



## Land and Stables at Graffham

Petworth, West Sussex, GU28 0NZ

Batcheller  
Monkhouse

# Land and Stables at Graffham

A well equipped stable yard with excellent facilities extending to approximately 9.1 acres (3.68 ha).

- Smallholding/equestrian property
- Timber stable block with 2 boxes and tack room/feed store
- Pole barn with 2 boxes and large storage area
- Detached Timber Store
- 2 stable field shelter with concrete floor and lean-to
- Edge of the village location
- Water and electricity connected
- Approximately 9.1 acres (3.68 hectares)



## AMENITIES

The land and buildings are found in an attractive location on the western edge of Graffham village, which benefits from a village store, pub and tennis club. It lies between the larger towns of Midhurst and Petworth, both of which have further amenities. There are a number of public footpaths and bridlepaths in the general vicinity. Midhurst lies approximately 5 miles away with comprehensive shopping including Tesco and Budgen's supermarkets. The town of Pulborough lies approximately 9.8 miles away and provides a mainline railway service to London (Victoria). Road communications are convenient. The A3 junction at Hindhead lies approximately 15 miles north of the property and provides links to the M25 and national motorway network.

## DESCRIPTION

Attractive level pasture land of approximately 9.1 acres sheltered by woodland. The entrance gateway leads directly to the stable yard. Facilities at the land comprise as follows:

### Main Yard:

- Timber stable block with two boxes and tack/feed store.
- 2 bay pole barn with two boxes and storage area.
- The main yard has a mains water and electricity supply.

### Located away from the main yard:

- 2-box field shelter floor with dilapidated lean-to.
- Detached secure timber storage shed.
- All the buildings apart from the pole barn have a concrete floor throughout.

## ADDITIONAL INFORMATION

**Local Authority:** Chichester District Council, East Pallant House, Chichester, West Sussex, PO19 1TY. T: 01243 785166.

W: [www.chichester.gov.uk](http://www.chichester.gov.uk)

Southdowns National Park, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH. T: 01730 814810

W: <https://www.southdowns.gov.uk/contact/>



**Services:** Mains water and electricity (not checked or tested).

**Tenure:** Freehold. Land registry title plan number WSX 139676

**Development and Overage Clause:**

The vendor wishes to sell with an overage clause, whereby 30% of the uplift in value resulting from development will be retained for a period of 20 years.

**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 wayleaves 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.

**DIRECTIONS:**

From Teds Village Shop at Heath End head South West on A285 for 0.3 miles. Take the right turn to Graffham and Selham. Continue on this road for 1.4 miles. Then take the left turn signed to Graffham village. Continue on this road for 1 mile passing through the village of Graffham. At the junction turn left taking signs for Midhurst, Cocking and Heyshott. The land will then be on the left hand side, accessed by a five bar gate.

From Midhurst head south on Chichester Road A286 for 1.3 miles towards Bex Lane. Turn left onto Bex Lane and continue for 0.5 miles. Bex Lane becomes Mill Lane, and continue for 2.4 miles. When you can see a sign for Graffham (1 mile) the land will be on the right-hand side.

TP/22/5/20



**VIEWINGS**

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

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

**Battle**  
01424 775577  
battle@batchellermonkhouse.com

**Haywards Heath**  
01444 453181  
hh@batchellermonkhouse.com

**Pulborough**  
01798 872081  
sales@batchellermonkhouse.com

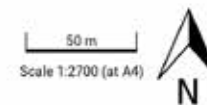
**Tunbridge Wells**  
01892 512020  
twells@batchellermonkhouse.com

**London  
Mayfair Office**  
mayfair@batchellermonkhouse.com



Produced on May 22, 2020  
© Crown copyright and database right 2020 (licence number 100059531)  
Reproduction in whole or in part is prohibited without the prior permission of  
Ordnance Survey.

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.

