



Myrtle Grove Cottage Stables

Patching, Worthing, West Sussex, BN13 3XL

Batcheller
Monkhouse

Our Corner of England

MYRTLE GROVE COTTAGE STABLES

A thriving livery yard situated in a superb rural location in the heart of the South Downs with fabulous riding.

- Established Livery Yard
- 10 Stables
- Feed/Hay Store
- Tack/Mess Room
- Further Store
- Electric and Water Connected
- Fenced Outdoor Arena
- Fenced Paddocks
- Great Views and Hacking
- About 6.12 Acres (2.48 ha)



DESCRIPTION

A long established and well run livery yard in a perfect location on top of the South Downs. There is a hard surfaced yard with ample parking that serves an L shaped range of buildings of timber construction with a wide over hang divided as follows (with internal measurements):

- **Lock Up Feed/Hay Store**, 7.2m x 3.7m.
- **Range of 4 Stables**, three approximately 4.2m x 3.6m and one approximately 4.2m x 2.8m.
- **Corner Tack/Mess Room** with fitted work surface and wall mounted cupboards. 2.8m x 2.0m.
- **Range of 6 Stables**, 4.1m x varying widths.
- **Lean-To Lock-Up Store**
- **Water Stand Point**
- **Internal and External Lighting**

The land lies to the north west of the yard and is gently sloping, well served by a track way from which the paddocks gain convenient access. The fencing is permanent post and wire with electric top wire. At the west end of the land is a post and rail fenced **outdoor arena**, approximately 40m x 20m with a sand and fibre surface and adjoining **field shelter**, 3.6m x 3m.

AMENITIES

Local: The villages of Patching and Clapham lie about 1.5 miles to the south. The larger village of Findon is about 3.25 miles to the east.

Towns and Cities: Worthing about 7 miles.

Leisure: Breathtaking riding available via local Bridlepaths and the South Downs Way.



DIRECTIONS

From the roundabout junction on the A24 at Findon, proceed westwards on the A280 (Long Furlong) towards Clapham, Patching and Angmering. After about 2.25 miles, on a sharp left hand bend, turn right into Long Furlong Lane (leading to Myrtle Grove). Continue for approximately 0.4 of a mile and bear left towards Myrtle Grove Estate, Myrtle Grove Farm and Arun Mowers. Proceed for a further 0.25 of a mile through a yard of buildings and the entrance to the stable yard will be found on the left hand side.

ADDITIONAL INFORMATION

Local Authority: Arun District Council, Maltravers Road, Littlehampton, West Sussex, BN17 5LF. Tel: 01903 737500. Website: www.arun.gov.uk

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

Services (not checked or tested): Mains metered electricity. Private water supply via Angmering Park, serving Myrtle Grove Estate.

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. There is a public footpath crossing the land.

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.

Tenure and Possession: Freehold. Land Registry Title number WSX372907.

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

RMP/06/05/2022

GUIDE PRICE £400,000

Viewings

Strictly by appointment with the sole agents. Please contact our Pulborough Office
Tel: 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.

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;

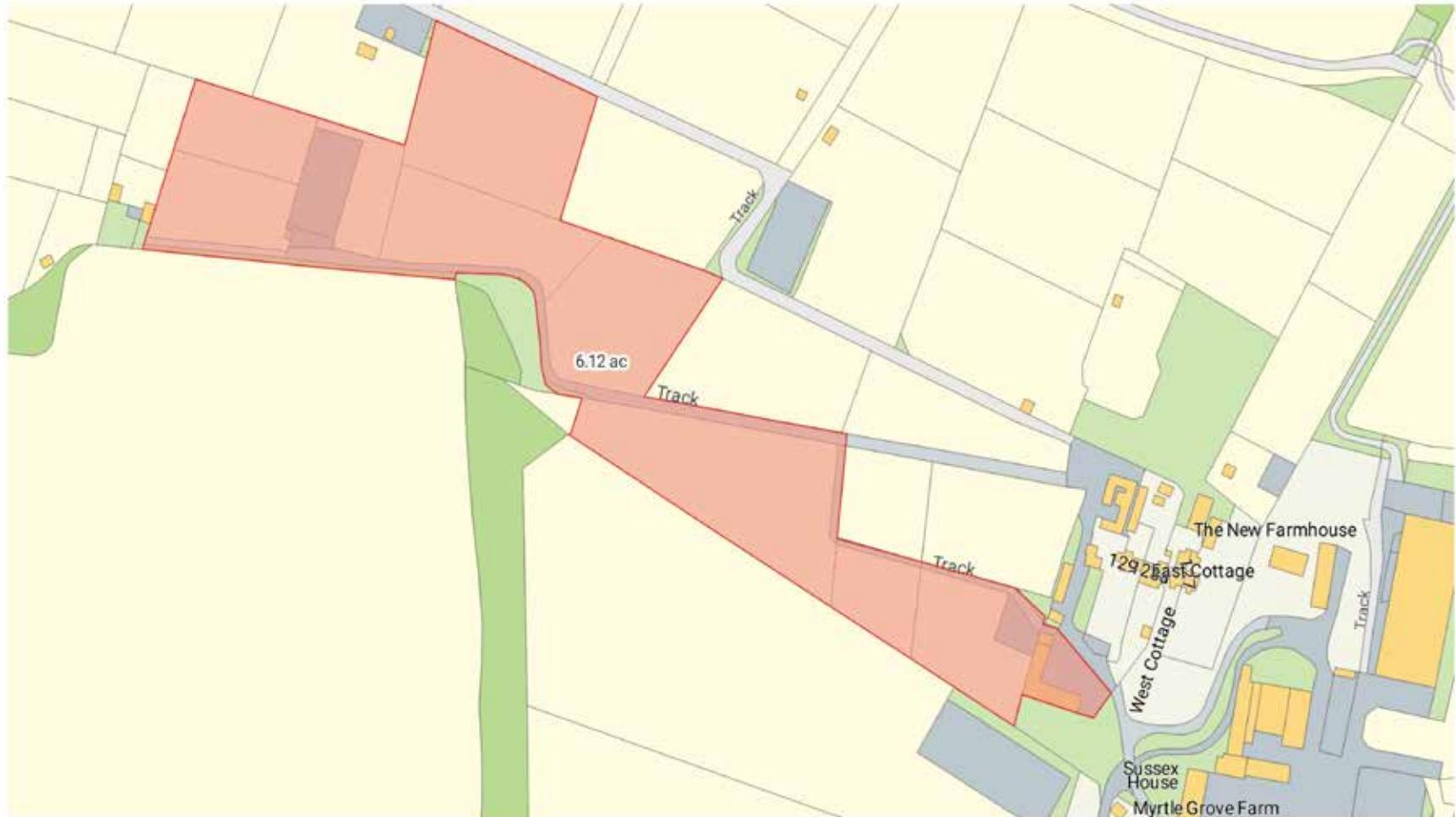
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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.

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West Sussex



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