



# Lot 6b Ifold Copse

Plaistow, Billingshurst, West Sussex, RH14 0QF

Batcheller  
Monkhouse

Our Corner of England

# LOT 6B IFOLD COPSE

A picturesque parcel of amenity woodland nestling in the West Sussex countryside, well away from public roads extending to approximately 3.4 acres.

- Amenity Woodland Parcel
- Beautiful Rural Location
- Away from Public Roads
- Walking Distance of Plaistow Village
- Approximately 3.4 Acres (1.38 hectares)



## DESCRIPTION

A beautiful parcel of indigenous, deciduous woodland tucked away in the West Sussex countryside, ideal for private amenity purposes such as family camping or carrying out some woodland crafts. Its remote location provides a haven for wildlife. There is a public bridlepath forming part of the south boundary which offers a short walk to the nearby Plaistow village.

In all approximately 3.4 acres (1.38 hectares).

## NB

The land being sold is shown edged red on the attached plan. It has the benefit of a right of access along the track coloured purple.

The adjoining wood has a right of way over the track running close to the south boundary.

## AMENITIES

**Local:** Plaistow village is closeby with a church, public house, village stores and primary school.

**Towns:** Haslemere (approximately 7 miles) with a good range of shops and services. City of Guildford (approximately 14 miles).

**Leisure:** The land lies in lovely countryside, just outside of the South Downs National Park and has the benefit of local footpaths and bridlepaths for walking and riding.

## DIRECTIONS

From Chiddingfold proceed south on the A283 and after about 2.3 miles turn left at the Fisher Street crossroads, towards Plaistow and Shillinglee. Upon reaching the village sign for Plaistow, continue for 0.2 of a mile and turn right into the drive to Sparrwood Farm.





Proceed for about 0.3 of a mile and the entrance and parking area will be found on a sharp right hand bend.

**What3words:** ///brew.love.cringe

## ADDITIONAL INFORMATION

**Local Authority:** Chichester District Council, 1 East Pallant, Chichester, West Sussex, PO19 1TY. Telephone: 01243 785166.

Website: [www.chichester.gov.uk](http://www.chichester.gov.uk)

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

**Tenure and Possession:** Freehold with vacant possession available on completion. Land Registry Title Number WSX312890 (part).

**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.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**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.

EGS/08/09/2023

**GUIDE PRICE £50,000**

### Viewings

At any reasonable time, providing prior notification is given to the Sole Agent. For an appointment to view please contact our Pulborough Office: T 01798 872081  
E [sales@batchellermonkhouse.com](mailto: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](mailto:battle@batchellermonkhouse.com)

Haywards Heath  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

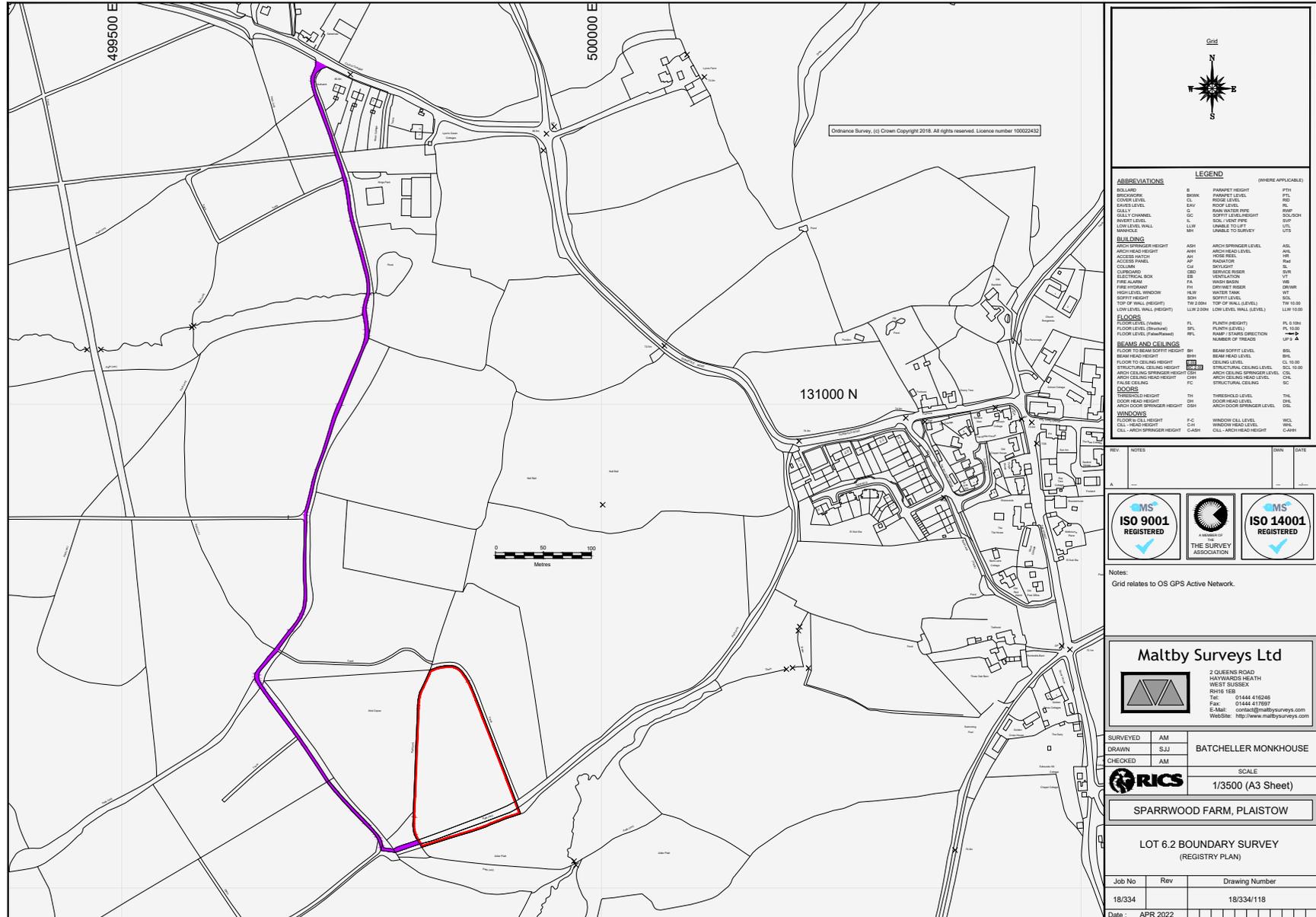
Pulborough  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto: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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