



Land south of Kingsfold

Dorking Road, Kingsfold, Horsham, RH12 3SA

Batcheller
Monkhouse

Our Corner of England

LAND SOUTH OF KINGSFOLD

A block of pastureland near the village of Kingsfold. In total approximately 3.03 acres (1.23 hectares).

- Relatively Level
- Road Frontage
- Mature Hedging and Trees
- Stream
- Approximately 3.03 Acres (1.23 hectares)



DESCRIPTION

An opportunity to acquire a block of pasture land with good road frontage and easy access off the A24 Dorking Road. The land is relatively level with mature hedging and trees, part fenced. There is a lovely wooded valley with stream to the east.

AMENITIES

Local: The thriving village of Warnham (2.5 miles) provides a butchers, newsagent/general store, parish church, 2 public houses and local school.

Towns: Horsham (4 miles) with vibrant pedestrianised shopping, a variety of restaurants and many other amenities. Dorking (about 10 miles) with similar amenities.

Transport: Transport: Mainline train stations at Warnham and Horsham to Victoria and London Bridge. Excellent road communications via the instantly accessible A24 London/South Coast trunk road providing access to the M25.

DIRECTIONS

From Great Daux roundabout (the roundabout junction of the A24 and A264 on the Horsham bypass), take the A24 towards Dorking. Proceed for approximately 1.7 miles and the entrance to the land will be found on the left hand side immediately after Bearsden Pet Supplies.

What3Words: ///easygoing.skies.remix

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.

Agent's Note: Purchasers will responsible for any fencing needed.



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.

Land Registry Title Number: WSX392978 (part).

Restrictive Covenants: The land will be sold subject to the following:

- No commercial buildings of any description.
- No commercial pigs or poultry enterprise will be permitted.
- The siting of caravans, mobile homes, chalet style buildings will not be permitted.



GUIDE PRICE £130,000 - £150,000

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.

batchellermonkhouse.com



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Kingsfold, Horsham, RH12 3SA



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