



# Land at Brighton Road

Lower Beeding, Horsham, West Sussex, RH13 6NQ



# LAND AT BRIGHTON ROAD

A useful and rarely available block of land situated in a very convenient position close to Horsham comprising of rough grass and mixed light woodland, in total approximately 12 acres.

- Good Access
- Mixed Grass and Light Woodland
- Mains Water Connected
- In Total Approximately Acres



## DESCRIPTION

The land is accessed off of the main road (A281) via a short right of way and is made up of mixed rough grass and light woodland, and secluded by mature hedging and trees. In total approximately 12 acres.

## SITUATION

The land is situated in a semi-rural position about five miles south of Horsham in a very easily accessible and convenient location. Horsham has a full range of high street shops, restaurants and leisure facilities as well as mainline station to London.

## TENURE

The site is offered for sale Freehold.

## 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.

## METHOD OF SALE

The land will be sold by Private Treaty and is offered for sale Freehold.

## VIEWINGS

By prior appointment only with the sole agent, Batcheller Monkhouse. Please contact our Haywards Heath office on 01444 453181, email: [hh@batchellerm Monkhouse.com](mailto:hh@batchellerm Monkhouse.com)

## AMENITIES

**Local:** Cowfold is a lovely village nestled between Billingshurst and Haywards Heath and is home to a Coop, post office, cafe, restaurant and a number of businesses. The historic market town of Horsham is less than 5 miles away.

**Towns:** Horsham (5 miles), Southwater (6.9 miles), Haywards Heath (9.2 miles)

**Transport:** Horsham Station (5 miles) with services to London in approximately 55 minutes. Gatwick Airport (17.3 miles).

**Leisure:** The Bridge Leisure Centre [www.placesleisure.org](http://www.placesleisure.org) Henfield Leisure Centre [www.henfieldsportscentre.co.uk](http://www.henfieldsportscentre.co.uk) Mannings Health Estate Golf Course [www.manningsheath.com](http://www.manningsheath.com) Horshams Golf [www.horshamgolf.co.uk](http://www.horshamgolf.co.uk) South Downs National Park [www.southdowns.gov.uk](http://www.southdowns.gov.uk)





## DIRECTIONS

From the double mini-roundabout at Cowfold proceed in a northerly direction on the A281 towards Horsham. After approximately 2 miles you will pass South Lodge Hotel on the left then shortly after Leonardslee Gardens on the on right where you will follow the A281 round a slight left hand bend. The entrance to the land will be found on the left hand side where you can park in the small layby off of the main road and access on foot.

**What3Words:** ///jabs/singled/nurtures

## Additional Information

**Local Authority:** Horsham District Council, telephone: 01403 215100 Website [www.horshamgolf.co.uk](http://www.horshamgolf.co.uk)

**Services (not checked or tested):** (Not checked or tested.) Mains water is conected as advised by the vendor.

**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), [www.southdowns.gov.uk](http://www.southdowns.gov.uk).

**Tenure:** Freehold. Land Registry Title Number WSX140836.

GUIDE PRICE £350,000

## Viewings

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

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**NOTE:**

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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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