



Littlewood Farm

London Road, Northchapel, Petworth, West Sussex, GU28 9EQ

Batcheller
Monkhouse

Littlewood Farm

A block of approximately 21.35 acres (8.64 ha) of pasture land with long road frontage.

For sale as a whole.

- **FIELD 1:**
- Pasture Paddocks
- Traditional Stone Outbuilding
- Approximately 5.3 Acres (2.14 ha)

- **FIELD 2:**
- Pasture Field
- Strip of Woodland
- Attractive Pond
- Approximately 7.27 Acres (2.94 ha)

- **FIELD 3:**
- Pasture Field
- Some Woodland and Stream
- Vehicular Access
- Approximately 8.6 Acres (3.48 ha)



AMENITIES

The farm lies within lovely countryside close to the West Sussex/Surrey border, just south of the village of Northchapel with long road frontage to the A283.

The general area is extremely sought after lying within striking distance of Haslemere, Petworth and Midhurst. Haslemere is about 5.5 miles away with a variety of independent shops, restaurants and a mainline train service to London (Waterloo). The historic town of Petworth lies about 4.5 miles to the south and beyond is Goodwood which plays host to events such as horse racing, golf and the Festival of Speed.

DESCRIPTION

The farm extends in all to approximately 21.35 acres (8.62 ha) and is offered for sale as a whole:

Field 1: Main paddocks which have been used for horse grazing, and a part enclosed, part open fronted traditional stone and tiled 'L' shaped outbuilding measuring approximately 9m x 6m and 7.5m x 3m (external).

Own gateway to the road and a right of way across an adjoining yard (shown A - B on the attached plan). Approximately 5.3 acres (2.14 ha).

N.B. The wooden stables and field shelters are excluded from the sale and will be removed.

Field 2: A pasture field bordered by a strip of woodland and including an attractive pond. Own gated access. Approximately 7.27 acres (2.94.00 ha).

Field 3: A pasture field with some bordering woodland and stream. Own vehicular access. Approximately 8.6 acres (3.48 ha).

ADDITIONAL INFORMATION

Local Authority: South Downs National Park, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH. Telephone: 01730 814810. www.southdowns.gov.uk

Development and Overage Clause: The sale of Field 3 only will be subject to an Overage Clause whereby 30% of the uplift in value resulting from future residential development will be retained for a period of 30 years.



Basic Payment Scheme: It is understood that the farm is registered under the Basic Payment Scheme and entitlements (excluding the 2020 payments) will be available by separate negotiation if required.

Services (not checked or tested): Mains water is understood to be connected to Field 1 and available to Field 2 but currently disconnected. We are not aware of any other services being connected and purchasers are required to make their own arrangements.

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.

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

Tenure and Possession: Freehold and vacant possession will be available on completion (apart from the phone mast). Land Registry Title Number WSX37153 (part).

DIRECTIONS:

From Petworth proceed northwards on the A283 towards Northchapel and Chiddingfold. After approximately 4.5 miles, about 500 metres beyond the left hand turning to Lurgashall and Hillgrove, the land will be found on the right hand side of the road.

RP/01/09/2020



VIEWINGS

At any reasonable time, provided prior notification is given to the Joint 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

Haywards Heath
01444 453181

hh@batchellermonkhouse.com

Pulborough
01798 872081

sales@batchellermonkhouse.com

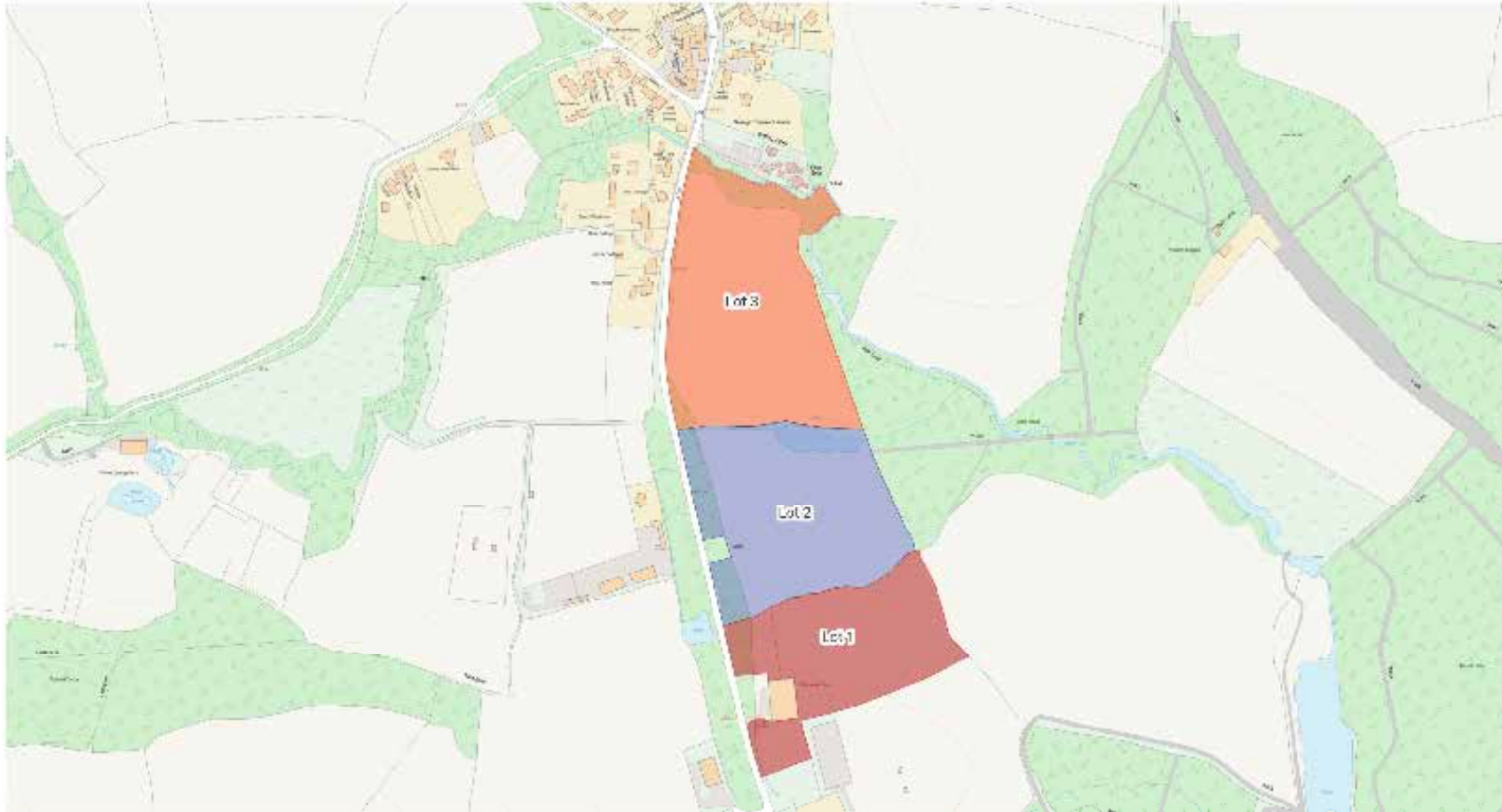
Tunbridge Wells
01892 512020

twells@batchellermonkhouse.com

London
Mayfair Office

mayfair@batchellermonkhouse.com





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FOR IDENTIFICATION PURPOSES ONLY. NOT TO SCALE

100 m
Scale 1:5000 (at A4)



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.

