off the A283 into Barns Farm Lane. Barns Farm and the buildings are at the end of the road, past Gatleys Country Store on the left-hand side.

Viewing strictly by appointment with: **H.J. BURT Lettings Department**

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H.J. BURT
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