



Land North of Pease Pottage

Pease Pottage Hill, Crawley, West Sussex, RH11 9BQ

LAND NORTH OF PEASE POTTAGE

A rarely available and interesting block of woodland located within easy access of Crawley town centre and the A23. In total approximately 9.75 acres

- Amenity Woodland
- Convenient Location with Easy Access to Crawley Town Centre and the A23
- Mixed Mature Woodland
- Native Bluebells
- In Total Approximately 9.75 Acres



DESCRIPTION

An irregular shaped parcel of mature woodland comprising of just under 10 acres including a mature chestnut coppice, oak and birch scrub. It is conveniently located just off the Brighton Road (A23) on the east side, close to the roundabout linking the M23 and A264. Crawley town centre, with its comprehensive shopping facilities and amenities is easily accessible with excellent road links to Gatwick, London and Brighton via the M23. The land is considered suitable for a variety of uses subject to all necessary consents being obtainable. The property is accessed on foot and a vehicular right of way does exist over the adjoining land.

AMENITIES

Local: Pease Pottage has a pub and a motorway service station, named after the village, which also serves as a local shop for the residents of the village (a footpath was constructed to allow pedestrian access from the village).

Towns: Crawley (2 miles), Horsham (8.3 miles), Haywards Heath (10 miles), Brighton (20 miles).

Transport: Crawley Station (2.7 miles) services to London in approximately 40 minutes, Gatwick Airport (7.5 miles).

Leisure: Tilgate Park and Recreation Centre crawley.gov.uk/culture/parks-and-open-spaces/gardens-and-parks/tilgate-park, K2 Leisure Centre www.everyoneactive.com/centre/k2-crawley, Buchan Country Park www.westsussex.gov.uk/leisure-recreation-and-community/places-to-visit-and-explore/buchan-country-park, Cottesmore Hotel Golf and Country Club www.cottesmoregolf.co.uk/golf, Wings Aviation Museum www.wingsmuseum.co.uk

DIRECTIONS

Leaving Crawley on the Brighton Road (A23) at the roundabout with Crawley Town Football Club, proceed in a southerly direction passing through the traffic lights with the K2 Leisure Centre on your left hand side. Continue on the Brighton Road and the entrance to the woodland is accessed via a small lay-by on the left hand side just before reaching the roundabout junction with the M23.

What3Words: [///labs.sorters.regime](https://www.what3words.com/#!/labs.sorters.regime).

TENURE

The site is offered for sale Freehold. Title Number WSX259078



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 is statement shall not annul the sale or entitle any party to compensation in respect thereof.

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 services connected.

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

GUIDE PRICE £135,000

Viewings

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

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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;

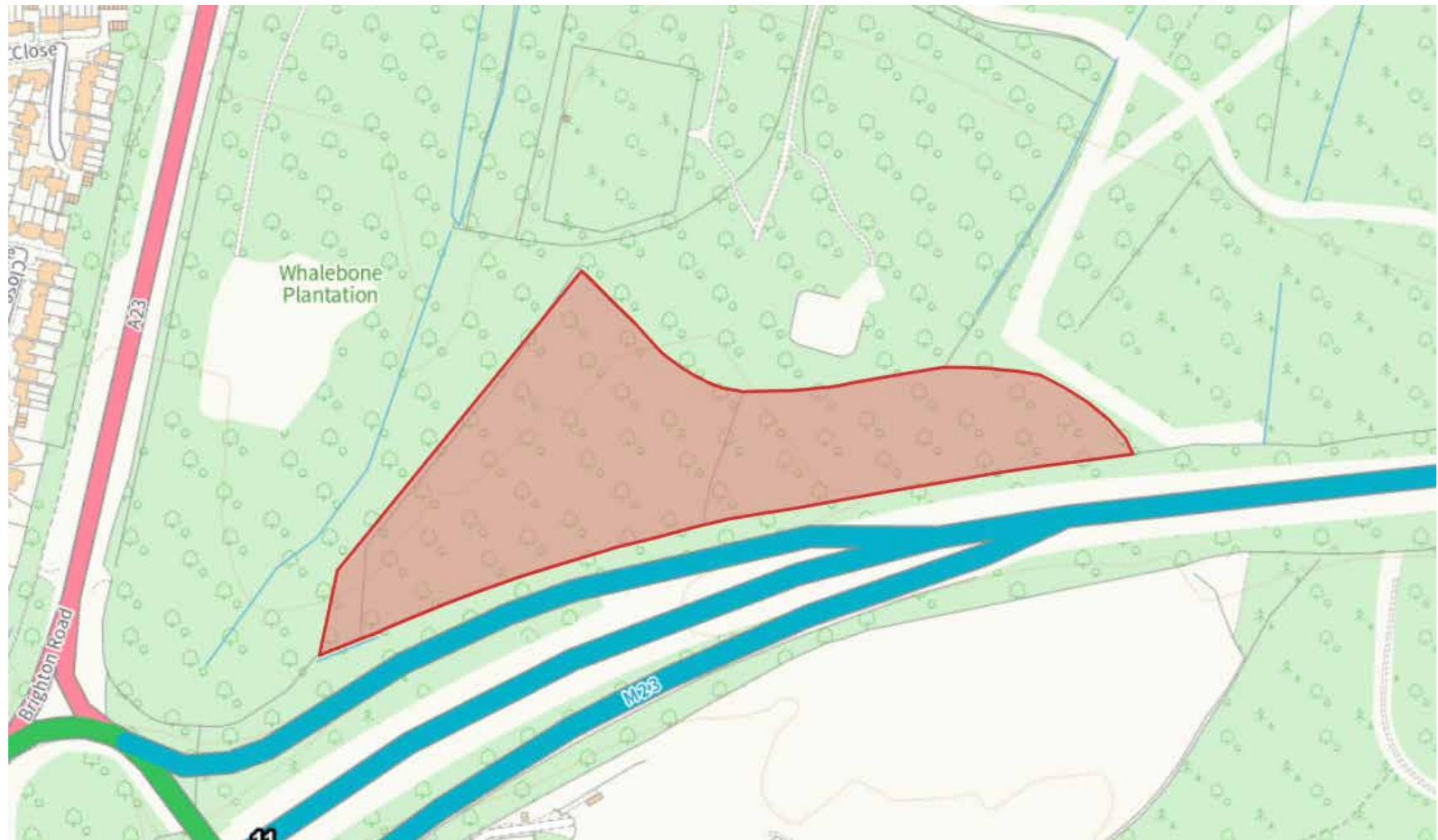
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

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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