



Land to the South Westridge Place

Wineham Lane, Bolney, Haywards Heath, West Sussex, RH17 5SD

**Batcheller
Monkhouse**

Our Corner of England



LAND TO THE SOUTH WESTRIDGE PLACE

A useful and rarely available block of level pasture located in a strategic semi-rural position with very good access. In all totalling approximately 9 acres.

- Rarely available
- Grazing land
- Semi-rural location

- Private access
- Excellent transport links via the close by A272
- In all approximately 9 acres



DESCRIPTION

The land is made up of a single paddock accessed via a private gated entrance enclosed with mature hedging and trees. In all approximately 9 acres.

SITUATION

The land is located in a quiet semi-rural position within the Sussex countryside with easy access via the close by A272 and A23.

The village of Henfield is close by to the south west with high street amenities and the town of Haywards Heath is to the east with excellent railway links to London, Brighton and Gatwick Airport.

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

AGENTS NOTE

A restrictive covenant is in place restricting the parking of mobile homes and for residential or commercial development.



AMENITIES

Local: Henfield has a number of useful stores, cafes and a small supermarket. Hurstpierpoint offers an attractive high street with many independent shops and pubs.

Towns: Hurstpierpoint (4 miles), Hassocks (5.6 miles), Burgess Hill (7.3 miles), Haywards Heath (8.2 miles), Brighton (12.8 miles).

Transport: Hassocks Station (5.6 miles) and Haywards Heath Station (8.7 miles) both with services to London in approximately an hour. Gatwick Airport (20.1 miles).

Schools: St Peter's Primary School www.stpetershenfield.org.uk Hurst College www.hppc.co.uk Burgess Hill Girls www.burgesshillgirls.com Brighton College www.brightoncollege.org.uk Lewes Old Grammar School www.logs.uk.com

Leisure: Singing Hills Golf Centre www.singinghillsgolfcourse.co.uk South Downs National Park www.southdowns.gov.uk Hickstead Showground www.hickstead.co.uk

DIRECTIONS

From the A272 head south down Wineham Lane and the property will be found one mile on the right hand side.

What3Words: ///rides.calculate.gadet

Additional Information

Local Authority: Horsham District Council Horsham District Council, Parkside, Chart Way, Horsham, West Sussex, RH12 1RL. Telephone 01403 215100.

Website: www.horsham.gov.uk

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

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

Tenure: Freehold. Land Registry Title Number WSX434160

PRICE GUIDE £250,000

Viewings

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

Battle
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;

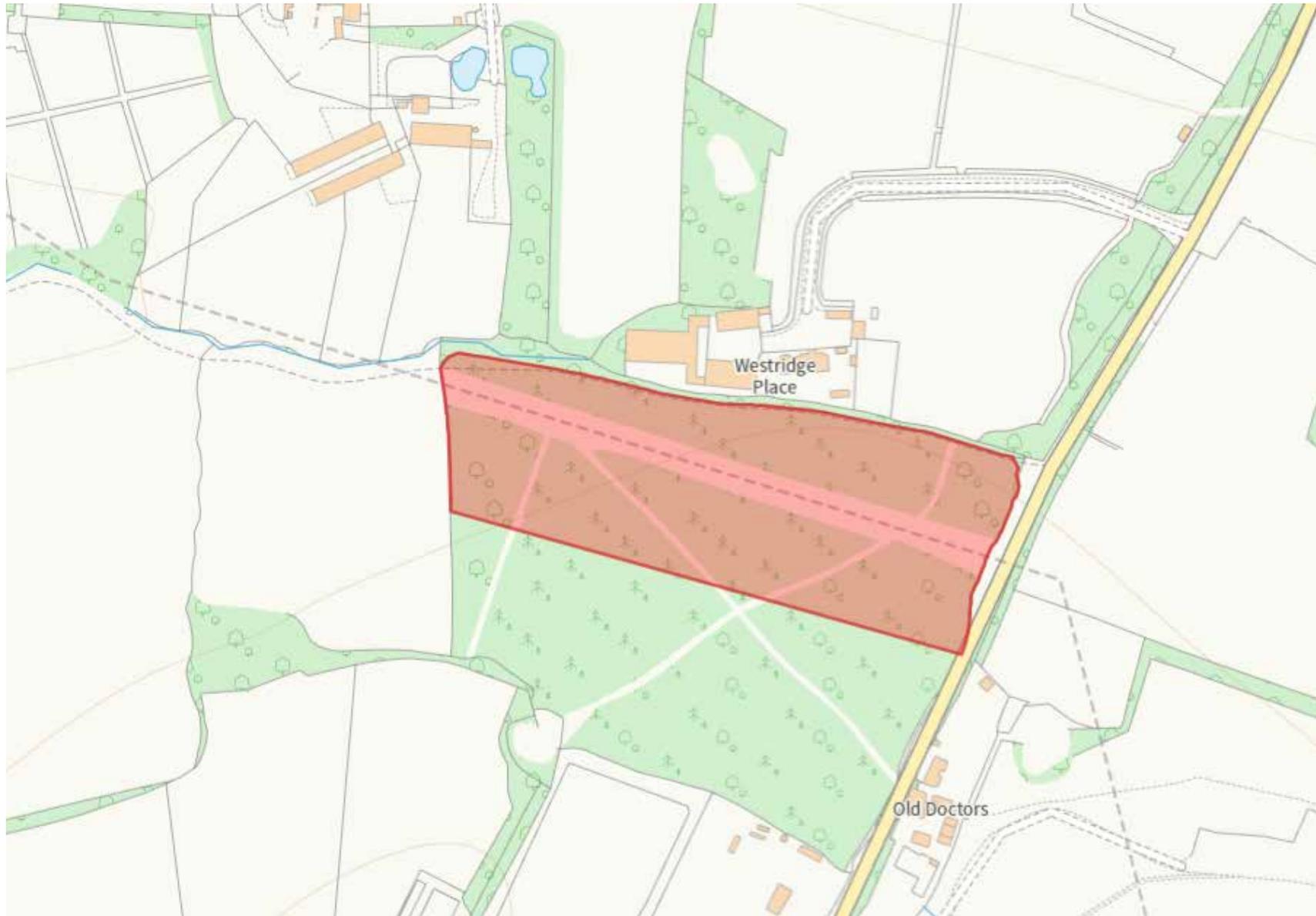
5. All measurements and distances are approximate;

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.



For identification purposes only