



Land at Burnt House Lane

Lower Beeding, Horsham, West Sussex RH13 6NN

Batcheller
Monkhouse

Our Corner of England

LAND AT BURNT HOUSE LANE

A very desirable block of parkland fenced into smaller paddocks and a woodland copse in an attractive elevated spot with distant rural views. In all approximately 13.9 acres.

- Attractive block of parkland, fenced into smaller paddocks
- Woodland copse
- Accessible rural location
- Lovely views to the south
- Good access from Burnt House Lane
- Mains water connected
- In all, approximately 13.9 aces



SITUATION

The land is in an unspoilt and rural position yet is highly accessible, being within five miles of Horsham Town Centre which is accessible via the A281 Brighton Road to the north. Horsham offers an extensive range of shops, trades and services as well as entertainment facilities and out of town superstore shopping at Broadbridge Heath together with adjoining sports centre, and mainline railway station with services to London Victoria (approximately 55 minutes). There is also easy access to the A23/M23 north to Gatwick and London and south to Brighton. The large village of Southwater to the west is within 5 miles. The A24 may be reached by the A272 to the south and the A23 via country roads through Lower Beeding and Handcross.

DESCRIPTION

This is a very attractive block of parkland, fenced into smaller paddocks with frontage to, and access from, Burnt House Lane. The land occupies an appealing, elevated spot with distant rural views over neighbouring farmland and beyond, towards the South Downs. There is a hard-core footpath to the property thought to have been constructed in the 18th century and is suitable for vehicle access in all weather conditions. The land is accessed from the south-west corner via charming 19th-century cedar gate and has been recently fenced to provide four paddocks, a horse yard with a 40m x 20m horse school area, and a 20m circular metal cattle yard with cattle crush, water and feeding trough. In the centre is a pretty, mixed broad leaf and conifer woodland block with a pond.

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 is statement shall not annul the sale or entitle any party to compensation in respect thereof.

METHOD OF SALE

The land will be sold by Private Treaty and is offered for sale Freehold with vacant possession upon completion.

VIEWINGS

By prior appointment only with the sole agent, Batcheller Monkhouse. Please contact our Haywards Heath office on 01444 453181, email hh@batchellermonkhouse.com.



AMENITIES

Local: Cowfold is a lovely village nestled between Billingshurst and Haywards Heath and is home to a Coop, post office, cafe, restaurant and a number of businesses. The historic market town of Horsham is less than 5 miles away.

Towns: Horsham (4.8 miles), Southwater (6.1 miles), Haywards Heath (10.3 miles)

Transport: Horsham Station (5 miles) with services to London in approximately 55 minutes. Gatwick Airport (17.3 miles).

Leisure: The Bridge Leisure Centre www.placesleisure.org Henfield Leisure Centre www.henfieldsportscentre.co.uk Mannings Health Estate Golf Course www.manningsheath.com Horshams Golf www.horshamgolf.co.uk South Downs National Park www.southdowns.gov.uk

DIRECTIONS

From the double mini roundabouts in Cowfold, head west on the A272 signposted towards Billingshurst and Petersfield. Follow the A272 for approximately 1 mile and just as rising from a dip in the road, turn right at the crossroads into Burnt House Lane. Follow Burnt House Lane for approximately 1 mile and the gated entrance to the land will be found on your right hand side next to the footpath sign.

What3Words: /// kickers.strikers.passenger

Additional Information

Local Authority: Horsham District Council, telephone: 01403 215100 www.horshamgolf.co.uk

Services (not checked or tested): Mains water is connected as advised by the vendor.

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

Tenure: Freehold. Land Registry Title Number WSX420773

Agents Note: A public footpath runs from the south west corner to the north east corner, diagonally through the land.

GUIDE PRICE £285,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

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;

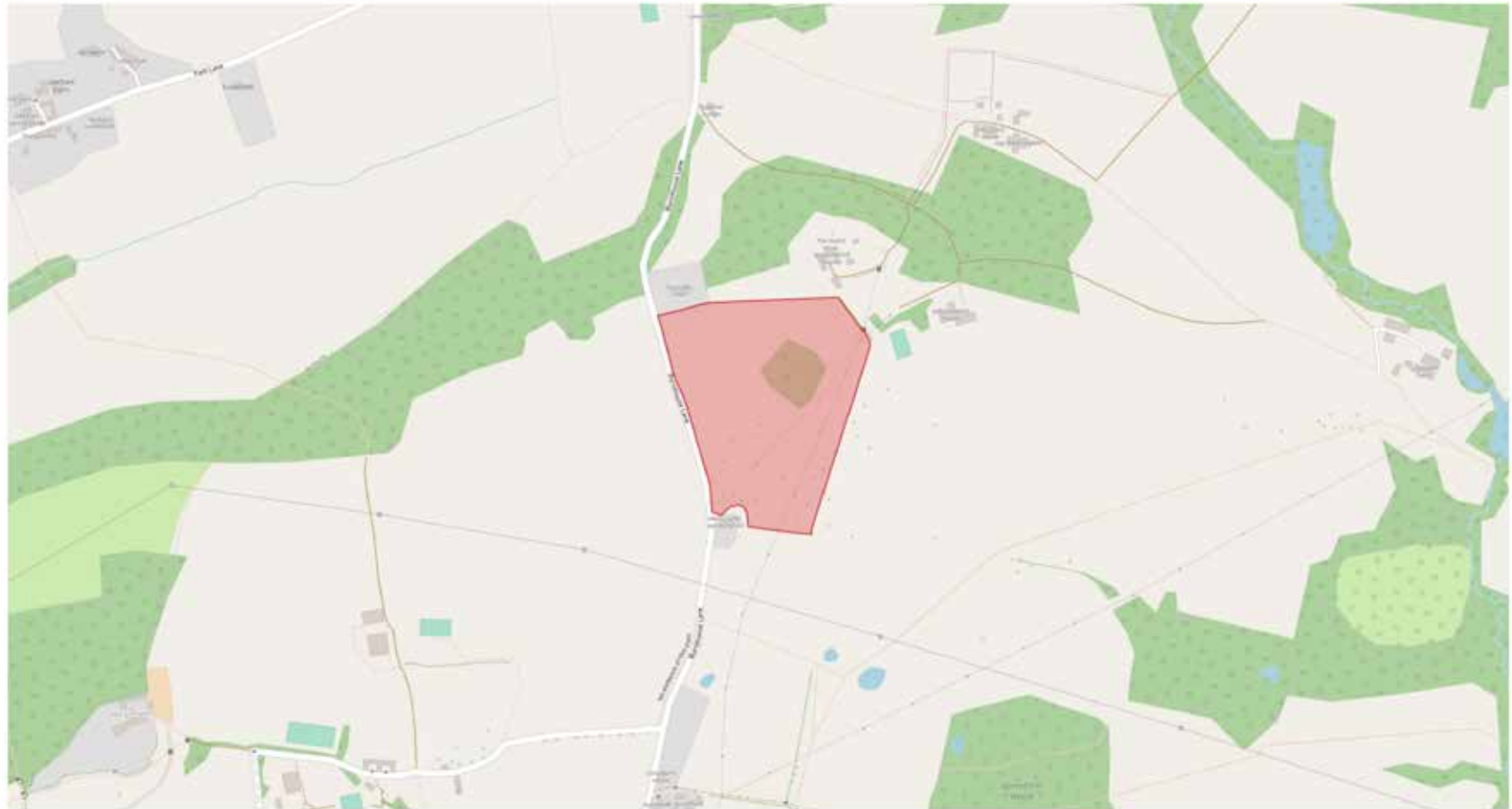
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

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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