



Long Wells Vineyard

Marches Road, Warnham, Horsham, West Sussex, RH12 3SL

Batcheller
Monkhouse

Our Corner of England

LONG WELLS VINEYARD

An ideal lifestyle purchase being an established bijou organic vineyard with a detached residential cabin with potential for replacement dwelling, subject to planning permission, and about 2.16 acres situated on the outskirts of Warnham, not far from the Surrey Hills.

- Established Vineyard
- Approximately 8 Year Old Vines
- Seyval Grape Variety
- Private Entrance and Driveway
- Detached Dwelling
- 3 Bedrooms
- Open Plan Living Area
- Kitchen
- Bathroom
- Store Buildings
- Approximately 2.16 Acres (0.87 ha)
- Development Potential Subject to Planning Permission



DESCRIPTION

This certified organic vineyard has been established by the existing owner. About 8 years ago some 2,200 vines of the Seyval grape variety were planted, which are suitable for popular English sparkling wine, and are understood to be capable of producing up to 2,000 bottles.

It offers a wonderful opportunity to run a lifestyle business with options available to produce your own wine in conjunction with a local winery, sell the grapes or lease the vines to another local vineyard. The vineyard looks out to the Surrey Hills and is approached via its own gated entrance.

An internal driveway leads to an extended timber clad cabin style dwelling which comprises an entrance hall currently used as an office with panoramic vineyard views and woodburner, L shaped living room, fitted kitchen, bathroom including bath with shower over and 3 bedrooms. Double glazing and electric heating.

Outside is a garden and gravelled area beyond which is a delightful wooded glade. The outbuildings comprise two enclosed timber built store sheds (one of which is used as a gym), lean-to open fronted timber building and metal container.

The property extends to approximately 2.16 acres (0.87 hectare).

AMENITIES

Local: The thriving village of Warnham is about 2 miles away providing a butchers, newsagent/general store, parish church, 2 public houses and a local school.

Towns and Cities: The popular town of Horsham lies about 4.5 miles away with vibrant pedestrianised shopping, a variety of restaurants and many other amenities.

Transport: Mainline train stations at Warnham and Horsham to Victoria and London Bridge. Excellent road communications via the A29/A24 London/South Coast trunk road, with easy access to the M25 and Gatwick Airport.

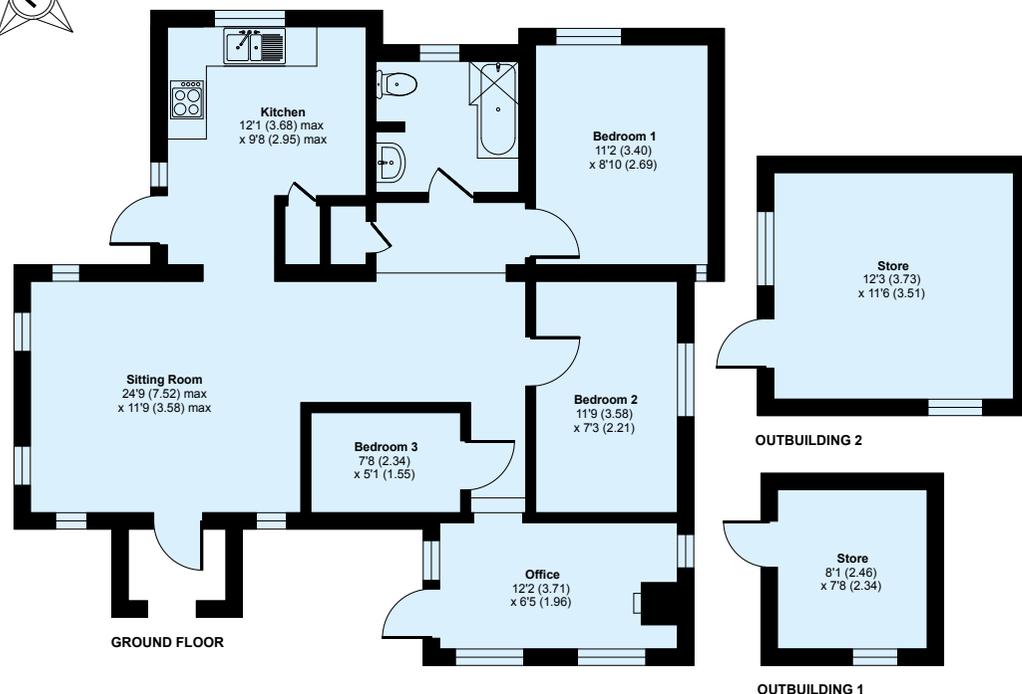
Leisure: The vineyard is situated in lovely countryside close to the Surrey West Sussex border and the Surrey Hills for walking.



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Approximate Area = 805 sq ft / 75 sq m (excludes outbuildings)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2022. Produced for Batcheller Monkhouse. REF: 863868

DIRECTIONS

From the A29/A281 Clemsfold Roundabout junction between Horsham and Guildford, take the A29, Bognor Road northwards for about 1.65 miles. At which point do not take the right hand turning to Warnham, but take the second right hand turning immediately afterwards into Marches Road towards Kingsfold. After a short distance take the first entrance on the right hand side into the vineyard.

What3words: ///oldest.crackling.weedy

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Parkside, Chart Way, Horsham, West Sussex, RH12 1RL. Telephone 01403 215100. Website: www.horsham.gov.uk

Services (not checked or tested): Mains metered electricity and water. Private drainage. Calor gas for cooking. BT land line/internet connection.

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 and Possession: Land Registry Title Number WSX117821. Vacant possession available on completion.

EPC: D.

Council Tax: Band A

EGS/07/03/2024

GUIDE PRICE £550,000 - £575,000

Viewings

Strictly by appointment with the sole agents. 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.

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