



# Land at Costrong Farm

Plaistow Road, Kirdford, Billingshurst, West Sussex, RH14 0LA

Batcheller  
Monkhouse

Our Corner of England



# LAND AT COSTRONG FARM

A versatile block of pasture and woodland with excellent access  
— Approximately 15.35 Acres.

- Appealing Rural Setting
- Level Pasture Land
- Woodland Extending to Approximately One-Third of the Holding
- Excellent Road Access
- Prominent Road Frontage
- Secure Gated Entrance
- Direct Access to Nearby Bridleway
- Highly Sought-After Location
- Extending in Total to About 15.35 Acres

## DESCRIPTION

Set in a peaceful and picturesque rural position, this well-proportioned block of land provides an attractive mix of open pasture and established woodland lying to the eastern side. The land enjoys direct road frontage with convenient gated access, along with immediate connection to a bridleway, making it ideal for a range of uses.

The combination of level grazing, natural shelter, and a desirable countryside location presents an excellent opportunity for equestrian buyers seeking to create a bespoke yard, as well as those looking for amenity land, recreational use, or environmental interests.

## AMENITIES

**Local:** Plaistow village is close by and offers a church, public house, village store and primary school.

**Towns and Cities:** Haslemere (approximately 9 miles) provides a good range of shops and services, while Guildford (approximately 16 miles) offers extensive retail, cultural, and leisure facilities.

**Leisure:** The surrounding countryside, located just outside the South Downs, benefits from an excellent network of local footpaths and bridleways, ideal for walking, riding, and outdoor pursuits.

## DIRECTIONS

On entering Plaistow from the Loxwood direction, pass Plaistow Stores on your right. Continue ahead to the T-junction immediately after The Sun Inn. Turn left onto The Street and follow the road for approximately 0.1 miles, where it becomes Rickmans Lane. Continue for about 1.2 miles; as Rickmans Lane becomes Plaistow Road, the entrance gate will be found on the left-hand side.

**What3Words:** ///swoop.remains.mull







## 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):** No mains services currently connected to the land.

**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. A footpath crosses the woodland to the east.

**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:** Freehold with vacant possession. Land Registry Title Number: WSX317357 (part).

**Agent's Note:** Additional adjoining land may be available by separate negotiation.

**Restrictive Covenant:** The siting of caravans, mobile homes, chalet style buildings will not be permitted.

## GUIDE PRICE £270,000

### 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)

Surrey Hills  
01483 617697  
[surreyhills@batchellermonkhouse.com](mailto:surreyhills@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.

[batchellerm Monkhouse.com](http://batchellerm Monkhouse.com)



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