



Land at Hillgrove Spring Farm

London Road, Northchapel, Petworth, West Sussex, GU28 9EQ

Batcheller
Monkhouse



LAND AT HILLGROVE SPRING FARM

A distinguished and well positioned block of pastureland, complemented by an attractive parcel of mature woodland, extending in total to approximately 32.05 acres (12.97 hectares). Available **as a whole** or as **pastureland only** (approximately 21.80 acres), offering exceptional flexibility for discerning buyers.

- Pasture
- Woodland
- Gated Entrance
- Countryside Views
- Shared Access
- Water
- Approximately 32.05 Acres (12.97 Hectares)



DESCRIPTION

An attractive parcel of pastureland enjoying far reaching countryside views with excellent access from London Road.

Beautifully positioned in a highly sought after rural location between Haslemere and Petworth, the land is surrounded by open farmland and rolling scenery. Recent management works have included the removal of ash affected by "dieback," allowing the thriving oak and rejuvenating hazel coppice to flourish.

The land is available as a **whole** or **without the woodland**, offering flexibility for a range of purchasers.

AMENITIES

Local: About 1.5 miles from the village of Lurgashall with village shop/ Post Office and the Noah's Ark Inn.

Towns: Petworth is about 5 miles to the south and Haslemere is about 6 miles north west.

Transport: The land is just off the London Road (A283) with easy access to the A3 and A272.

Schools: Northchapel Primary, Fernhurst Primary, Plaistow and Kirdford Primary, Petworth Primary C of E.

DIRECTIONS

From Petworth head north on North Street, cross the mini Roundabout and continue for about 4.3 miles. The entrance to Hillgrove Spring Farm will be found on the left (shortly after the left hand turning for Blind Lane) – it is a wide entrance with a public footpath sign. Proceed straight, continue through a 5 bar gate (with pedestrian gate on the right), follow the concrete track and the field entrance will be found on the left via another 5 bar gate.

What3Words: ///orbited.crown.consumed



ADDITIONAL INFORMATION

Local Authority: Chichester District Council, 1 East Palland, Chichester, West Sussex, PO19 1TY. Telephone: 01243 785166. Website: www.chichester.gov.uk

Services (not checked or tested): Water and electricity available. The successful purchaser will be responsible for connection cost.

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. Two footpaths cross the property.

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.

Access: A right of way will be granted along the entrance track shown cross hatched brown on the sale plan. Future maintenance will be shared equally between the successful buyer and the vendor.

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

Tenure: Freehold. Land Registry title number: WSX295159 (part).

Restrictive Covenants: The land will be sold subject to the following:

- The siting of caravans, mobile homes or chalet style buildings will not be permitted.

THE LAND £375,000 - £400,000

THE LAND & WOODLAND

£450,000 - £475,000

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;

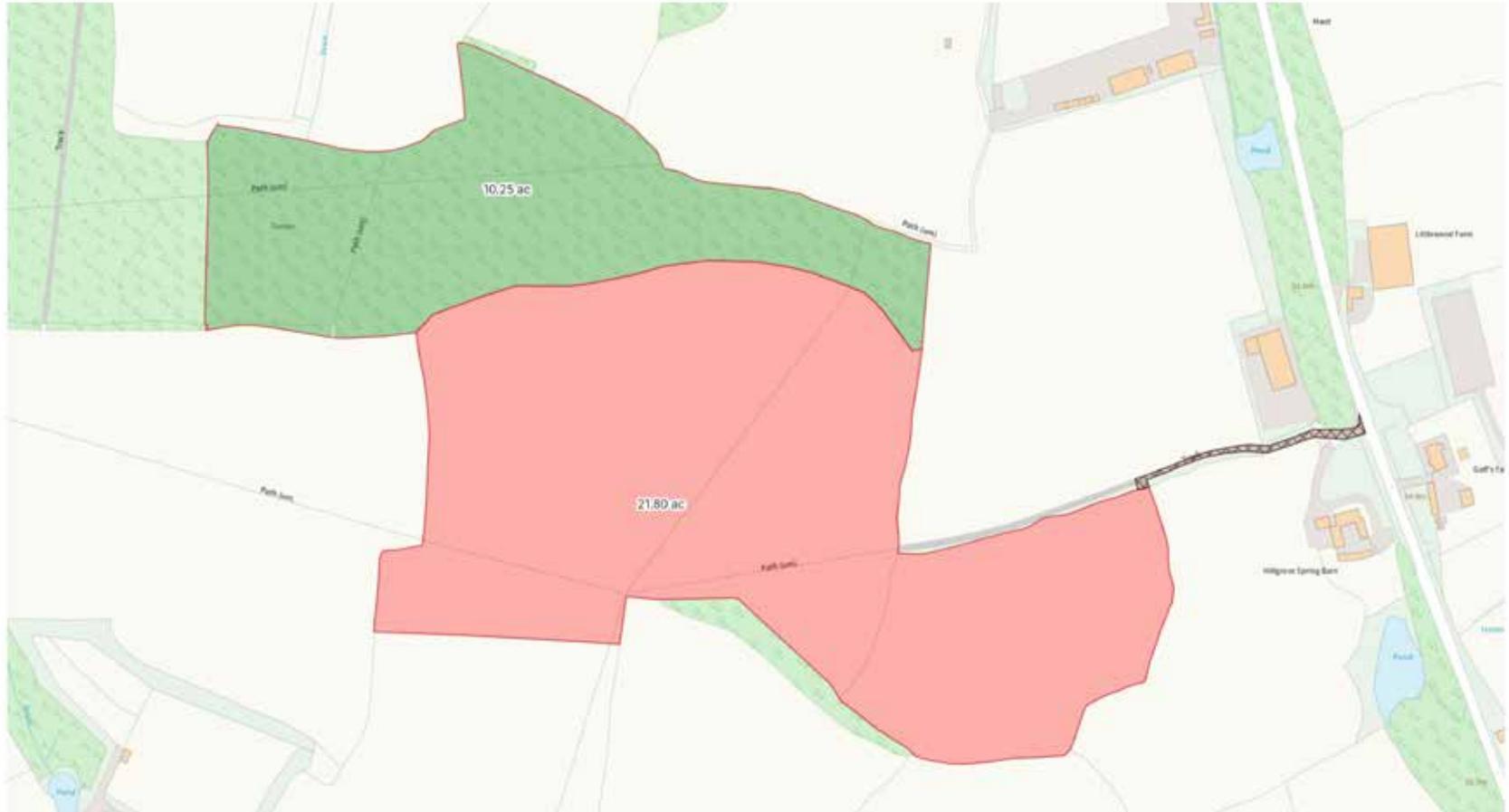
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

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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