



**Lot 3**

# Land at Willow Lodge Farm

Nyewood, Petersfield, West Sussex, GU31 5JB

**Batcheller  
Monkhouse**

*Our Corner of England*



# LAND AT WILLOW LODGE FARM

An appealing block of pasture land, Dutch Barn and planning permission for new agricultural building. Total approximately 47 acres (19 hectares).

For sale as a whole or in 6 lots.

## Lot 1

- Dutch Barn
- Planning Permission for New Agricultural Building
- Level Block of Pasture
- About 6.90 Acres

## Lot 2

- Level Block of Pasture
- About 6.87 Acres

## Lot 3

- Level Block of Pasture
- About 8.64 Acres

## Lot 4

- Level Block of Pasture
- About 8.88 Acres

## Lot 5 Sale Agreed

- Level Block of Pasture
- About 9.26 Acres

## Lot 6

- Level Block of Pasture
- About 5.43 Acres



## DESCRIPTION

Situated in attractive countryside, the farm is currently used for livestock purposes. It comprises a level block of pasture land situated on the southern edge of Nyewood. The fields are of a versatile and useful size. There is a mixture of fencing, established hedgerow and streams. There is a woodland boundary running along the northern perimeter.

The steel framed Dutch Barn is approximately 19.5m x 6.5m and there is a hard floor. Planning permission for the new barn approximately 36m x 10m.

The land is offered for sale as a whole or in 6 lots.

## AMENITIES

**Local:** Nyewood is a small hamlet south of Rogate and the A272.

**Towns:** Rogate is a village 5.6 miles west of Midhurst and 5 miles east of Petersfield. Rogate includes a church, primary school, village hall and public house.

**Transport:** Bus service running through Nyewood. Train stations in Petersfield and Liss. Gatwick Airport is about 44 miles north east and Southampton Airport is about 39.5 miles west. The A272 provides access to the nearby A3 with connections to London, Portsmouth and the national motorway network.

**Schools:** Rogate primary school about 1.7 miles and Rake primary school about 4.5 miles.

**Leisure:** There are a number of National Trust Sites including Woolbeding Countryside and Harting Down, Rogate Downhill bike park. Devil's Jumps is a historical landmark, Sky Park Farm, Hollycombe Steam in the Country (heritage museum), Queen Elizabeth Country Park visitor's centre.

## DIRECTIONS

From Petersfield head to Rogate on the A272. Upon entering Rogate after the primary school on the right hand side, turn right onto Habin Hill. Stay on this road for 1.6 miles passing through Habin, and after the left hand turn to Furze Meadow, the entrance to Willow Lodge Farm will be on the left hand side as indicated by the small "Willow Lodge Farm" sign and a five bar wooden gate.

**What3words:** ///relies.skewed.skyrocket.



Lot 2



Lot 1

## ADDITIONAL INFORMATION

**Local Authority:** Chichester District Council, East Pallant House, Chichester, West Sussex, PO19 1TY. Telephone: 01243 785166 Website: [www.chichester.gov.uk](http://www.chichester.gov.uk)

**Services (not checked or tested):** Water connected to all fields. Mains electricity to Lot 1.

**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. Footpath 869 crosses north to south over Lot 2 and 1.

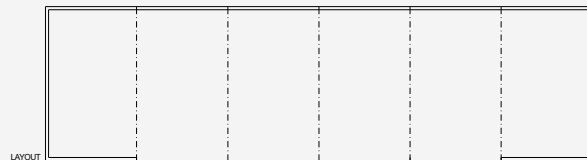
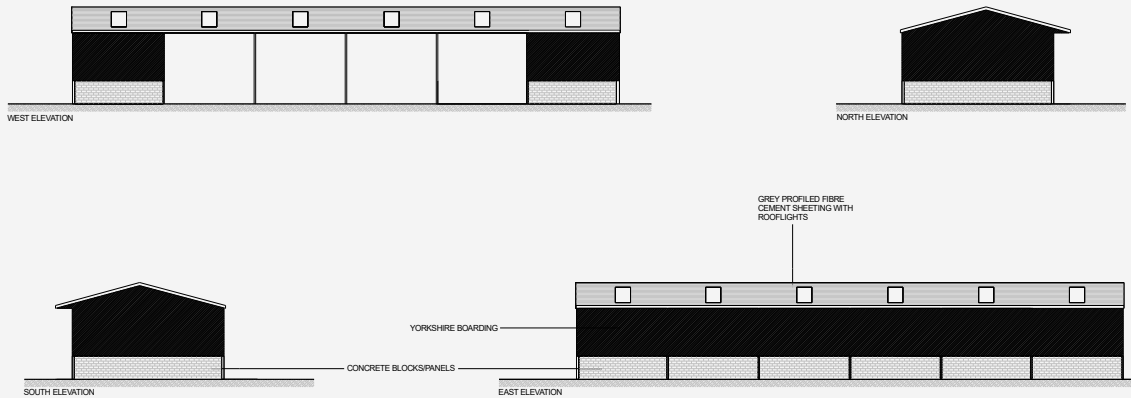
**Plans and Areas:** These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure and Possession:** Freehold with vacant possession on completion. Land Registry Title number WSX139988 (part).

**Basic Payment Entitlements:** No BPS entitlements are available with the farm.

EGS/11/03/2024



LAYOUT

For identification purposes only

B R E K E n

**Willis & Co.**  
Chartered Town Planners  
30 The Causeway, Chipperton, Wiltshire, SN15 3DB  
Telephone: 01249 444775 Facsimile: 01249 655556  
Email: [Willisplan@aol.com](mailto:Willisplan@aol.com)

Client: Mr L. Milton.  
Title: Willow Lodge Farm, Nyewood, Paterfield.  
Proposed Barn.

Scale: 1:200 @ A3 Date: March 2022 Drawing no: LM-JH-13

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LOT 1 GUIDE PRICE £325,000  
 LOT 2 GUIDE PRICE £150,000  
 LOT 3 GUIDE PRICE £200,000  
 LOT 4 GUIDE PRICE £150,000  
 LOT 5 **SALE AGREED**  
 LOT 6 GUIDE PRICE £90,000

### Viewings

For an appointment to view please contact our Pulborough Office  
 Telephone: 01798 872081 Email: [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)

**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;

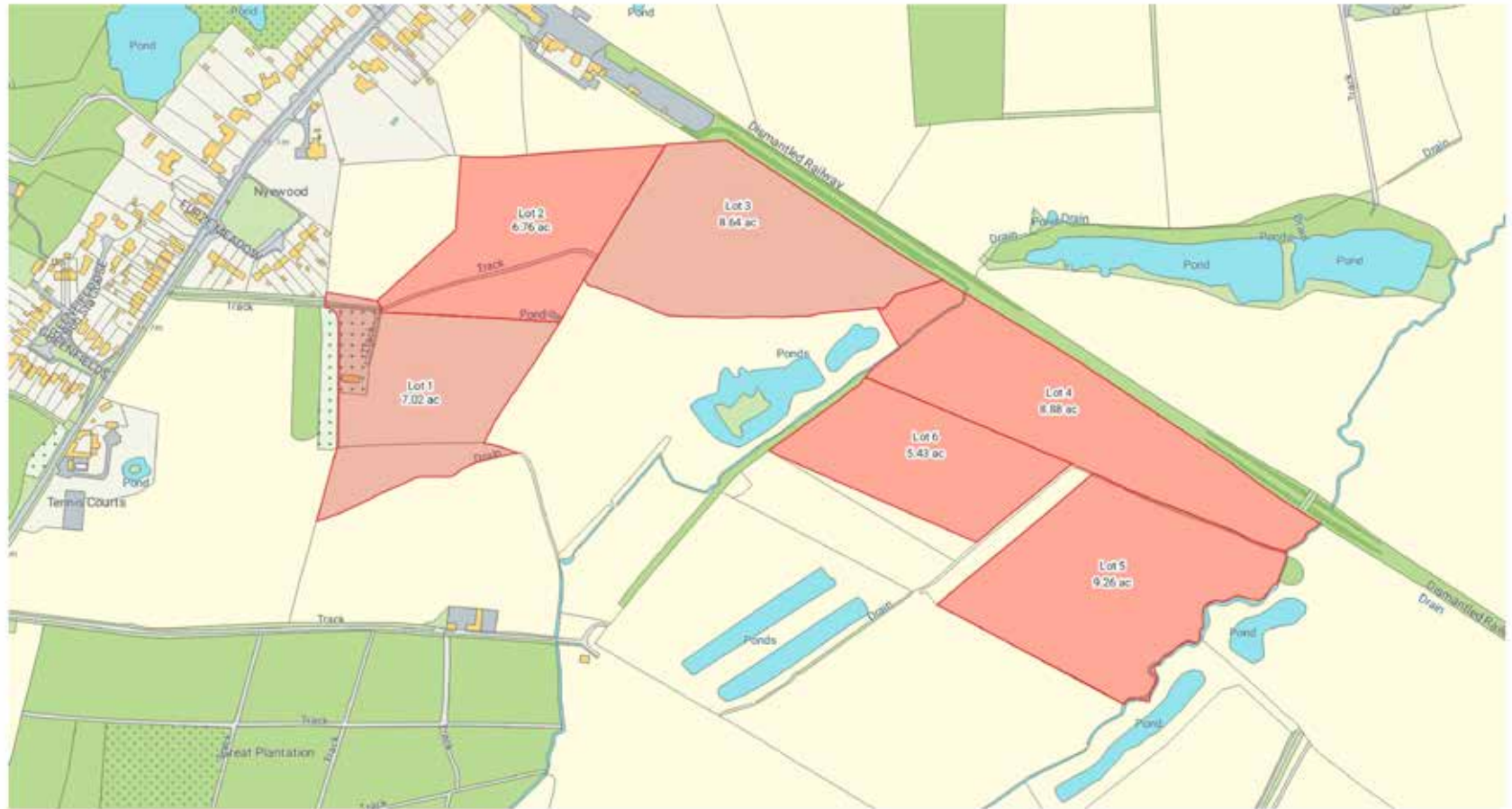
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

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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**Willow Lodge Farm**



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