

Equestrian  
& Rural



## Land off Springfield Lane

Colgate, Horsham, West Sussex, RH12 4TA

Batcheller  
Monkhouse

# LAND OFF SPRINGFIELD LANE

A pasture field of approximately 4.6 acres in a tucked away location on the edge of St Leonard's Forest to the south-west of the village of Colgate.



## AMENITIES

Situated in a delightful rural location on the edge of St Leonard's Forest, the land is conveniently located between Horsham and Crawley to the south-west of the village of Colgate, approached via a 'no through road'. The surrounding countryside provides an attractive setting with bridal paths locally including Holmbush Forest offering riding on the forest tracks.

## DESCRIPTION

The single field is fenced and hedged with water and provides grazing land ideal for a pony paddock. In all approximately 4.6 acres categorized as freely draining slightly acid loamy soil.

## SERVICES

Water is supplied to the field.

## AGENTS NOTES

PUBLIC RIGHTS OF WAY - There are no public rights of way across the land.

OVERAGE - An overage clause of 30% over 21 years is proposed, applicable should planning consent for a future residential development or commercial development be obtained on the land.

## LOCAL AUTHORITY

Horsham District Council. Tel: 01403 215100 [www.horsham.gov.uk](http://www.horsham.gov.uk)  
Land Registry Title Number:

## VIEWINGS

Strictly by appointment with the agent Batcheller Monkhouse.



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## DIRECTIONS

From the A264 dual carriageway running between Horsham and Crawley take the south exit at the Faygate roundabout towards Colgate. Following the lane to the crossroads beside The Dragon public house and continue straight over into Springfield Lane. Follow the land for approximately ½ mile and turn left into a private lane where the entrance to the paddock will be found immediately on your left hand side.

**GUIDE PRICE £75,000**

## VIEWINGS

For an appointment to view please contact our Haywards Heath office, telephone 01444 453181

**Battle**  
01424 775577

battle@batchellermonkhouse.com

**Haywards Heath**  
01444 453181

hh@batchellermonkhouse.com

**Pulborough**  
01798 872081

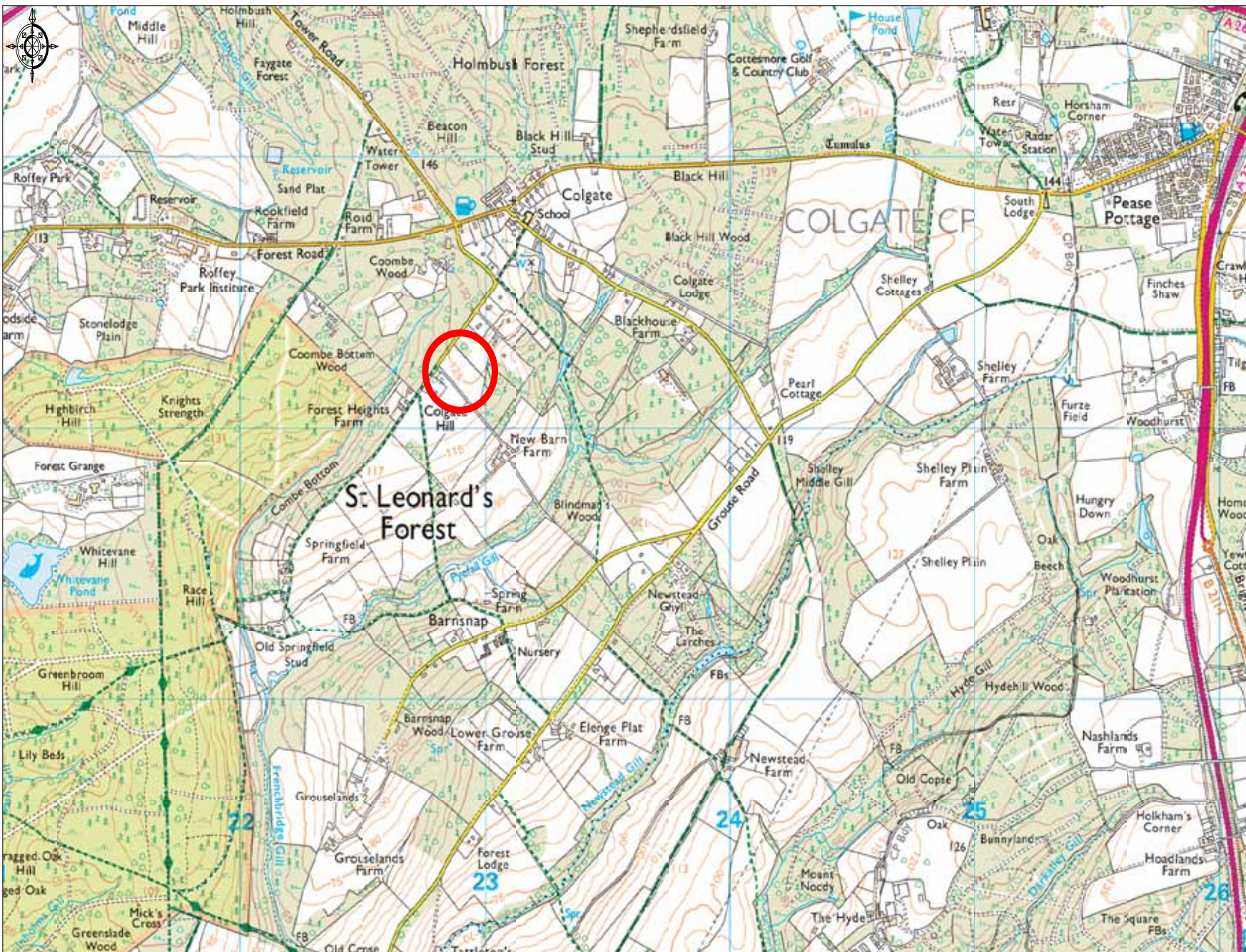
sales@batchellermonkhouse.com

**Tunbridge Wells**  
01892 512020

twells@batchellermonkhouse.com

**London**  
Mayfair Office

mayfair@batchellermonkhouse.com



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