



Land at Mare Hill Road

Pulborough, West Sussex, RH20 2DY

LAND AT MARE HILL ROAD

A valuable parcel of land located on the edge of Pulborough with potential for viticulture, equestrian or other lifestyle uses and an ideal long term capital investment. In all approximately 12.2 acres.

- Long Road Frontage
- Existing Access
- Free Draining Sandy Soil
- Gently Undulating with Southerly Aspect
- Currently Pasture Land
- Beautiful Views to the South Downs
- Edge of The South Downs National Park
- Approximately 12.2 Acres (4.94 ha)



DESCRIPTION

The land comprises a single block of gently undulating pasture land in a convenient location on the eastern edge of Pulborough, and to the south of a small residential settlement known as Marehill. It benefits from long road frontage to the A283 Pulborough/Storrington Road and has an existing vehicular entrance.

It has a generally southerly aspect and fine views to the South Downs. The soil is classified as predominantly Lower Greensand (Folkestone Beds). There is considered to be potential for the development of a vineyard, or other lifestyle or horticultural uses, including equestrian grazing. In all it is a delightful parcel of land which represents a useful long term capital investment.

Approximately 12.2 acres (4.94 hectares). (This is approximate and subject to survey.)

AMENITIES

Local: The historic village of Pulborough has a range of local shops, 2 supermarkets, medical centre, library and primary school.

Towns and Cities: Horsham (13 miles), Chichester (15 miles), London (45 miles).

Transport: Pulborough station (1.25 miles) with services to London Victoria. A24 and A23 to London, Gatwick Airport and the national motorway network.

Leisure: Edge of South Downs National Park with endless public footpaths and bridleways for walking and riding, RSPB bird sanctuary at Wiggonholt, cross country schooling course at Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell, polo at Cowdray Park, golf at the West Sussex course at Pulborough, the Festival of Speed at Goodwood, and theatres at Horsham, Guildford and Chichester.

DIRECTIONS

Travelling south on the A29 upon reaching the centre of Pulborough at the foot of Church Hill, turn left at a roundabout onto the A283 towards Storrington. Continue to the edge of the village, and immediately opposite the White Horse Inn on the left, turn right into a car park from which the entrance to the land will be found via a field gate.



ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Parkside, Chart Way, Horsham, West Sussex, RH12 1RL. Telephone 01403 215100. Website: www.horsham.gov.uk

Services (not checked or tested): We do not believe that any mains services are currently connected.

Fencing: The purchaser will be responsible for erecting a stock proof fence along the unfenced east boundary.

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.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure and Possession: Freehold with vacant possession on completion. Land Registry Title number WSX131585 (part).

Overage Agreement: The land will be sold subject to an Overage Agreement whereby 30% of any future uplift in value resulting from residential or commercial development will be retained by the vendors for a period of 25 years from completion of the sale. The overage would not be triggered by the development of agricultural, horticultural, viticultural buildings or by equestrian buildings and arenas.

RMP/10/06/2022

GUIDE PRICE £285,000

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.

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

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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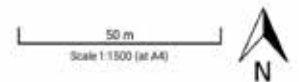


Land at Mare Hill Road, Pulborough, West Sussex



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