



# Land at Stanbridge Lane

Stanbridges, Stanbridge Lane, Staplefield, Haywards Heath, West Sussex RH17 6BB

**Batcheller  
Monkhouse**

*Our Corner of England*



# LAND AT STANBRIDGE LANE

A useful and rarely available block of level pasture land split into two equal-sized paddocks situated in a rural yet very convenient position with direct gated access. In total approximately 14.5 acres.

- Direct Gated Access
- Level Block of Land Naturally Divided into Two Paddocks
- Mains Water Connected
- Convenient Semi-Rural Position
- In Total Approximately 14.5 Acres.



## DESCRIPTION

The land is accessed via a private gated entrance directly off Staplefield Lane. The land comprises of two grass paddocks separated by a natural hedge line with a gate linking the two paddocks and is surrounded by mature woodland and hedgerows. In total approximately 14.5 acres.

## SITUATION

The land is situated in a semi-rural position just outside the hamlet of Staplefield and a few miles west of the popular village of Cuckfield which has a traditional high street with public houses, local shops and restaurants. The nearby mainline railway station at Haywards Heath is approximately five miles to the east.

## 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.

## 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:** Staplefield has a pretty village green and a local pub The Victory Inn, and shops and The Red Lion at Handcross.

**Towns:** Haywards Heath (5.7 miles), Horsham ( 9 miles), Brighton (16 miles), Lewes (20 miles).

**Transport:** Haywards Heath Station (6.1 miles) services to London in approximately 45 minutes. Balcombe Station (6.5 miles) services to London in approximately 40 minutes. Gatwick Airport (15.6 miles). A/M23 very closeby.



**Schools:** St Marks Primary School [www.st-marks.w-sussex.sch.uk](http://www.st-marks.w-sussex.sch.uk) Holy Trinity Primary School [www.holytrinity-cuckfield.w-sussex.sch.uk](http://www.holytrinity-cuckfield.w-sussex.sch.uk) Handcross Park [www.handcrossparkschool.co.uk](http://www.handcrossparkschool.co.uk) Hurst College [www.hppc.co.uk](http://www.hppc.co.uk) Ardingly College [www.ardingly.com](http://www.ardingly.com) Worth School [www.worthschool.org.uk](http://www.worthschool.org.uk) Hurstpierpoint, Cumnor House [www.cumnor.co.uk](http://www.cumnor.co.uk) Burgess Hill Girls [www.burgesshillgirls.com](http://www.burgesshillgirls.com)

**Leisure:** Cuckfield Golf Centre [www.cuckfieldgolf.co.uk](http://www.cuckfieldgolf.co.uk) Ockenden Manor Hotel & Spa [www.shotels.co.uk/ockenden-manor](http://www.shotels.co.uk/ockenden-manor) South Downs National Park [www.southdowns.gov.uk](http://www.southdowns.gov.uk) Ashdown Forest [www.ashdownforest.org](http://www.ashdownforest.org)

## DIRECTIONS

From Cuckfield head towards Staplefield. After approximately one mile on the right hand bend bear left into Sloughgreen Lane. After approximately one mile turn right towards the A23 just before passing over the bridge. Follow the road round, turn right into Staplefield Lane, follow Staplefield Lane and after approximately 1.5 miles the land will be found on your left hand side just before the small bridge.

**What3Words:** ///splinters.dusts.reckoned

## Additional Information

**Local Authority:** Mid Sussex District Council 01444 458166 [www.midsussex.gov.uk](http://www.midsussex.gov.uk)

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

**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 WSX133320.

**GUIDE PRICE £295,000**

## Viewings

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

**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;

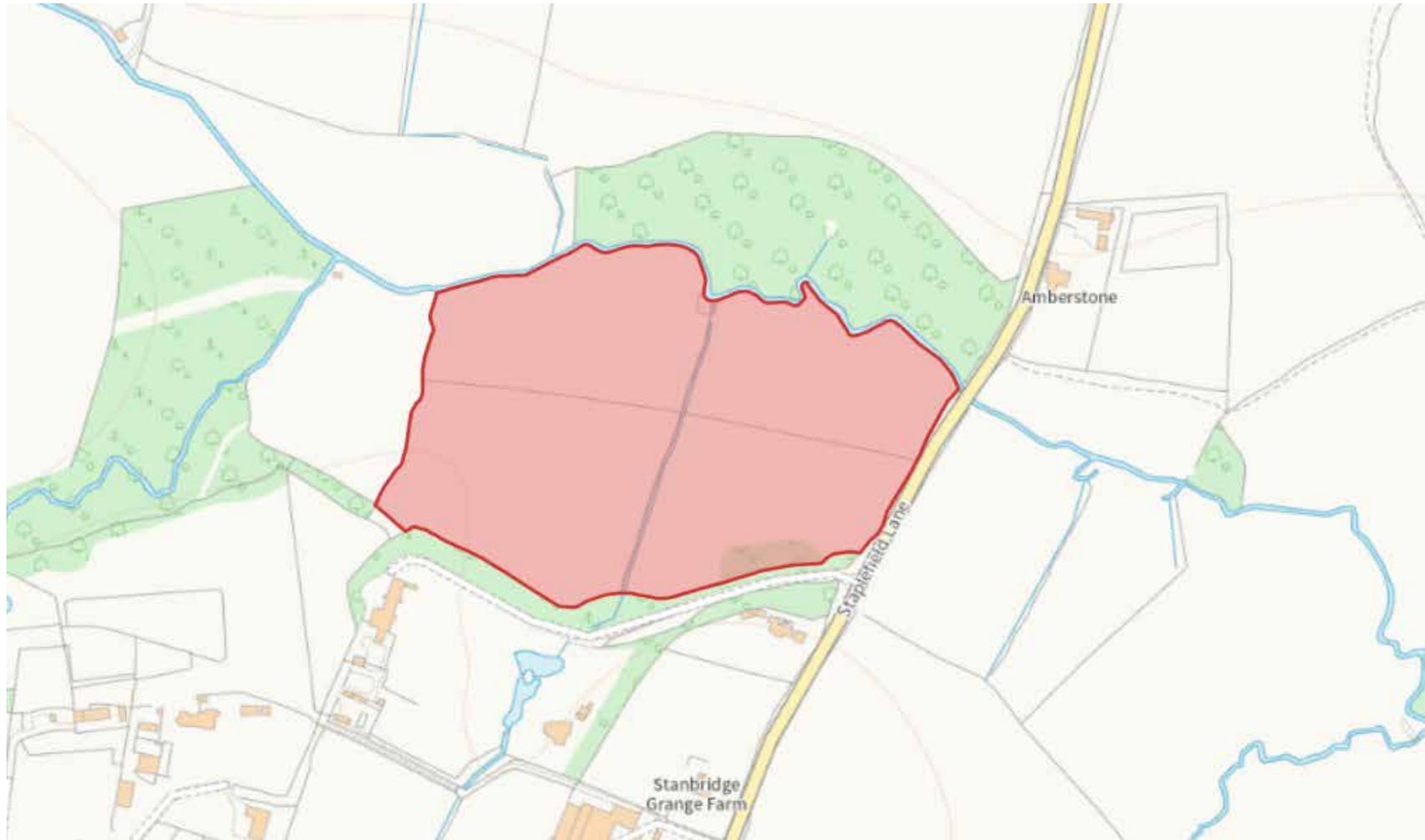
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

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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