



February 2024

Woodland at Merrywood Lane

Thakeham, Pulborough, West Sussex, RH20 3HD

Batcheller
Monkhouse

Our Corner of England



WOODLAND AT MERRYWOOD LANE

A charming parcel of amenity woodland in quiet West Sussex countryside extending to approximately 2.91 acres (1.17 hectares).

- Amenity Woodland
- Quiet Rural Location
- Gated Entrance
- Mixed Native Trees
- Native Bluebells and Wild Daffodils



DESCRIPTION

An opportunity to acquire amenity woodland in a popular and quiet rural location. Ideal for private amenity purposes, woodland crafts and camping etc.

The woodland floor becomes a carpet of daffodils and bluebells in the Spring. This creates a spectacle of yellow and blue enjoyed by the current owners each year.

Some of the woodland is accessible by vehicle and there is a gated entrance from Merrywood Lane. There are a couple of small ponds and the majority of the woodland is fenced (some repairs needed and the western boundary is currently unfenced).

AMENITIES

Local: The village of Pulborough is about 4.6 miles with good local amenities, supermarkets, mainline railway station to London Victoria.

Towns: Horsham (about 13.5 miles), Arundel (about 13.3 miles).

Transport: Convenient access by road via the nearby A24.

Leisure: There are several nearby public bridlepaths.

DIRECTIONS

From Storrington High Street, take School Hill at the mini roundabout (B2139). Continue for just under a mile and at the roundabout take the second exit onto Rock Road. After 0.6 miles turn left onto Merrywood Lane and after 0.2 miles the gate to the woodland will be found on the left hand side immediately before a large white house. **Please Note:** All visitors are to enter the woodland entirely at their own risk. Please avoid the flowers in bloom. Please do not park on neighbouring driveway.

What3Words: ///duet.works.adverbs



May 2024



ADDITIONAL INFORMATION

Local Authority: Horsham District Council, 3-4 Medwin Walk, Horsham, West Sussex, RH12 1RL. Telephone: 01403 215100 Website: www.horsham.gov.uk

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

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.

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. The land is currently unregistered.



GUIDE PRICE £75,000

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

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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