



Land at Kilmarnock Farm

Charlwood Road, Crawley, West Sussex, RH11 0JY

Batcheller
Monkhouse

Land at Kilmarnock Farm

An attractive block of pasture extending to approximately 14.49 acres (5.87 ha).

- A relatively flat pasture field
- Two Separate Accesses
- Ideal for equestrian or smallholding purposes
- Attractive location
- Approximately 14.49 acres (5.87 ha)
- Area of Hardstanding to the South West Corner (approximately 30m x 20m)



SITUATION

The land is located in an attractive rural area on the West Sussex Surrey border north of the town of Crawley. Crawley town centre lies approximately 2.7 miles south east of the land and provides an extensive range of shops and facilities as well as a mainline railway station. The M23 and M25 are within easy access and Gatwick Airport lies to the north.

DESCRIPTION

A fenced block of gently undulating pasture land accessed via private track. The pasture land extends to approximately 14.49 acres (5.87 ha) and is bordered by a mature tree and hedge lined boundary. There is an area of Hardstanding to the South West Corner (approximately 30m x 20m).

N.B. The access track noted on the plan will be completed by our client prior to completion of a sale.

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Park House, North Street, Horsham, West Sussex RH12 1RL.
Telephone 01403 215100. www.horsham.gov.uk

Fencing: The land is currently fenced. However, it is likely the incoming purchaser will wish to replace the existing fencing.

Services: We understand the field has a mains water supply. To the best of our knowledge no other services are connected. Our client may allow for electricity to be supplied to the field at the purchaser's expense.

Subsidy Scheme: The farm is registered for the Basic Payment Scheme. Entitlements may be available by separate negotiation, subject to the vendor retaining the 2020 payment.



Tenure: The land is freehold. Land Registry title number: WSX274247.

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.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

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.

Occupation: The land is currently subject to a tenancy under the provisions of the Landlord and Tenant Act 1954. We are informed that vacant possession would be available on completion.

DIRECTIONS:

From Ifield, Crawley roundabout head north west towards Crawley Avenue A23. Continue for 1 mile when it becomes Charlwood Road. Continue for 0.6 of a mile and after the left hand turn Ifield Wood the access track to the land will be on the right hand side, via a section of copse. Proceed on foot to view the woodland.

TP/05/08/2020

VIEWINGS

At any reasonable time, provided prior notification is given to the Sole Agent. 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

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01444 453181

hh@batchellermonkhouse.com

Pulborough
01798 872081

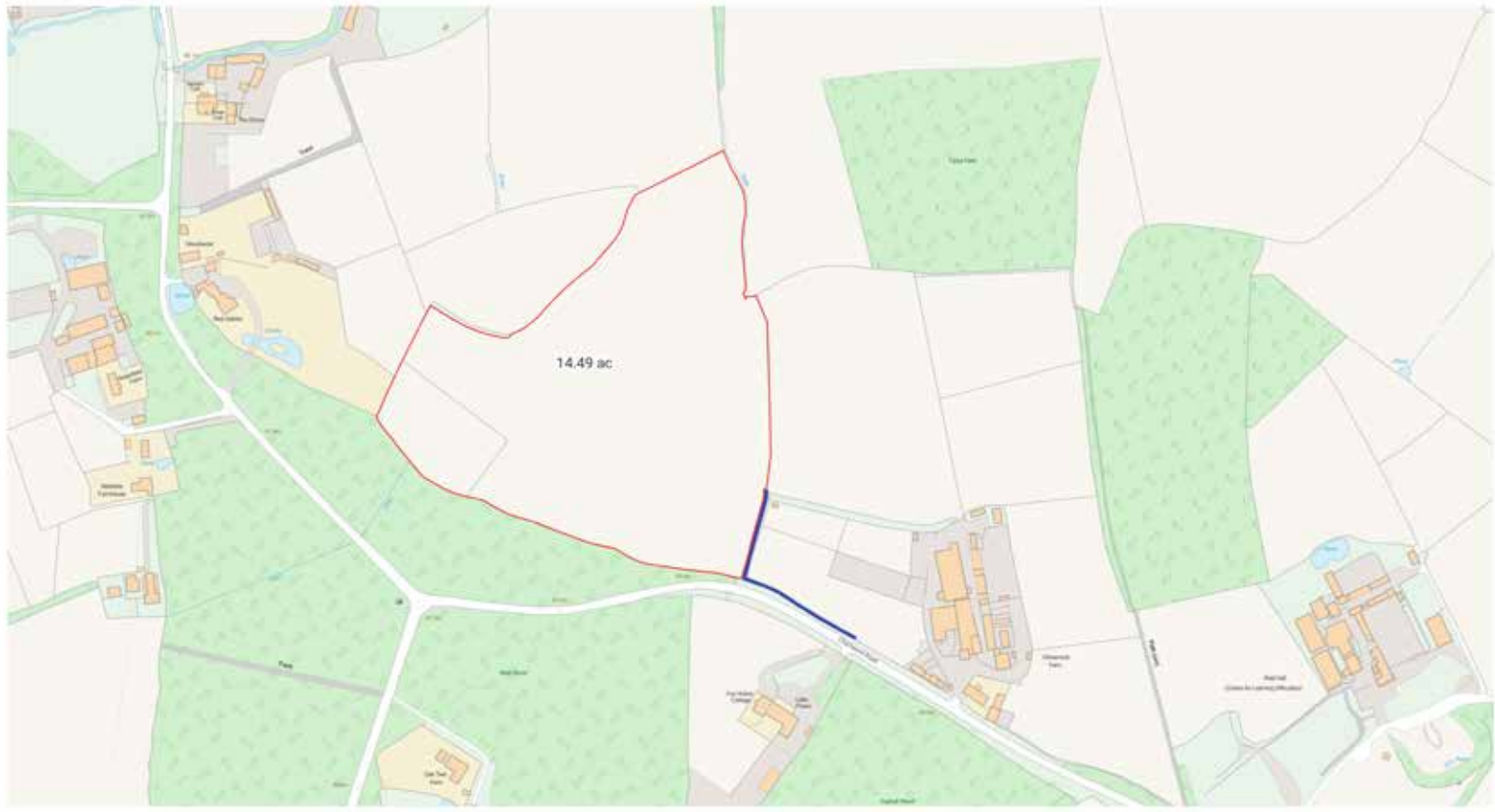
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020

twells@batchellermonkhouse.com

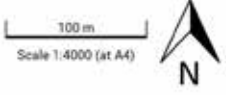
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NOTE:
Batcheller Monkhouse gives notice that:
1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact; 2. The particulars do not constitute 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.

