



The Plot

FARM LANE | DITCHLING | EAST SUSSEX | BN6 8UN

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Situation

An exceptional building plot with full planning permission for a contemporary 2,368 sq ft home by renowned architect 'Baker Brown', being quietly positioned within the South Downs National Park in the heart of Ditchling

Occupying a wonderfully secluded position off Farm Lane, this unique and highly desirable building plot presents a rare opportunity to create a striking contemporary residence within one of Sussex's most sought-after villages. Extending to approximately 0.36 acres, the plot benefits from detailed planning permission for a beautifully conceived detached home of approximately 2,368 sq ft (220 m²), designed by the award-winning Sussex practice 'Baker Brown Studio'. One of the plot's most compelling attributes is its exceptional setting, enjoying open fields and woodland to the north whilst, just a few steps from the front door, lies Ditchling Recreation Ground with its tennis courts, basketball facilities and recently upgraded children's playground. Despite this enviable position between countryside and recreation, the village's popular pubs, cafés and everyday amenities remain within a short walk. The proposed accommodation has been arranged to provide generous and light-filled living spaces centred around a substantial open-plan kitchen, dining and living room with extensive glazing and direct access onto landscaped gardens. In addition, the design incorporates three bedrooms, two home offices and a series of carefully considered ancillary spaces, creating a highly flexible layout ideally suited to modern family living and home working. Particular attention has been paid to sustainability and environmental performance. The approved design incorporates green roofs, photovoltaic panels, an air source heat pump and high levels of insulation, resulting in a low-energy home that responds sensitively to its South Downs National Park setting. Natural materials, including timber cladding, have been specified to allow the building to blend seamlessly with the surrounding landscape whilst delivering a contemporary architectural aesthetic. The approved dwelling enjoys a generous south-facing garden together with private parking, garaging and a long driveway approach that enhances the feeling of arrival and seclusion.



Key Features

- » Detailed planning permission granted
- » Architect-designed contemporary detached house
- » Amassing to approximately 2,368 sq ft
- » Plot extending to approximately 0.36 acres
- » Short walk from the local amenities
- » South Downs National Park setting
- » Views over adjoining fields and woodland
- » Three bedrooms and two home offices
- » Exceptional open-plan living space
- » South-facing garden
- » Green roofs
- » Photovoltaic panels
- » Air source heat pump
- » Private driveway, parking and garage
- » Minutes walk to Ditchling village centre

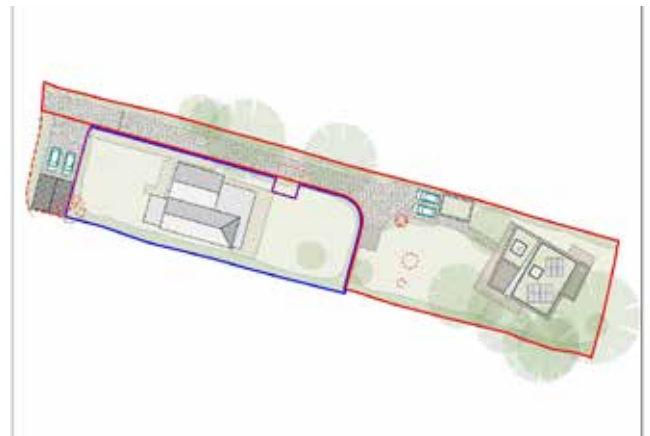
SERVICES:

- » Mains Water: Not connected but in the adjacent road
- » Mains Sewage: Not connected but in the adjacent road
- » Mains Gas: Not connected but in the adjacent road
- » Mains Electric: Not connected but in the adjacent road
- » Planning portal Ref: SDNP/25/04959/FUL
- » Local Authority: Lewes Distric Council



Location

Ditchling, nestled within the South Downs National Park, is a historic village playing host to a selection of local shops, cafes, a church, and two public houses including The Bull, an award-winning gastro pub. The larger village of Hassocks is a short drive away, as is the city of Brighton and Hove, both offering mainline train connections to London and a greater array of shops and restaurants. This area of Sussex also benefits from a variety of superb private and state schools for all ages, all within easy reach of the village.





Transport Links

Hassocks Train Station	approx. 1.8 miles
Haywards Heath Train Station	approx. 7.3 miles
London Victoria By Train	approx. 45 mins
A23 Slip Road	approx. 3.5 miles
Brighton	approx. 9 miles
Gatwick Airport	approx. 26 miles

Consumer protection from unfair trading regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

Farm Lane, Ditchling, BN6 8UN

Approximate Gross Internal Area = 218.0 sq m / 2346 sq ft

Garage = 17.5 sq m / 188 sq ft

Total = 235.5 sq m / 2534 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

A buyer is advised to obtain verification from the solicitor.

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