



## Scrag Copse Paddocks

Prestwood Lane, Ifield Wood, Crawley, West Sussex RH11 0LA

Batcheller  
Monkhouse

# Scrag Copse Paddocks

An attractive rurally located block of mainly pasture land.

**FOR SALE IN LOTS**

- **Lot 2**
  - Pasture Field of about 5.98 acres
  - Guide £90,000
- **Lot 4**
  - Paddock of about 6.47 acres
  - Guide £97,500
- **Lot 5**
  - Paddock and small copse of about 8.80 acres
  - Guide £132,000
- **Lot 6**
  - Paddock of about 4.99 acres
  - Guide £75,000
- **Lot 7**
  - Paddock of about 5.53 acres
  - Guide £83,000
- **Lot 8**
  - Paddock of about 7.43 acres
  - Guide £111,000
- **Lot 9**
  - Paddock of about 7.24 acres
  - Guide £108,000
- **Lot 10**
  - Paddock of about 5.33 acres
  - Guide £80,000
- **Lot 11**
  - Woodland/Cleared land of about 13.85 acres.
  - Guide £140,000



## SITUATION

Scrag Copse Paddocks are found in a rural location close to the Surrey/West Sussex border and approached via a country lane. Towns in the area include Crawley about 3 miles to the south east, Horsham about 7 miles to the south west and Dorking about 10 miles to the north west. Gatwick Airport and the M23 lie conveniently to the east.

There is a public bridlepath that runs along the north east boundary which provides local hacking and the paddocks will be given access to it.

## DESCRIPTION

The land is approached via a hard surface track from Prestwood Lane which provides access to all the lots. It is undulating pasture land with two areas of attractive woodland and some cleared land. It is offered for sale in 9 lots. The lots vary in size from 4.99 acres to 13.85 acres.

## DIRECTIONS

From the centre of Rusper village proceed northwards passing the church on the left. After about three quarters of a mile take the right hand turning into Partridge Lane. Proceed for two thirds of a mile and turn right into Orletons Lane. After just over half a mile turn left into The Mount. Proceed for a further two thirds of mile and turn left at a 'T' junction into Prestwood Lane. The entrance to Scrag Copse Paddocks will be found after one third of a mile on the left hand side.

## ADDITIONAL INFORMATION

**Local Authority:** Horsham District Council  
Park House, North Street, Horsham, West Sussex, RH12 1RL.  
Telephone: 01403 215100 [www.horsham.gov.uk](http://www.horsham.gov.uk).

**Access:** The paddocks will be granted appropriate rights of way along the entrance tracks and access to the bridlepath.

**Sporting and Mineral Rights:** Included, except as reserved by statute.



**Rights and Easements:** The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other way leaves or easements.

**Plans and Areas:** These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

**Services (not checked or tested):** The lots will be provided with sub-metered water from the main supply.

**Fencing:** Fencing dividing the lots will be erected by the vendor. In some parts this has already been installed.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number WSX274258.

RMP/13/03/2020

## VIEWINGS

For an appointment to view please contact our Pulborough Office  
T 01798 872081 E [sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock and ensure gates are shut at all times.

**Battle**  
01424 775577

[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

**Haywards Heath**  
01444 453181

[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

**Pulborough**  
01798 872081

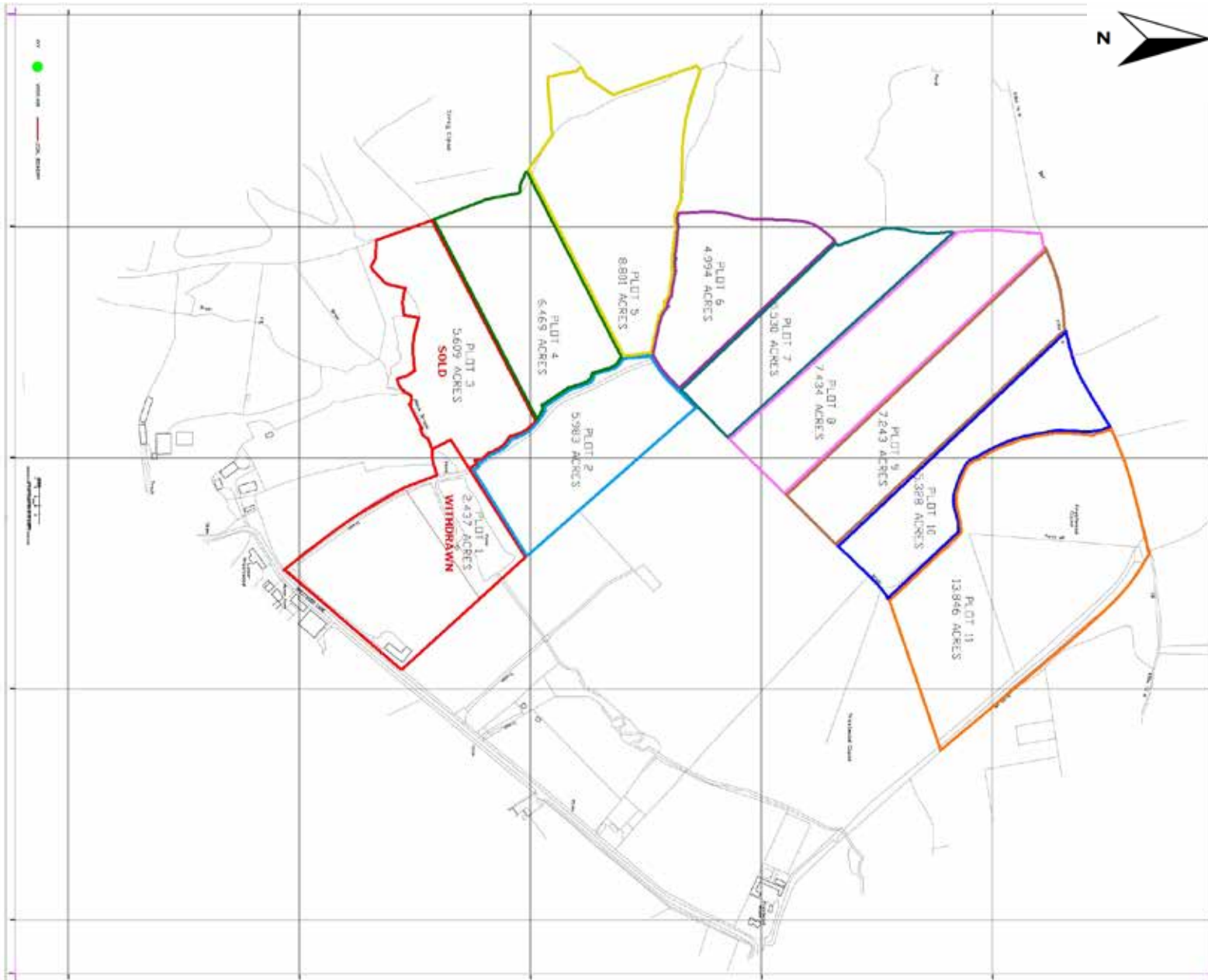
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

**Tunbridge Wells**  
01892 512020

[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)

**London**  
Mayfair Office

[mayfair@batchellermonkhouse.com](mailto:mayfair@batchellermonkhouse.com)



FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE

**NOTE:**  
 Batcheller Monkhouse gives notice that: 1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact; 2. The particulars do not constitute any part of a Contract; 3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact; 4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested; 5. All measurements and distances are approximate; 6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property; 7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority; 8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation. 9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

