



Land at Hayes Farm

Gay Street, Pulborough, West Sussex, RH20 2HL

Batcheller
Monkhouse



LAND AT HAYES FARM

An attractive block of pasture land situated in a quiet rural location between West Chiltington and Balls Green. The land benefits from easy access to the A29 (Stane Street) and offers the advantage of two separate entrances. The total area extends to approximately 67.46 acres (27.30 hectares).

- Pasture Land
- Quiet Rural Setting
- Near West Chiltington and Balls Green
- Easy A29 Access
- Two Entrances
- Well On Site
- Apple Orchard
- 67.46 Acres (27.30 Hectares)



DESCRIPTION

This appealing block of land, currently laid to pasture, benefits from areas of woodland, good access, and is relatively level throughout. It is divided into a number of practical field sizes, separated by a combination of hedging, fencing, and mature trees. The land also includes a small fenced apple orchard. A well is located in the north east corner of the small entrance paddock.

The land is offered for sale as a whole.

AMENITIES

Local: Pulborough (3.9 miles) to the south west and Billingshurst (4.9 miles) to the north.

Towns: For more comprehensive amenities and shops, Horsham (13 miles) with shopping centre, local schools, cafes, restaurants, cinemas and theatre.

Transport: Pulborough, Billingshurst and Horsham train stations, A29 towards London and Gatwick.

Leisure: Good access to nearby footpaths and bridleways.

DIRECTIONS

From Pulborough Lower Street, head west and at the roundabout take the second exit onto Church Hill/A29 heading towards Billingshurst. After 2.1 miles turn right onto Gay Street Lane. After 0.4 miles turn left to stay on Gay Street Lane and follow this for 0.9 miles, and then turn left onto Gay Street (before the sharp bend in the road). Follow this for 0.4 miles and the entrance to the land will be found on the right hand side.

What3Words: ///hacksaw.piper.dates

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex, RH12 2GB. Telephone: 01403 215100.

Website: www.horsham.gov.uk



Services (not checked or tested): No mains water, drainage or electricity - connection and related costs will be the responsibility of the buyer if required. There is a Well - the buyer will be responsible for investigating, testing and treating water if required.

Fencing and Boundaries: There is a mixture of fencing and mature hedging dividing the fields. Any unfenced boundaries will be the responsibility of the purchaser.

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 public footpath runs along the eastern boundary.

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

Tenure: Freehold.

Land Registry Title Numbers: WSX308470 (part) and WSX19413.

OFFERS IN EXCESS OF £700,000

Viewings

For an appointment to view please contact our Pulborough Office.
Telephone: 01798 872081 Email: 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

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Surrey Hills
01483 617697
surreyhills@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;

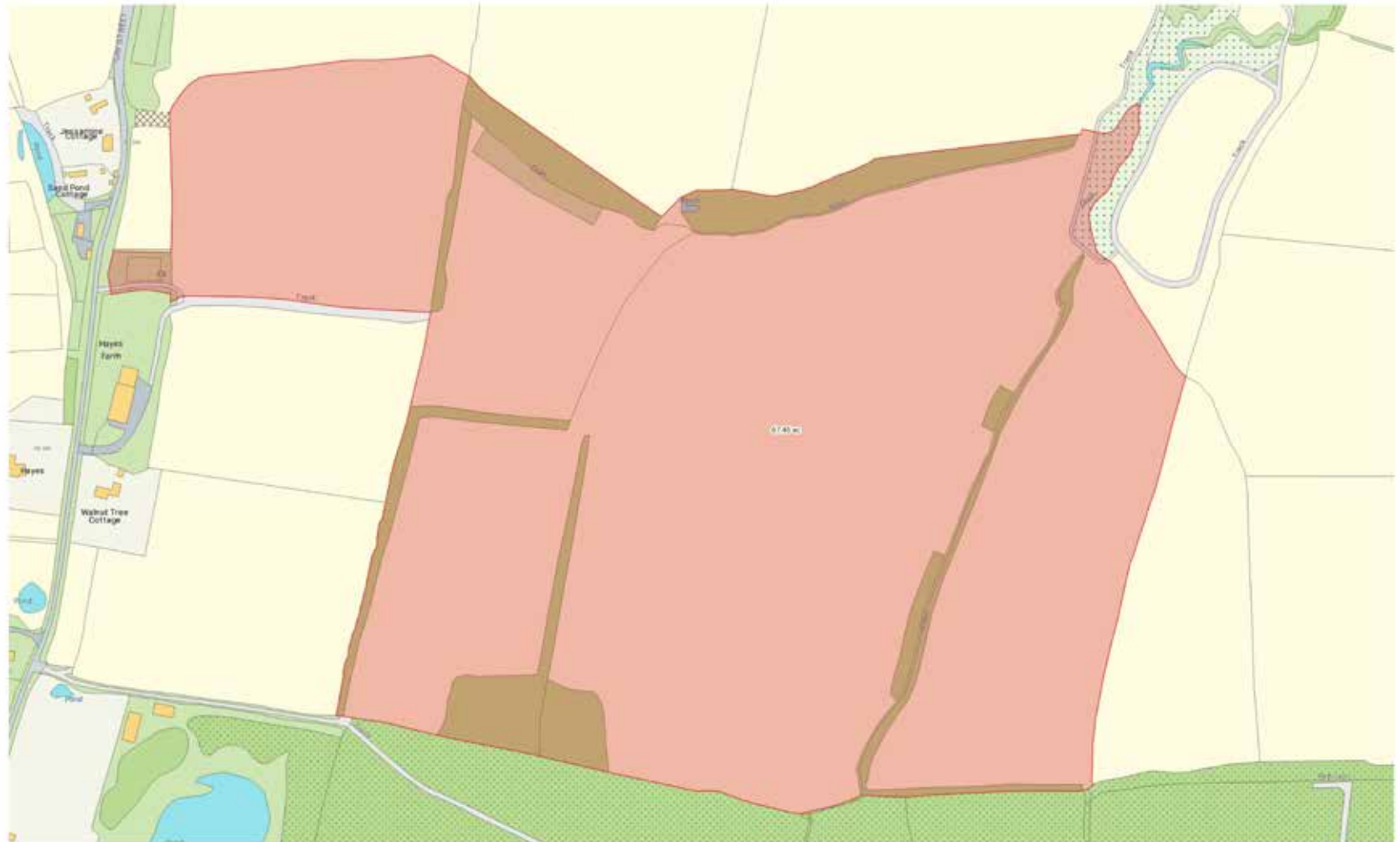
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

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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