



Sparks Yard

Tarrant Street, Arundel, West Sussex





SPARKS YARD HOUSE (proposed)



Sparks Yard

An iconic property (approx. 5,910 sq ft) with approved planning consent for a unique four bedroom luxury home with a large private courtyard garden and street level commercial flexi-space.

PROPOSED ACCOMODATION

SPARKS YARD HOUSE FIRST FLOOR

Stunning loft-style open plan living spaces with distant views across the town and coastal plain
Separate utility room
Lift

SPARKS YARD HOUSE GROUND FLOOR

4 bedrooms (4 en suite)
Double height loggia/atrium
Collonaded central hallway
Bootroom
Lift lobby

GARDEN

Private walled courtyard garden

STREET LEVEL (lower ground floor)

Commercial unit of approx. 1,970 sq ft
[use classes A1, A2 and B1a]
Lift



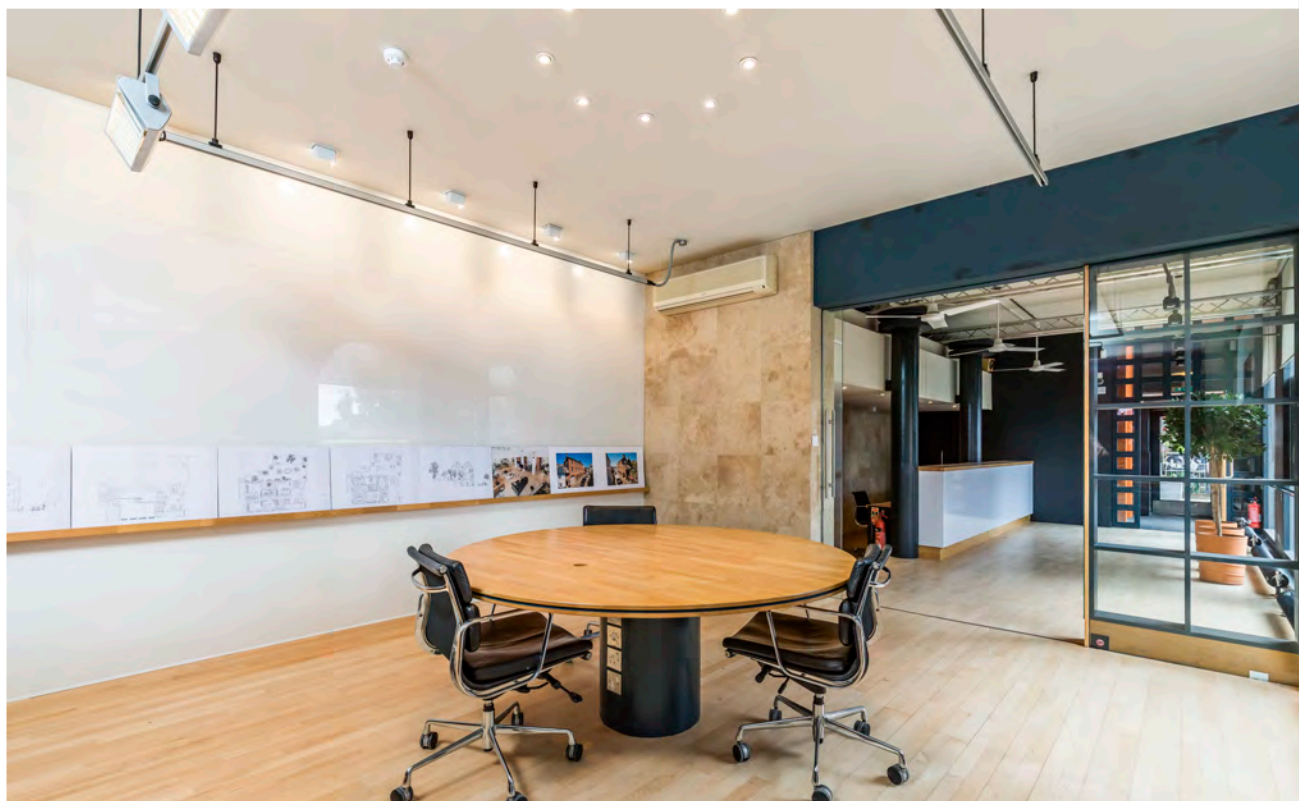


The Property

Originally constructed in the late 1800's this iconic and prominent building is central to the character of the historic town centre of Arundel. Today, the property presents a superb and rare opportunity to form a luxurious and unique home incorporating the buildings rich and colorful history combined with modern open plan spaces, vaulted ceilings, two-storey entrance atrium and stunning outlook across the roof tops of the town and coastal plain. The approved planning consent allows for just under 4,000 sq ft of residential accommodation, spread across two floors, with the lower ground floor (accessed from street level), to form a commercial space, such as a gallery, office or retail space, of just under 2,000 sq ft. All three floors are currently accessed by a striking central staircase or by elevator.

The property is Grade II listed and to the rear, accessed under an archway, a flight of stairs leads to a sizable rear walled garden.

Initially constructed as a warehouse and furniture depository, this landmark property has seen a variety of uses, including use as a market (known at the time as The Emporium), a design studio campus and more recently, the highly regarded and popular Sparks Yard General Stores. The proposals, which were approved in 2019, seek to retain as much of the character and detail of the listed building as possible. During all of its historic changes of use, largely as a result of the high flexibility of the building's 'open floor' warehouse format, very little variation to the building's structure and fabric have been required. It has retained the original utilitarian character both externally and internally. The approved proposals adopt a similar approach. The concept is that of a highly prominent, high quality and spacious living environment, linked to one of Arundel's most iconic buildings.





Sparks Yard House

Occupying the top floor the principal living accommodation is designed to be completely open-plan with spectacular views across the coastal plain. The light and airy loft style concept will be enhanced by the accommodation wrapping around a two-storey high entrance atrium.

The atrium will be approached from the private rear walled garden. From this spectacular entrance the property will flow into a central colonnaded hall, from which you would access four bedrooms, all of which will be en suite.

Both floors will be accessible via a lift from a dedicated vestibule off Tarrant Street at lower ground floor/street level. The current design allows for both the residential and commercial spaces to be separate, though if desired, could be linked internally.

Street Level Unit

The approved planning allows for a significantly enlarged commercial space ideal for a variety of uses. This includes the existing mezzanine storage areas to be opened up to form a split level stylish environment, retaining the buildings light and airy character and feature street level arched windows.

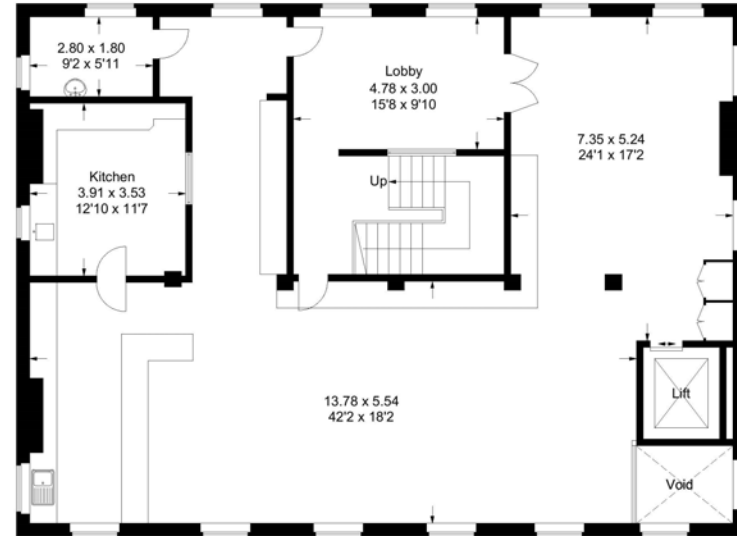




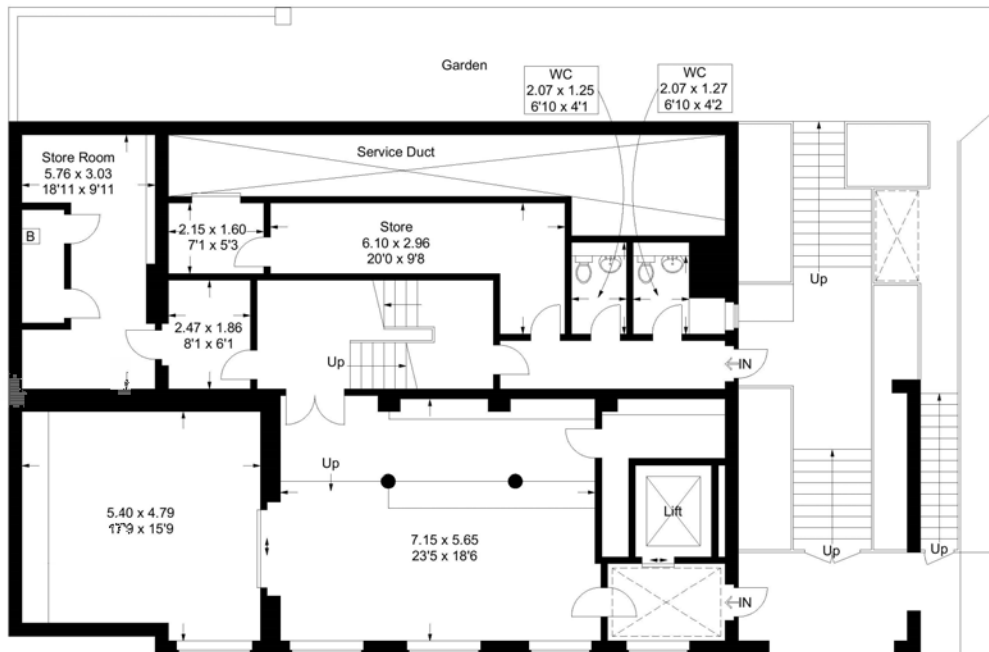
SPARKS YARD

EXISTING PROPERTY PLANS (NOT TO SCALE)

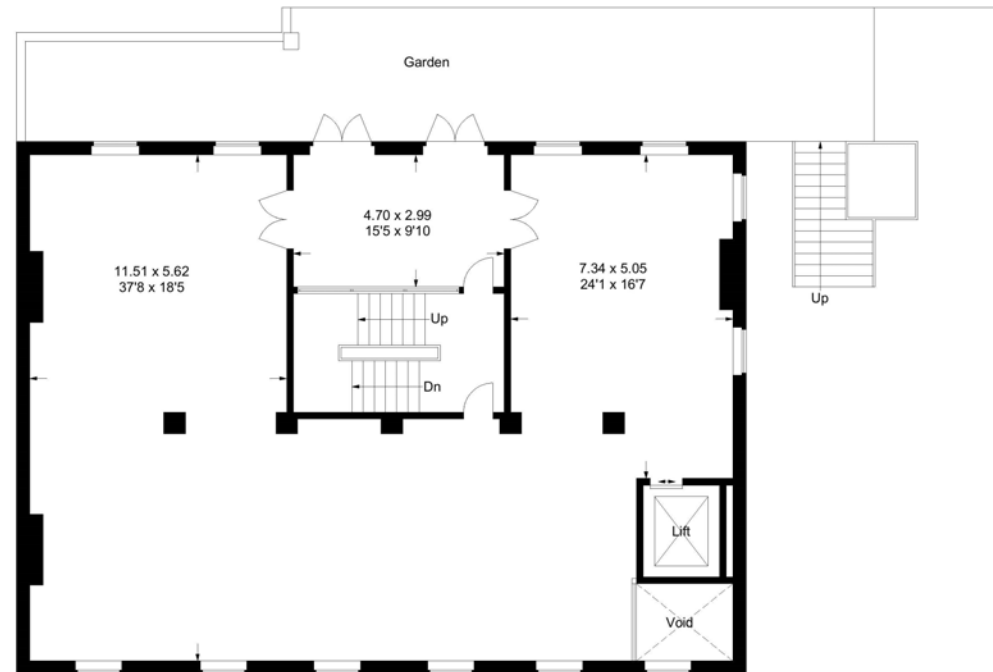
Approx. Gross Internal Area 549 sq m 5,910 sq ft



Third Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Location

Arundel is well known for its famous medieval castle, seat of the Duke of Norfolk and Georgian architecture. Consistently considered as one of the finest towns in the country and made famous internationally for its antique dealerships. Once a thriving fishing town the public houses and fisherman's cottages have made way for traditional tearooms, boutiques and an eclectic mix of independent restaurants. Now well known for its numerous festivals throughout the year including the Art trail, Food Festival and Arundel by Candlelight.

There is a wide choice of sporting and recreational activities in the surrounding area including tennis courts and a bowling green within the town whilst horseracing can be found at Goodwood where the annual Festival of Speed and Revival meetings are also hosted. Golf is available at Ham Manor and Goodwood, and sailing from Littlehampton Marina and Chichester Harbour. Drama and music are catered for at Arundel's Priory Playhouse and Chichester's famous Festival Theatre.

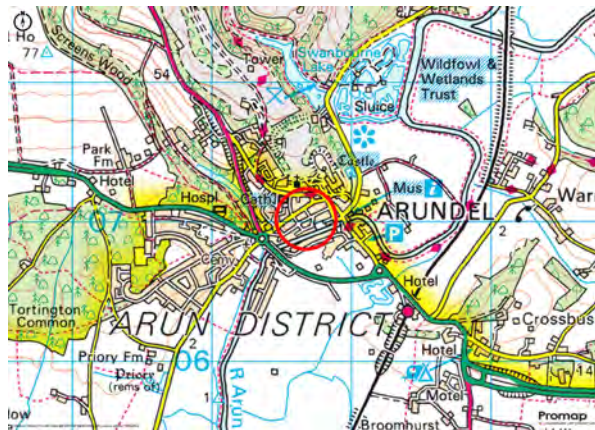
A mainline station at Arundel provides services to both London (Victoria), Gatwick Airport and Portsmouth, with Angmering station providing direct services to Worthing and Brighton. There are good road connections to London and the wider motorway network via the A27 and A24.

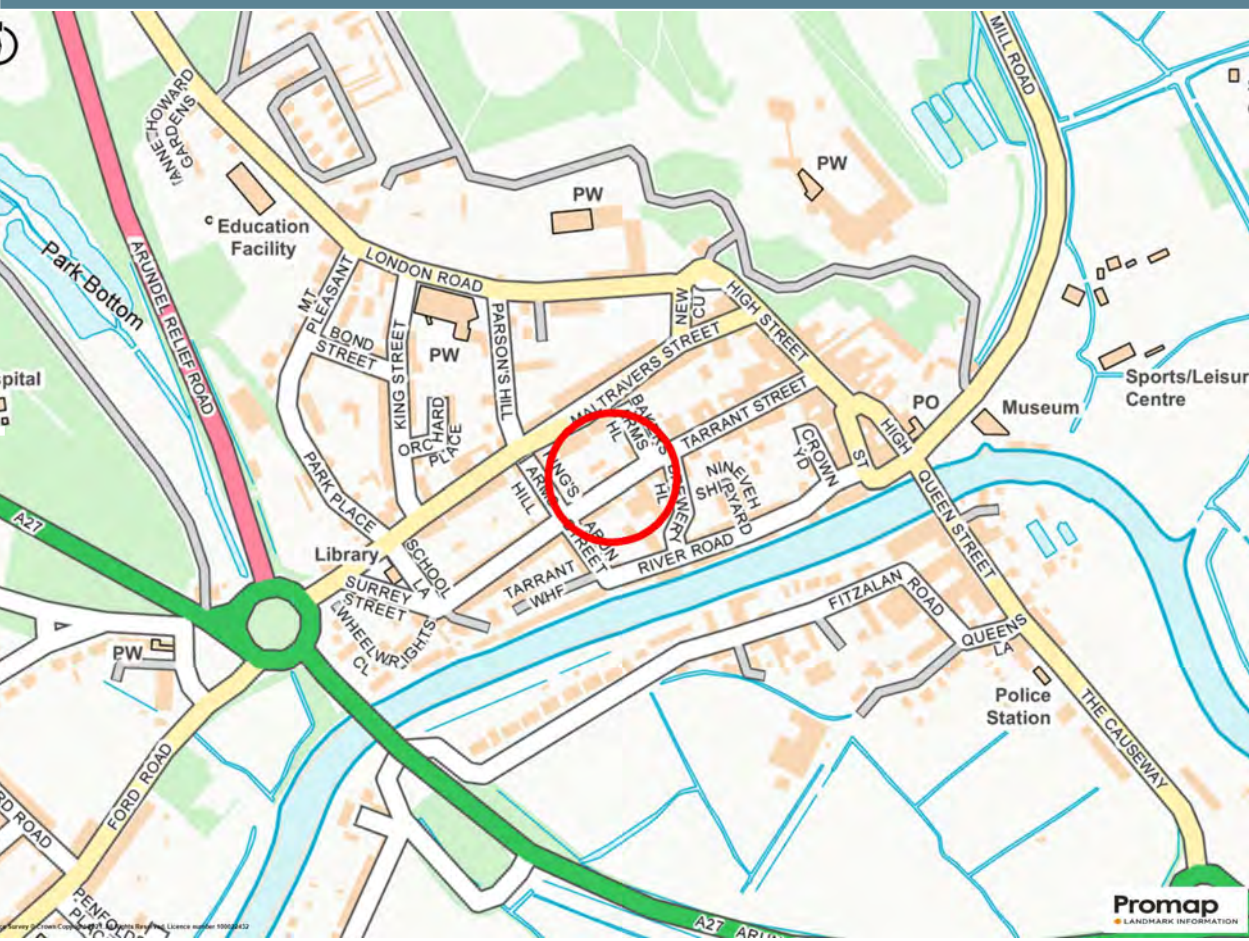
DISTANCES & TRANSPORT

Arundel Station: 1 mile
Climping Beach: 5 miles
Littlehampton Marina: 5 miles
Goodwood: 10 miles

Chichester: 11 miles
Worthing: 10 miles
Brighton: 23 miles
Gatwick Airport: 42 miles
Central London: 64 miles

All distances are approximate and via road.





GENERAL INFORMATION

FREEHOLD

EPC Rating: D

Postcode: BN18 9DJ

Services: Mains electricity, water and drainage. Gas Central Heating.

Planning ref. number: AB/48/19/PL

Arun District Council:

01903 737500

West Sussex County Council:

01243 777100

Viewings strictly by appointment with sales agent.

Virtual viewings available upon request.

nb Buyers must rely on their own enquiries for all planning matters



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