



PRIVATE

Barns Farm | Sullington, Nr. Storrington | West Sussex | RH20 4AH

H.J. BURT
Chartered Surveyors : Estate Agents

LOT 1



LOT 1



LOT 1



LOT 1 (LOT 2 in distance)



Barns Farm | Barns Farm Lane | Sullington, Nr. Storrington | West Sussex | RH20 4AH

Freehold Guide Prices - Lot 1: £1,195,000. **SALE AGREED.** Lot 2: £795,000. Lot 3: £595,000.

- **Occupying a Wonderful Position within the South Downs National Park with Superb Views & Direct Bridleway Access, an Adaptable Equestrian & Commercial Property with Two Detached Dwellings, Land, c. 22.82 acres (9.24 Ha) & Overall with Great Potential.**
- **AVAILABLE FOR SALE AS A WHOLE OR IN THREE LOTS:**
- **LOT 1:** Barns Farm (Commercial Barns & Livery): extensive outbuildings (c. 31,364 sqft) with consented livery yard incl. 13 stables & manège, plus commercial storage space, pasture land, overall, c. 20.20 acres (8.18 Ha). **SALE AGREED.**
- **LOT 2:** Barns Farm (Bungalow): 4-bed detached bungalow for refurbishment & incl. indoor pool, garden, paddock, c.1.99 acres (0.81 Ha). Council Tax 'G'. EPC 'E'.
- **LOT 3:** Barns Farm Lodge: 2-bed modernised detached bungalow, garden, small paddock, c 0.63 (0.26 Ha). Council Tax 'D'. EPC 'C'.
- Storrington 1.75 miles. Worthing 8.5 miles. Horsham 13.5 miles.

Description

Barns Farm occupies an enviable and peaceful edge of Downs location within the South Downs National Park and including superb downland and rural views, two residential single storey dwellings, an extensive range of commercial and equestrian buildings together with manège and pasture land extending overall to c. 22.82 acres with direct bridleway access thence leading to the South Downs Way.

The farm is available for sale as a whole or in three lots and is considered to offer a great opportunity for mixed equestrian and commercial uses and income streams along with potential leisure activities (subject to all necessary consents) and has the flexibility of having two residential units combined with the wonderful recreational opportunities within this beautiful yet accessible South Downs National Park.

LOT 1: Barns Farm (Commercial Barns & Livery) comprises the core part of the property including an extensive range of farm buildings adapted to equestrian and commercial uses and extending overall to c. 31,364 sqft (2,914m²) Gross External Area (G.E.A.). Within this area there is c. 18,939 sqft of buildings (labelled A & B on block plan) with a recently granted Lawful Use Certificate for commercial storage (ref SDNP/25/01515/LDE).



The excellent range of equestrian facilities include 13 loose boxes, 40 x 20m outdoor arena with an equi-rubber surface, open fronted storage barn housing a Claydon 5- horse walker, plus feed and tack rooms.

Building A: 2 interconnecting open-ended concrete portal framed barns with lean-tos. 2 mezzanine floors providing useful and flexible additional storage or office space. On ground floor 4 internal workshops and a large internal steel secure store, plus w.c. Building extends to c. 15,764 sqft (1,464m²) G.E.A. Attached to the barns are **6 concrete block stables**, each of c. 4.48m x 4.28m.

Building B: Steel portal framed barn with concrete floor and roller shutter door extending to c. 3,175 sqft (294.98 m²) G.E.A.

Building C: An open-sided steel portal framed barn extending to c. 5,047 sqft (469m²) G.E.A. currently used for fodder storage and also housing the horse walker.

Buildings D: A range of outbuildings Including a concrete block and steel portal framed barn housing 7 internal stables each with automatic drinkers. The barn extends to c. 2,393 sqft (222m²) G.E.A. Adjoining the barn is a traditional **Sussex barn** currently used as a tack room measuring c. 1,176.3 sqft (109m²). There are two adjoining buildings used as a **feed room and store** of c. 395 sqft (37m²) and 315 sqft (29m²) G.E.A. respectively.

Land: Extending to approximately 18.50 acres, the grazing land lies at the base of the South Downs, enjoying a spectacular rural backdrop. The land is divided into fenced paddocks and benefits from a network of access tracks and direct bridleway connection leading to the renowned South Downs Way offering superb off-road riding opportunities. LOT 1 extends overall to c. 20.20 acres.

LOT 2 – Barns Farm (Bungalow)





LOT 2 – Barns Farm (Bungalow)





LOT 3 – Barns Farm Lodge





The Land is Grade 3 on the Agricultural Land Classification Map with the soil type being described as base rich loamy and clayey soil. **As part of the planned works to link the proposed Rampion 2 offshore windfarm to the National Grid substation at Bolney, access rights for a temporary construction road passing through part of LOT 1 have been proposed. Further details of this are available from the Agents.**

LOT 2: Barns Farm (Bungalow) Set amidst the stunning landscape of the **South Downs National Park**, the property represents a rare opportunity to acquire a substantial **single-storey detached residence with scope for modernisation or redevelopment** (subject to the necessary consents). The L-shaped building has brick, stone and boarded elevations under a tiled roof with vaulted ceilings to part and attached indoor swimming pool. The building extends to approximately **2,731 sqft (254m²)** and enjoys **views** across open countryside. The existing accommodation currently comprises:

- **Entrance to Office with Cloakroom.**
- **Spacious Open-Plan Kitchen/Dining and Living Area**, featuring a **central brick fireplace with wood-burning stove**, part **exposed beams**, and **vaulted ceiling**, creating a characterful central living space.
- The **kitchen** includes a **gas-fired Aga**.
- **Family Bathroom** and a **double bedroom** with **triple-aspect outlook**.
- From the main living area, a **rear corridor** leads to **three further bedrooms** (one currently being a through room) and a **second family bathroom**.
- The **principal bedroom** benefits from **direct access to the indoor swimming pool complex**, which includes **changing and shower facilities**, together with a **utility/plant room**.

Externally, there is a courtyard garden with parking area to the East of the dwelling and further grass area to the West side Beyond this are two adjoining paddocks extending to c. 1.7 acres. In total LOT 2 extends to c. 1.99 acres.

LOT 3: Barns Farm Lodge includes a light and spacious, modernised detached bungalow enjoying a commanding position with **panoramic views across open countryside and towards the South Downs**. Extending to c. **1,346 sqft (125m²)** the internal layout is designed to maximise the light and views and features include:

- Large **Conservatory** enjoying outstanding views of the South Downs.
- **Open-Plan Kitchen, Dining/Living Space** fitted with integrated appliances incl. Neff double oven, microwave, dishwasher and larder fridge/freezer.
- **Two Double Bedrooms**, both with built-in storage. The **Principal Bedroom** extends to over 270 sqft. (25.28m²) and includes an en-suite bathroom.
- A further family **bathroom** is positioned opposite the second bedroom.

Outside **parking area to garden** and **small paddock to rear**. **Overall c. 0.63 of an acre.**

LOT 1



LOT 1



Location

The Property lies to the South end of Barns Farm Lane. Barns Farm Lane which connects to the North to the A283 Storrington Road which joins Storrington (c. 1.75 miles) in the West and the A24 at Washington to the East (c. 1.5 miles). Storrington offers a good range of shops and facilities including Waitrose, whilst the old market town of Steyning also offers a good range of facilities and is c. 5.75 miles to the East. The large coastal town of Worthing is c. 8.5 miles to the South accessed via the A24 which provides dual carriageway North to Horsham (c. 13.5 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.

Sporting & Recreation: Racing at Goodwood, Fontwell, Brighton, Plumpton and Lingfield. Golf at Albourne, Pyecombe, Devils Dyke, Worthing, Horsham, West Chiltington & Pulborough. Internationally recognised rewilding project at Knepp Castle across the A24. Equestrian events at Henfield, Pyecombe & Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Horsham, Brighton & Chichester. There is a good range of state and independent schools in the area.

LOT 1



LOT 1 (foreground)



(Source: South Downs National Park website 11/25)

Information: Prop Ref: HJB03283. Photos & particulars prepared: Nov2025 (ref RBA/CEA).

Services: Mains water, electricity and gas are connected to Lots 2 and 3. Mains water and electricity to Lot 1. Private septic tank is connected and shared by Lots 2 and 3. In the event of the Property being sold in individual Lots, rights relating to the sewerage system will be required between the parties. Lots 2 and 3 both benefit from gas central heating systems.

Access: Vehicular access to the Property is off Barns Farm Lane. Should the Property be sold in individual lots, Lots 2 and 3 will have a right of access over the shared access way to Lot 1 and labelled A and B on the plan and shown cross-hatched brown, subject to contribution towards maintenance and repair.

Title: Freehold Titles WSX144534, WSX144535, WSX234640 & WSX249210.

Boundaries: In the event of a sale in individual lots the boundary maintenance and fencing liabilities between the lots will be as shown by the inward facing 'T' marks on the plan.

Method of Sale: The Vendors reserve the right not to sell Lots 2 & 3 until such time as Lot 1 has been sold.

Local Authority: South Downs National Park. **Council Tax Band:** 'G' (Lot 2); 'D' (Lot 3).

Directions: what3words:///fuzzy.timer.brush

From Washington roundabout with the A24 head West along the A283 to Storrington. Thereafter take the second lane on the left (South bound) off the A283 into Barns Farm Lane. The farm will be found at the end of the no-through lane having passed Gatley's Country Store on the left-hand side.

Viewing and Health & Safety: All parties viewing are requested to ensure that all shut gates are kept shut, gateways and driveways remain clear and any livestock remain undisturbed and machinery untouched. Parties viewing are specifically requested to view the land offered for sale and strictly not to stray onto any adjoining land. Given potential hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety and particularly around any areas of water, trees, buildings, machinery or livestock.

Viewing: strictly by appointment with:

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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Find us @H.J.Burt



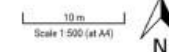
IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should 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.

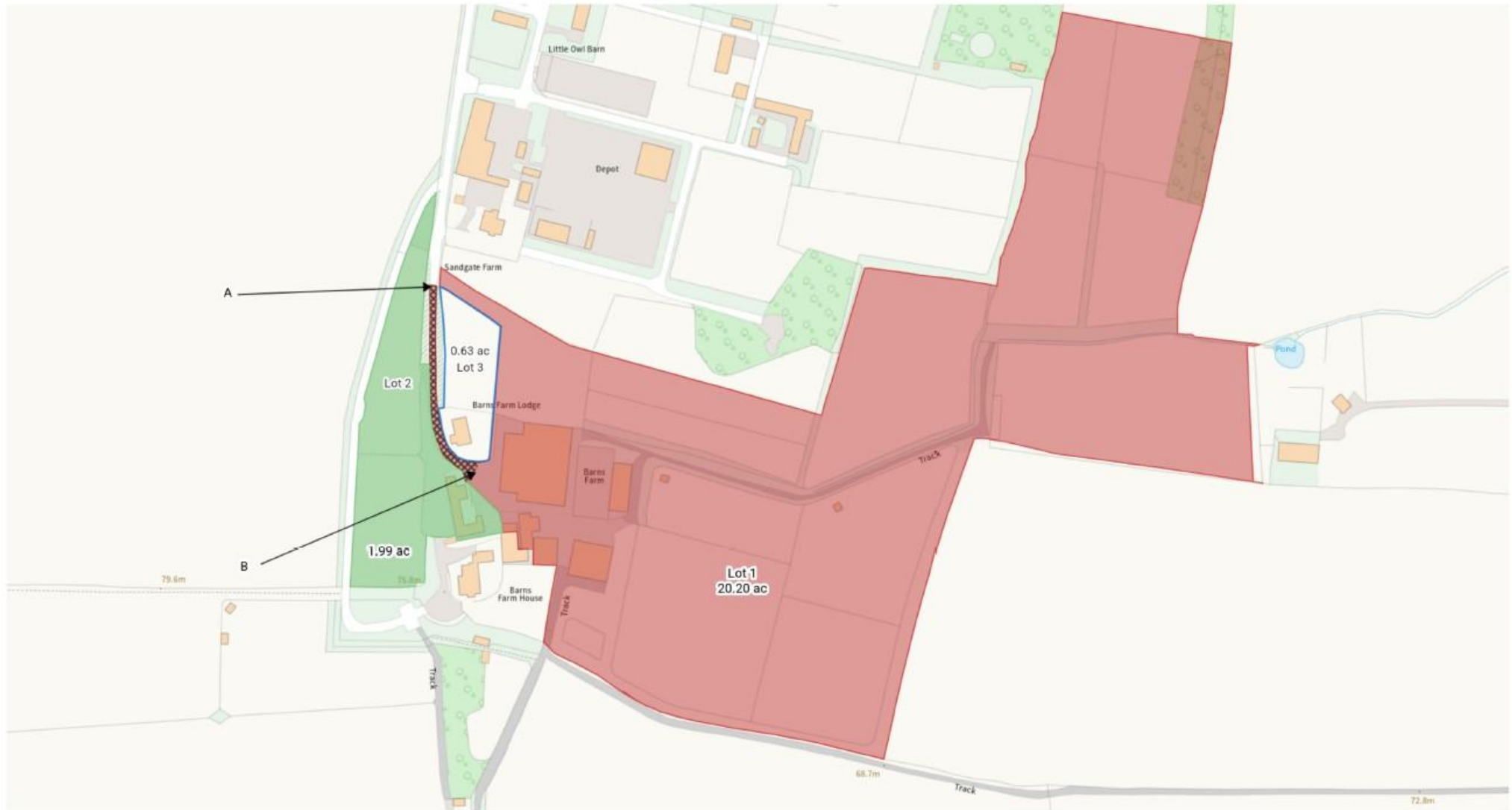


Block Plan - Lot 1, Barns Farm,
Barns Farm Lane, Sullington



Produced on Land App, Nov 6, 2025
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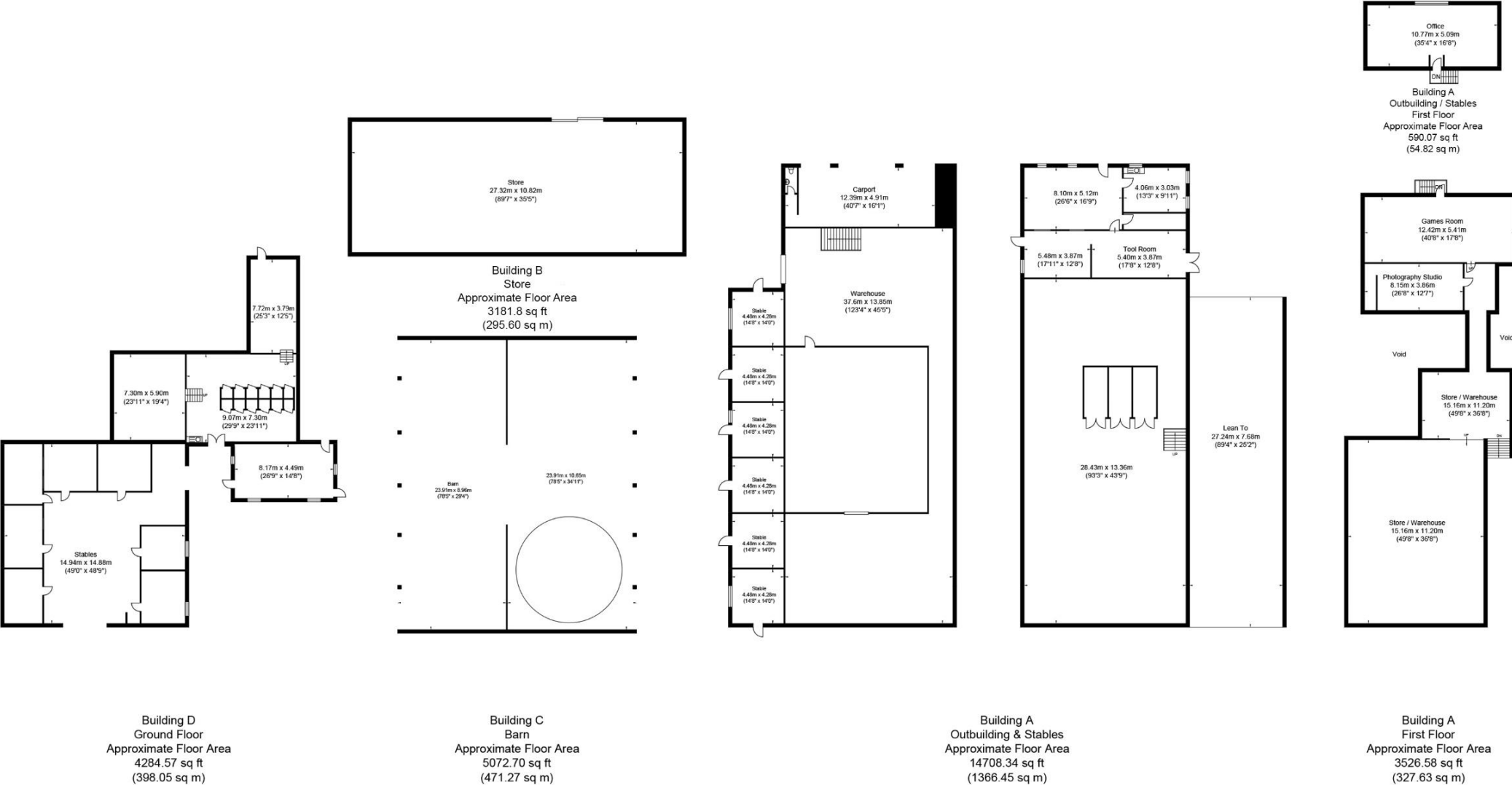




LOT 1 (foreground)



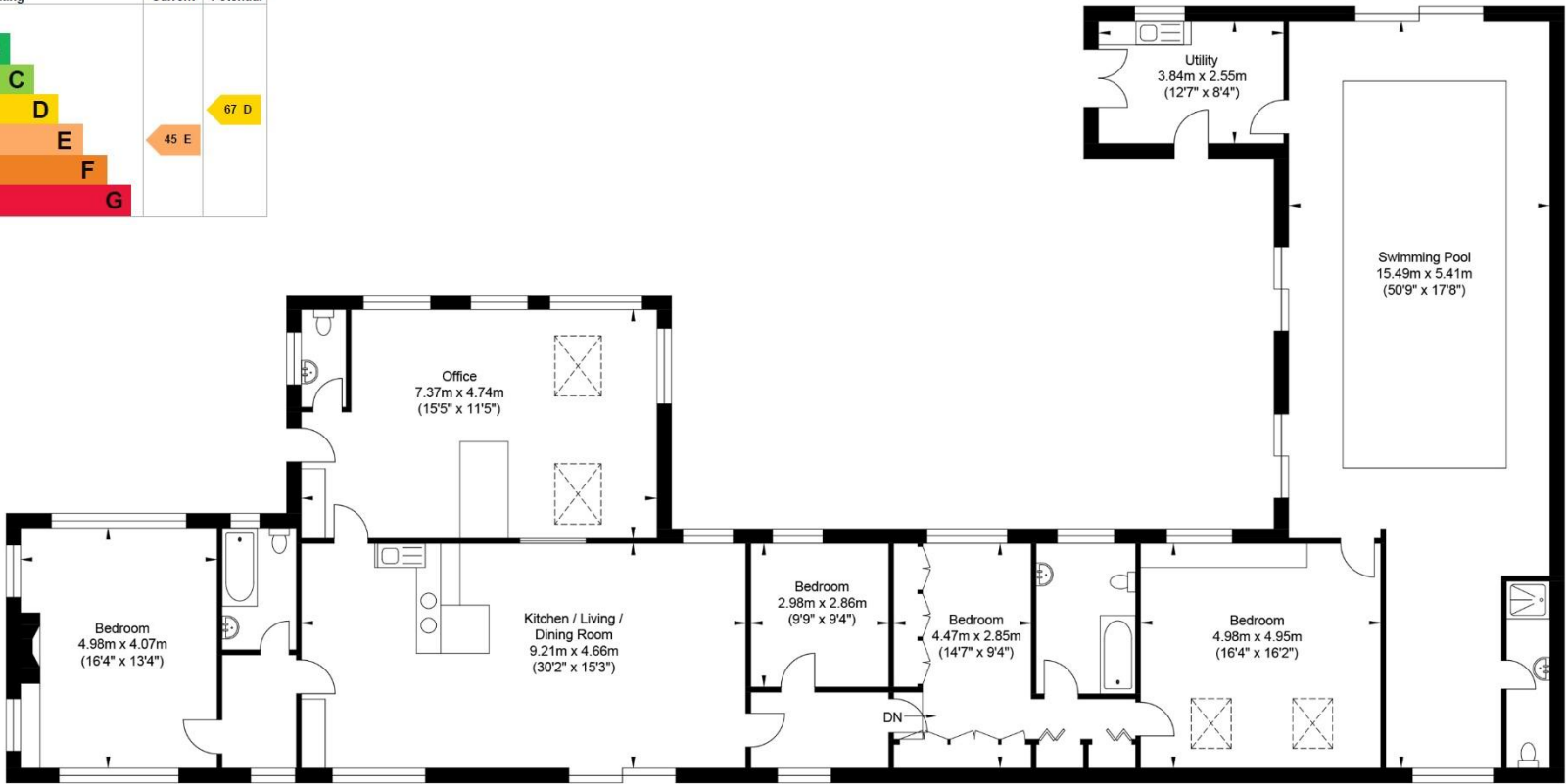
Barn Farm



Approximate Gross Internal Area = 2913.82 sq m / 31364.07 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Barns Farm Bungalow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	45 E	
21-38	F		
1-20	G		



Ground Floor
Approximate Floor Area
2731.34 sq ft
(253.75 sq m)

Approximate Gross Internal Area = 253.75 sq m / 2731.34 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Barns Farm Lodge



Approximate Gross Internal Area = 125.10 sq m / 1346.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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