



Land and Buildings at New Inn Farm

West End Lane, Henfield, West Sussex, BN5 9RF

Batcheller
Monkhouse

Our Corner of England

LAND AND BUILDINGS AT NEW INN FARM

An opportunity to purchase an attractive range of farm buildings and pasture land amounting to approximately 19.02 acres (7.70 hectares) situated on the rural outskirts of the popular village of Henfield, in quiet West Sussex countryside, bordered by the River Adur.

- Versatile Farm Buildings including Stabling and Barns
- Potential for Class Q Residential or other uses Subject to Consents
- Convenient Size Fields
- Access to River Adur
- Quiet Rural Location
- 19.02 Acres

DESCRIPTION

The farm lies in an enviable position in delightful rural surroundings, about 2 miles from Henfield. The buildings and land are offered for sale as detailed below:

Farm Buildings:

- Concrete Framed 5 Bay ATCOST **Livestock Barn** – 22.6m x 11.4m.
- Open Sided 3 Bay Steel Frame **Dutch Barn** with concrete floor – 13.8m x 8.8m.
- Adjoining **Lean to Store** – 7.4m x 2.8m.
- **Stable Building** of mixed construction with four internal loose boxes, one pony box, feed passage and store area – 11.9m x 8.2m.
- Brick **Outbuilding** with sliding door and divided in two – 6.1m x 4.5m & 4.9m x 4.3m.
- Adjoining Brick **Livestock Building** – 8m x 4.4m.
- Traditional timber framed **Former Livestock Building** now used for storage and in need of repair – 12.6m x 4m.
- Small **Agricultural Store** with part concrete walls – 4m x 3.8m.

Land:

Relatively level block of brookland pasture land and two grass fields on higher ground, with fencing and mature hedges. There are a number of mature trees, water troughs and a drain running through part. Frontage onto the River Adur and views of the South Downs. About 19.02 acres (7.70 hectares).

AMENITIES

Local: Henfield is about 2 miles to the east and this large thriving village includes a good range of local shops, services, health centre, library, churches, sports clubs and a theatre group.

Towns and Cities: Henfield is 41 miles south of London, 12 miles northwest of Brighton, and 30 miles north east of the county town of Chichester.

Transport: Convenient access by road via the nearby A23 (about 6 miles) and the A24 (about 7 miles).

Leisure: Hacking and walking available via public bridlepaths, footpaths and quiet country lanes.

DIRECTIONS

From Henfield take Church Street opposite The White Hart. Continue onto Upper Station Road and after 0.4 miles continue onto West End Lane. After 1.2 miles turn right and keep following this lane until you come to New Inn Farm.

What3Words: ///shunts.cope.dolly





ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Park House, North Street, Horsham, West Sussex, RH12 1RL Tel: 01403 215100 Website: www.horsham.gov.uk

Planning and Development: Some of the buildings may have potential for conversion to residential or other uses, subject to prior planning consent or permitted development under Class Q. It is recommended that independent planning advice is sought for those wishing to explore these opportunities. Please note that offers, conditional on planning will not be considered.

Services (not checked or tested): Mains metered water and electricity. The electricity meter for the buildings is in the main house at New Inn Farm and will need to be relocated by the successful purchaser.

Tenure and Possession: Freehold with vacant possession on completion. Land Registry Title Numbers WSX411360 (part) and WSC145361.

Access and Rights of Way:

Private - The land and buildings will be granted necessary rights of way over the entrance drive, subject to a contribution towards maintenance according to user.

Public - There is a public bridlepath running along part of the west edge of the farm and a public footpath along the side of the River Adur.

Basic Payment Entitlements: It is understood that BPS entitlements are available with the farm subject to agreement excluding those relating to the 2023 farming year.

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.

NB: The mineral rights are reserved to the Church Commissioners.

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

RMP/14/04/2023

GUIDE PRICE £775,000

Viewings

For an appointment to view please contact our Pulborough Office, telephone 01798 872081

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@batchellermunkhouse.com

Haywards Heath
01444 453181
hh@batchellermunkhouse.com

Pulborough
01798 872081
sales@batchellermunkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermunkhouse.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.

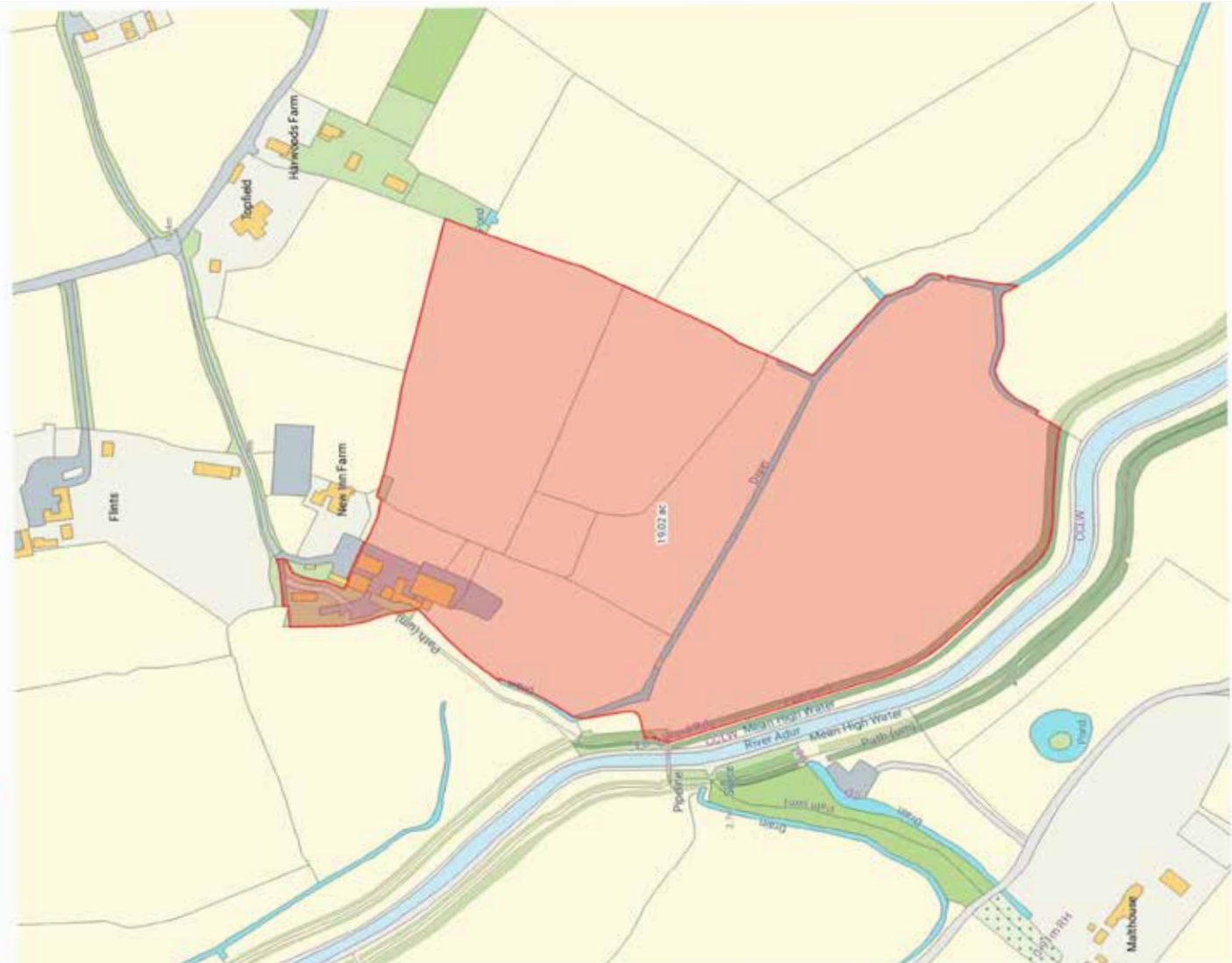
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount 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 App

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Farm, West End Lane, Henfield
BN5 9RF**

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