



Lester Wood

Horsham Road, Handcross, Haywards Heath, West Sussex, RH17 6DX

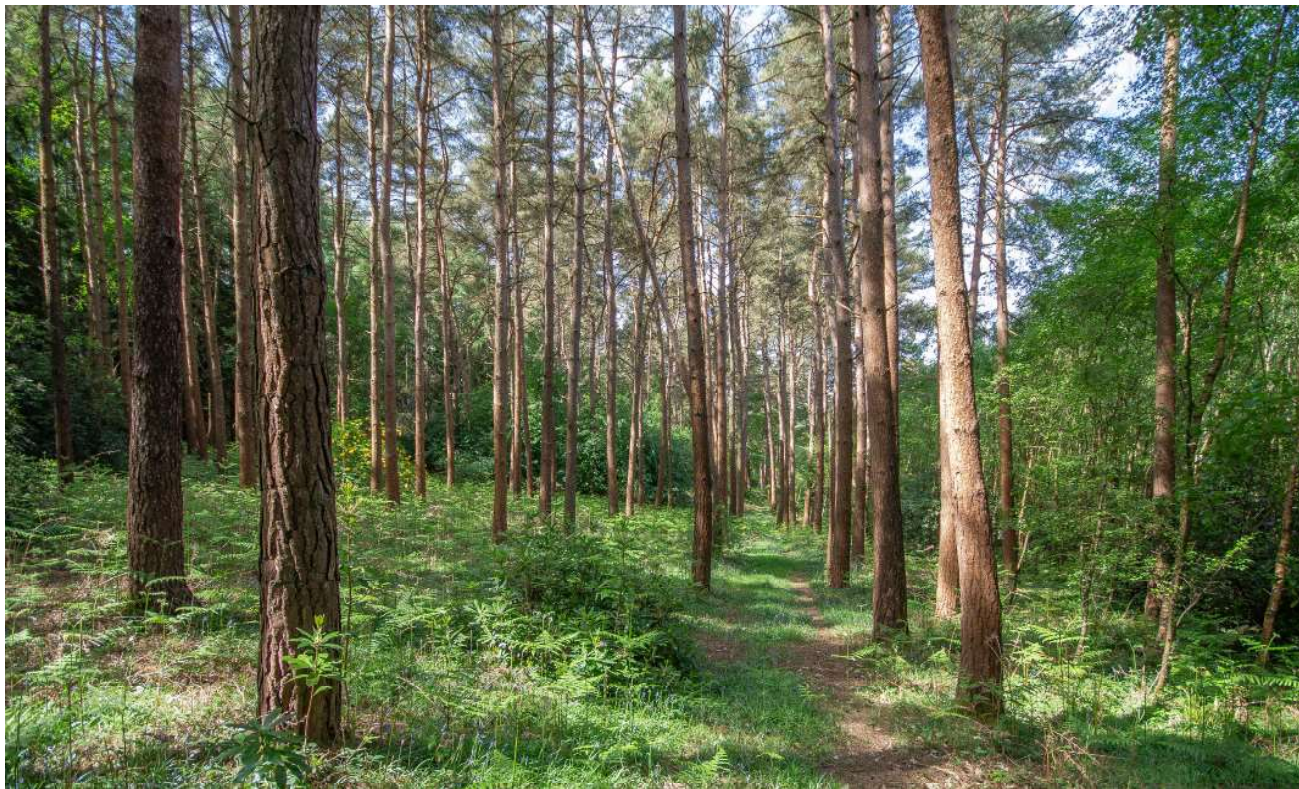
Batcheller
Monkhouse

Our Corner of England

LESTER WOOD

An excellent block of mixed mature woodland located in a semi-rural position in between the villages of Handcross and Lower Beeding, with gated vehicular access. In total approximately 36 acres.

- Mixed Mature Woodland
- Convenient Semi-Rural Location
- Natural Water Course Flowing Through It
- Gated Entrance
- In Total Approximately 36 Acres



DESCRIPTION

A rare opportunity to acquire this block of mixed mature woodland lying in a semi-rural position in between Handcross and Lower Beeding. The land has a wonderful array of mature broad leaf and evergreen standing timber from oaks, beech, larch, pine and horse chestnut and is flooded with bluebells in the spring. There is a natural water course flowing through it and a gated entrance from Handcross Road. And interesting feature in the woods is a World War II bunker which is located on the northern border. The land is gently undulating and would appeal to a wide range of potential owners.

AMENITIES

Local: Plummers Plain is a small hamlet located approximately 5 miles south east of Horsham.

Towns: Crawley (6 miles), Horsham (6 miles), Haywards Heath (8 miles), Billingshurst (14 miles), Cranleigh (19 miles),

Transport: Horsham Station (5.7 miles) services to London in just under an hour. Gatwick Airport (11 miles).

Schools: Holy Trinity School www.htlb.school, St Andres Primary School Nuthurst www.standrewsnuthurst.co.uk, Millais School for Girls www.millais.org.uk, Tanbridge House School www.tanbridge-house-sch.co.uk, Farlington Sixth Form College www.farlingtonschool.com, Collyer's College www.collyers.ac.uk

Leisure: Mannings Heath Golf and Wine Estate www.manningsheath.com, Southwater Country Park www.horsham.gov.uk, South Downs National Park www.southdowns.gov.uk.

DIRECTIONS

From Handcross village proceed in a westerly direction on the B2110 towards Cowfold and Horsham. Cross over the A23, straight over the mini roundabout to continue on the B2110 (Handcross Road). Continue for approximately half a mile then take the right hand turning into Carters Lodge Lane where parking is available immediately on the left and is where the woodland begins as per the map on the brochure.

What3Words: ///tastier.carriage.broadens

TENURE



The site is offered for sale Freehold. Title Number WSX353666

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.

Additional Information

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

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

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

GUIDE PRICE £625,000

Viewings

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

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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;

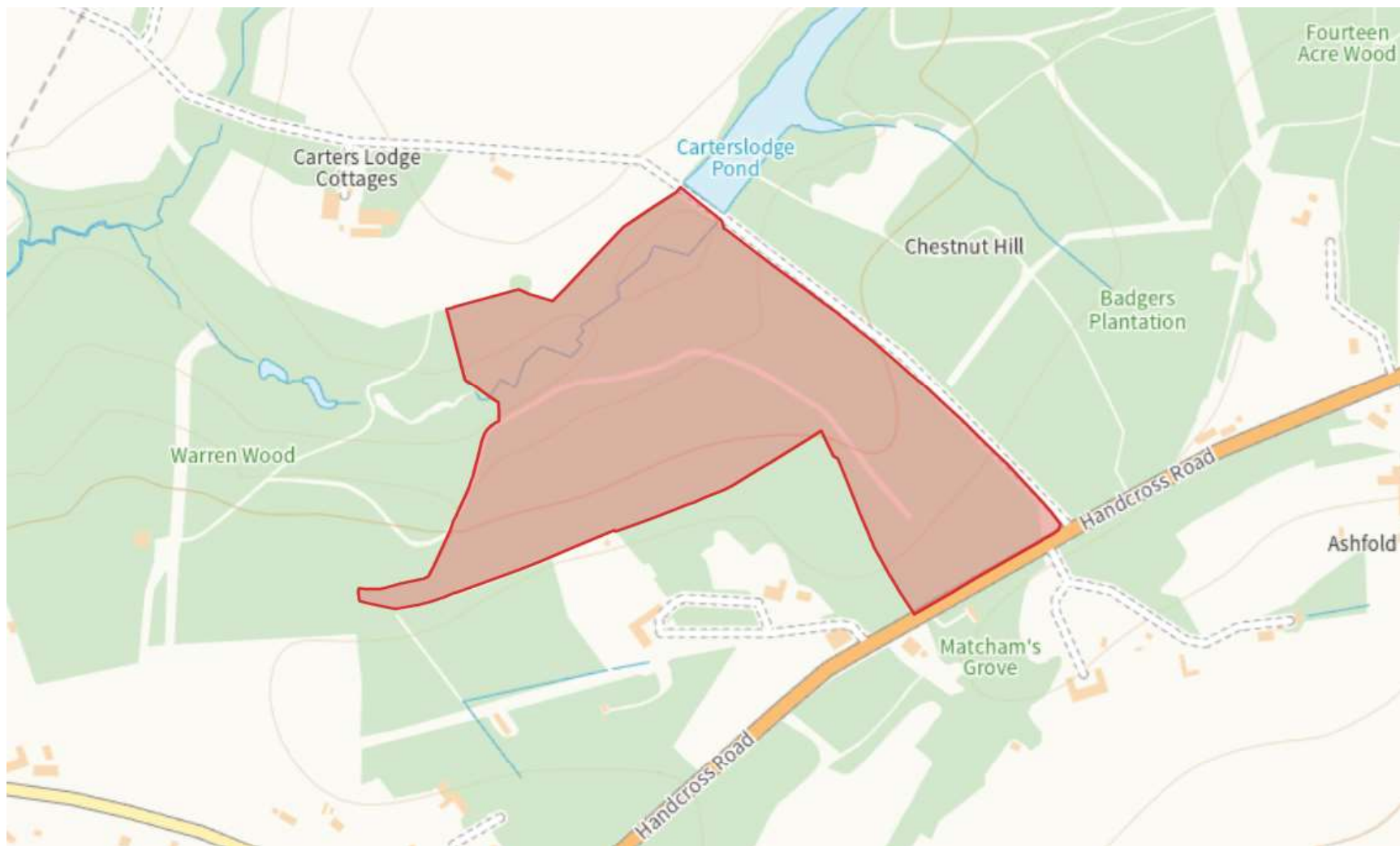
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

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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