



Land at New Close Farm

London Road, Hassocks, West Sussex, BN6 9ND

Batcheller
Monkhouse

Our Corner of England



LAND AT NEW CLOSE FARM

A useful and rarely available block of level pasture located in a semi-rural yet very convenient position on the southern fringes of Burgess Hill. In all totalling approximately 9.5 acres.

- Rarely Available
- Grazing Land
- Semi-Rural Location
- Accessed Via Private Driveway
- Close to Burgess Hill
- In All Approximately 9.5 acres



DESCRIPTION

The land is a is made up of a single paddock accessed via a gated entrance enclosed with mature hedging . In all approximately 9.5 acres.

SITUATION

The land is located in a semi-rural position on the southern fringes of Burgess Hill. The land is within easy reach of the A23 and south to Brighton. The town centre of Burgess Hill and the popular village of Hassocks to the south are within easy reach and both have a mainline railway station.

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

AMENITIES

Local: Burgess Hill has a bustling high street with a number of useful stores, cafes and supermarkets. Hurstpierpoint offers an attractive high street with many independent shops and pubs and Hassocks is an ideal location for outdoor activities such as hiking and cycling.

Towns: Burgess Hill (1.6 miles), Haywards Heath (5.8 miles), (Brighton (10 miles), Lewes (11 miles).

Transport: Burgess Hill Station (1.6 miles) (Hassocks Station (1.7 miles) and both with services to London in approximately 50 minutes. Gatwick Airport (18 miles).



Schools: Hassocks Infant School www.hassocks.w-sussex.sch.uk, St Lawrence Primary School www.stlawrencehurst.co.uk, Downlands Community School www.downlands.w-sussex.sch.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: Pyecombe Golf Club www.pyecombegolfclub.com, South Downs National Park www.southdowns.gov.uk

DIRECTIONS

From the center of Burgess Hill head south on London Road, B2036. At the roundabout take the first exit on to the A273. After exiting the roundabout turn left after approximately 500m, signposted New Close Farmhouse. Follow the private road along and round the right hand bend, where the metal gate to the land will be found after a short distance on your left hand side.

What3Words: [///player.rehearsal.garlic](https://www.what3words.com////player.rehearsal.garlic)

Additional Information

Local Authority: Mid Sussex District Council, Haywards Heath, West Sussex-RH16 1SS . Telephone 01444 458166 Website: www.midsussex.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 WSX187653 (part).

OFFERS IN EXCESS OF £185,000

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