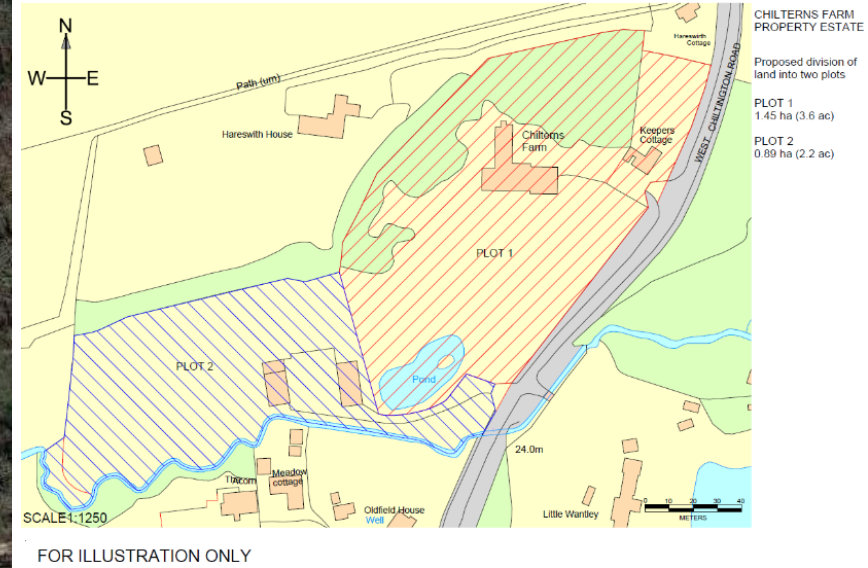




Agricultural Barns – Development Potential  
Chilterns Farm | West Chilington Road | Storrington | RH20 4BP





# Agricultural Barns – Development Potential

Chilterns Farm | West Chiltington Road | Storrington | West Sussex | RH20 4BP

£275,000

(Lot 2): Two substantial agricultural barns totalling 4050 sqft on a 2.2 acre plot, sold as-is with current provision for full utilities and private gated road access. One barn is fully secured with kitchen and toilet facilities, while the second features an open layout and storage space. Significant development potential for Class Q residential conversion and future builds. Fowlers can advise on opportunities.

- Agricultural Barns
- 2.2 Acres
- Private Drive
- Gated Access
- Current Provision for full utilities
- New steel roof (Barn 1)
- Development Opportunity
- Secured Barn
- 4050sqft
- Easy access to main road
- Extensive Parking Area
- Class Q development potential

A unique opportunity to acquire two substantial agricultural barns totalling 4050sqft, set within a generous 2.2-acre land holding. These barns are being sold in their current form as agricultural buildings, offering a flexible setup for various uses. The first barn is fully secured and alarmed, featuring kitchen facilities, a toilet (washroom), and a recently installed steel roof for enhanced durability. The second barn provides an open-plan layout with a separate first-floor storage, ideal for agricultural or business purposes. Both barns have current provision for essential utilities, including water, electricity, and drainage, and have direct access via a privately owned, gated road.

This exceptional site also presents significant development potential, with opportunities for residential conversion under Class Q and the possibility of further new build projects in the future. Located within a highly desirable area of Storrington, with excellent access to local amenities and major roads, this property stands out as a prime investment or self-build project. The planning authority is Horsham District Council, and while offers subject to planning will not be considered, Fowlers are available to offer guidance on the ongoing potential for this site.

### Key Features:

- **2 Agricultural Barns:** Total of 4050 sqft with flexible usage options
- **Private Road Access:** Secure gated entrance, full ownership of the access road
- **Utility Connections:** Current provisions for Water, electricity, and drainage
- **Potential for Class Q Conversion:** Residential possibilities
- **Spacious Land Holding:** 2.2 acres of land suitable for various uses
- **Barn 1:** Fully secured, alarmed, kitchen, toilet, and new steel roof
- **Barn 2:** Open-plan barn with a separate first-floor storage space

**Disclaimer: Any future development or conversion of the barns would be subject to obtaining the necessary consents and approvals from the local planning authority, Horsham District Council. Buyers are advised to conduct their own due diligence regarding planning regulations and permissions.**



*"We'll make you feel at home..."*



Managing Director:  
Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ [www.fowleronline.co.uk](http://www.fowleronline.co.uk) [storrington@fowleronline.co.uk](mailto:storrington@fowleronline.co.uk) 01903 745844

#### Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

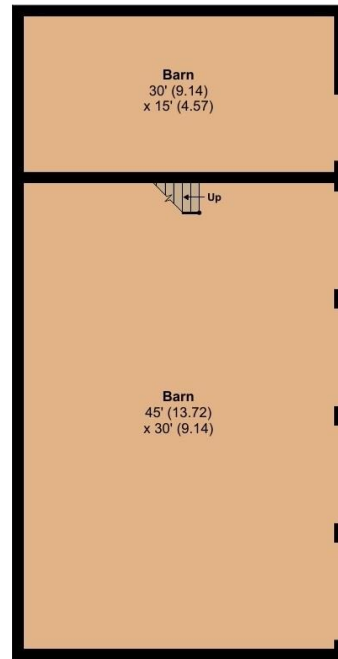
4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.

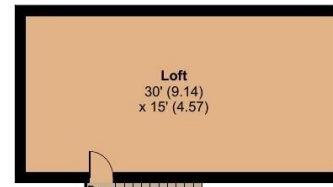
# West Chilmington Road, Storrington, Pulborough, RH20

Outbuilding(s) = 4050 sq ft / 376.3 sq m

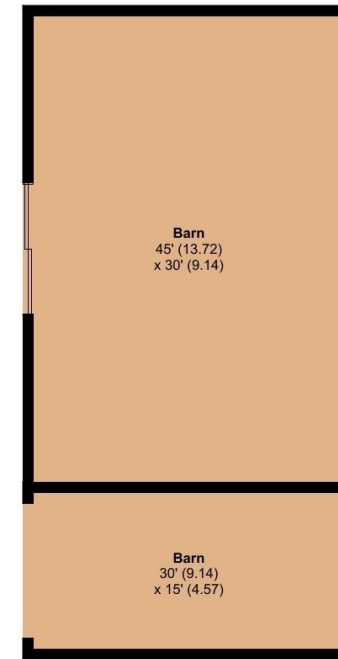
For identification only - Not to scale



OUTBUILDING 1 - GROUND FLOOR



OUTBUILDING 1 - FIRST FLOOR



OUTBUILDING 2

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Fowlers Estate Agents. REF: 1214239

## Floorplan – Agricultural Barns Lot 2



*"We'll make you  
feel at home..."*



Managing Director:  
Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

[www.fowlersonline.co.uk](http://www.fowlersonline.co.uk)

[storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk) 01903 745844

### Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.