



# Land at Southdown Lodge

Clayton Hill, Clayton, Hassocks, West Sussex BN6 9PQ

Batcheller  
Monkhouse

Our Corner of England

# LAND AT SOUTHDOWN LODGE

A useful and rarely available block of sloping pasture located in a wonderful position on the slopes of the South Downs near the semi-rural of hamlet of Clayton. In all totalling approximately 7.3 acres.

- Rarely Available
- Grazing Land
- Semi-Rural Location
- Accessed Via Right Of Way
- Easy Access to the A23 and Brighton
- In All Approximately 7.3 Acres
- House, Stables and Additional 2.3 Acres Also Available by Separate Negotiation



## DESCRIPTION

The land is made up of several fenced paddocks on the slopes at the foot of the South Downs, entranced via a right of way access off Underhill Lane. In all approximately 7.3 acres. House, stables and additional 2.3 acres also available by separate negotiation.

## SITUATION

The land is located in a semi-rural position in the hamlet of Clayton. The land is within easy reach of the A23 and south to Brighton. There is a mainline railway station at nearby Hassocks, and the popular villages of Hurstpierpoint to the west and Ditchling to the east are also within easy reach. There is excellent riding close by with the South Downs Way passing very close by.

## TENURE

The site is offered for sale Freehold.

## 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. **Access via the right of way is highlighted in blue on the plan.**

## METHOD OF SALE

The land will be sold by Private Treaty and is offered for sale Freehold.

## VIEWINGS

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

## AMENITIES

**Local:** Hassocks has a bustling high street with a number of useful stores, cafes and a small supermarket. Hurstpierpoint offers an attractive high street with many independent shops and pubs.

**Towns:** Burgess Hill (4 miles), Brighton (7.5 miles), Haywards Heath (8 miles), Lewes (11 miles).

**Transport:** Hassocks Station (1.3 mile) and Haywards Heath Station (8.4 miles) both with services to London in approximately 70 minutes. Gatwick Airport (23 miles).



**Schools:** Hassocks Infant School [www.hassocks.w-sussex.sch.uk](http://www.hassocks.w-sussex.sch.uk), St Lawrence Primary School [www.stlawrencehurst.co.uk](http://www.stlawrencehurst.co.uk), Downlands Community School [www.downlands.w-sussex.sch.uk](http://www.downlands.w-sussex.sch.uk), Hurst College [www.hppc.co.uk](http://www.hppc.co.uk), Burgess Hill Girls [www.burgesshillgirls.com](http://www.burgesshillgirls.com), Brighton College [www.brightoncollege.org.uk](http://www.brightoncollege.org.uk), Lewes Old Grammar School [www.logs.uk.com](http://www.logs.uk.com)

**Leisure:** Pyecombe Golf Club [www.pyecombegolfclub.com](http://www.pyecombegolfclub.com), South Downs National Park [www.southdowns.gov.uk](http://www.southdowns.gov.uk)

## DIRECTIONS

From Hassocks head south on the A273 (Brighton Road) passing South Downs Nurseries on your left hand side. Continue for a short distance, passing over the railway line then take the second left hand turning into Underhill Lane. Follow Underhill Lane for a short distance and then on your right hand side after passing St John the Baptist Church is a track providing access to the land.

**What3Words:** ///outdoors.bids.circus

## Additional Information

**Local Authority:** Mid Sussex District Council, Haywards Heath, West Sussex-RH16 1SS . Telephone 01444 458166 Website: [www.midsussex.gov.uk](http://www.midsussex.gov.uk).

**Services (not checked or tested):** No mains services connected.

**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), [www.southdowns.gov.uk](http://www.southdowns.gov.uk).

**Tenure:** Freehold. Land Registry Title Number WSX88393.

OFFERS IN EXCESS OF £150,000

## Viewings

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

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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;

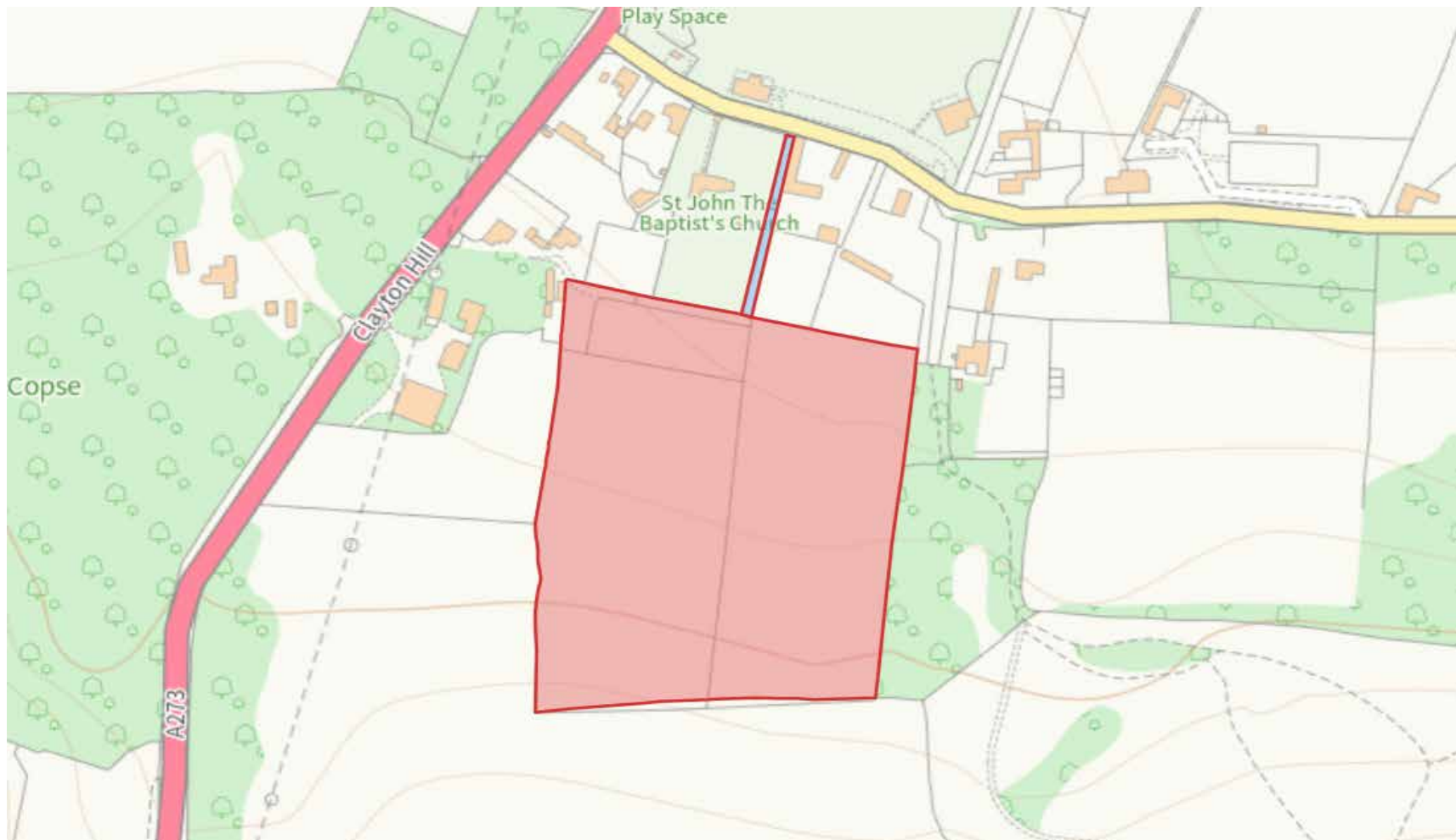
5. All measurements and distances are approximate;

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.



For identification purposes only