



Land and Stables at Bull Hill

Rake, Liss, Hampshire, GU33 7JD

Batcheller
Monkhouse

Land and Stables at Bull Hill

A well equipped stable yard with excellent facilities extending to approximately 3.01 Acres (1.22 ha). The yard may have development potential, STPP.

- 6 Stables
- Feed Store/Tack Room
- Concrete Hardstanding
- Development Potential STPP
- Mains Water
- Good Access to Local Hacking
- Approximately 3.01 Acres (1.22 ha)
- Rural Location



SITUATION

The yard lies in an excellent rural location within easy access of the town of Liss, which provides good local facilities. It is ideally situated for riding, with several bridlepaths in close proximity of the land. The town of Petersfield lies approximately 4.5 miles away with comprehensive shopping including 4 supermarkets. Petersfield has a mainline railway service to London (Waterloo). Road communications are convenient with easy access to the A272 and links to the motorway network via the A3.

Access is via a private gated entrance. The entrance leads directly to the stable yard.

DESCRIPTION

Attractive undulating pasture land of approximately 3.1 acres (1.22 ha) sheltered by mature trees and woodland. The stable buildings are of brick and timber construction under a pitched roof. All of the stables are located on a concrete/tarmac base. The facilities are as follows:

- 6 stables with tack room/feed store.
- 3 partially fenced pasture paddocks all with a mains water supply.
- Attractive lake.

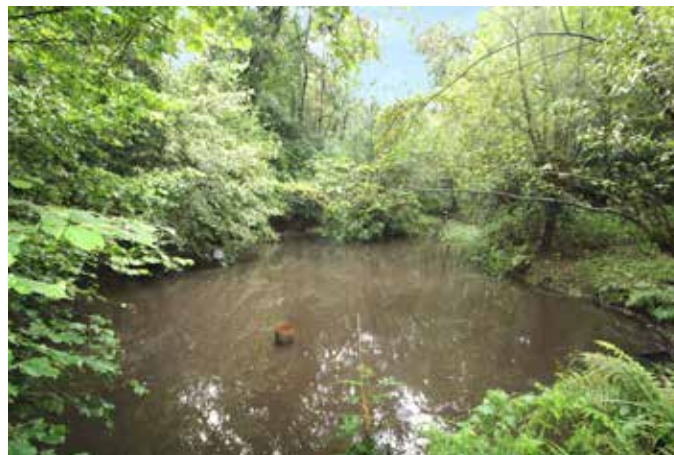
ADDITIONAL INFORMATION

Local Authority: Chichester District Council, East Pallant House, 1 East Pallant, Chichester PO19 1TY

Telephone: 01243 785166

Services: Mains water.

Tenure: The land is freehold. Land Registry title number: WSX132205.





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.

DIRECTIONS:

From Rogate Church head North on Habin Hill towards the Village Hall. After passing the village hall, continue north for 1.5 miles. At the junction signpost for Hillbrow, Liss and Liphook, continue straight onto Bull hill. Continue on Bull Hill for 0.7 of a mile and the land will be found on the left hand side. The land is accessed by a five bar gate, the stables are visible from the gate.

TP/20/08/2020



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.

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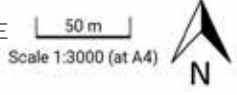
London
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NOTE:
Batcheller Monkhouse gives notice that:
1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact; 2. The particulars do not constitute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

