



## Land at Bury Hollow

Bury, Pulborough, West Sussex, RH20 1NR

Batcheller  
Monkhouse



# Land at Bury Hollow

A valuable parcel of land extending to approximately **1.13 acres (0.45 ha)** with frontage to the A29.

**FOR SALE BY INFORMAL TENDER. Best offers, subject to contract by noon on Wednesday 16th September 2020**

- Attractive Woodland/Scrub
- Formerly Part of a Horticultural Nursery
- Gated Vehicular Entrance from A29
- Attractive Location at the Foot of Bury Hill
- Approximately 1.13 acres (0.45 ha)
- **Guide Price £55,000**



## METHOD OF SALE

The land is to be offered for sale by informal tender (unless sold previously) whereby best and final offers, subject to contract are to be received in writing (by post or email) no later than 12 noon on Wednesday 16th September 2020. A letter explaining the offer process and an offer form for completion is available from the agents by email request to [sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

## SITUATION

The land lies on the east side of the A29, to which it has good frontage. There is lovely countryside around the land and it is close to the foot of Bury Hill, within the South Downs National Park. The land adjoins the picturesque village of Bury, bordered by a couple of dwellings to the east and north, and a Public Footpath to the south. The village of Pulborough lies approximately 4.5 miles to the north east with good local amenities and a mainline railway station to London Victoria. The South Downs lie to the south providing endless walking opportunities.

## DESCRIPTION

The land was formerly part of a horticultural nursery, which has been disused for many years and now is a gently undulating block of woodland and scrub extending to approximately 1.13 acres (0.45 ha). It has a vehicular entrance in the south west corner via an old field gate.

It offers amenity opportunities or potential for alternative uses (subject to planning consent).

## ADDITIONAL INFORMATION

**Local Authority:** South Downs National Park, South Downs Centre, North Street, Midhurst, West Sussex, GU29 9DH. Tel: 01730 814810. [www.southdowns.gov.uk](http://www.southdowns.gov.uk)





**Services (not checked or tested):** None connected as far as we are aware.

**Tenure and Possession:** The land is freehold with vacant possession on completion. Land Registry title number: WSX203951.

**Overage Clause:** The land is to be sold subject to an Overage Clause whereby 30% of any uplift in value resulting from residential development within a period of 25 years from completion of the sale will be retained.

**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](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)

**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 the centre of Pulborough proceed southwards on the A29. Continue for approximately 4.5 miles having travelled through Coldwaltham and Watersfield. Shortly after the entrance to Charlie's Farm Shop on the right and a left turning called The Hollow on the left, the land will be found on the left hand side.

RP/21/08/2020

## VIEWINGS

At any reasonable time, providing 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](mailto: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](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

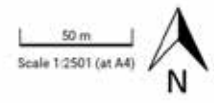
[mayfair@batchellermonkhouse.com](mailto:mayfair@batchellermonkhouse.com)





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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.

