

CHURCHILL
COUNTRY & EQUESTRIAN



Land at Brookside Farm

Located along a private lane, approximately 4 acres of private grazing land and woodland, offering a serene and tranquil setting. The surroundings are enhanced by well-sheltered areas provided by trees and surrounding hedges. The water supply is derived from a freshwater spring that was historically used for watercress beds.

Previously utilized for grazing sheep and cattle, the land is divided into two distinct paddocks: the upper and lower sections. The uppermost paddock features excellent drainage on green sand and includes a field shelter. Meanwhile, the lower paddock is partially wooded, with a fenced footpath running alongside the stream originating from the natural spring, which serves as a water source for both areas.

There is further grazing that is rented and likely to be available (approximately 2 acres).

Rights of Way, Easements and Wayleaves

The land is sold subject to contract and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations and all wayleaves whether referred to or not within sales particulars. *A footpath runs between the two paddocks, this is currently fenced for cattle.*

Agents notes

The land is not within the South Downs National Park or within an Area of Outstanding Natural Beauty.

Plans

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external and internal boundaries prior to offering.

Location

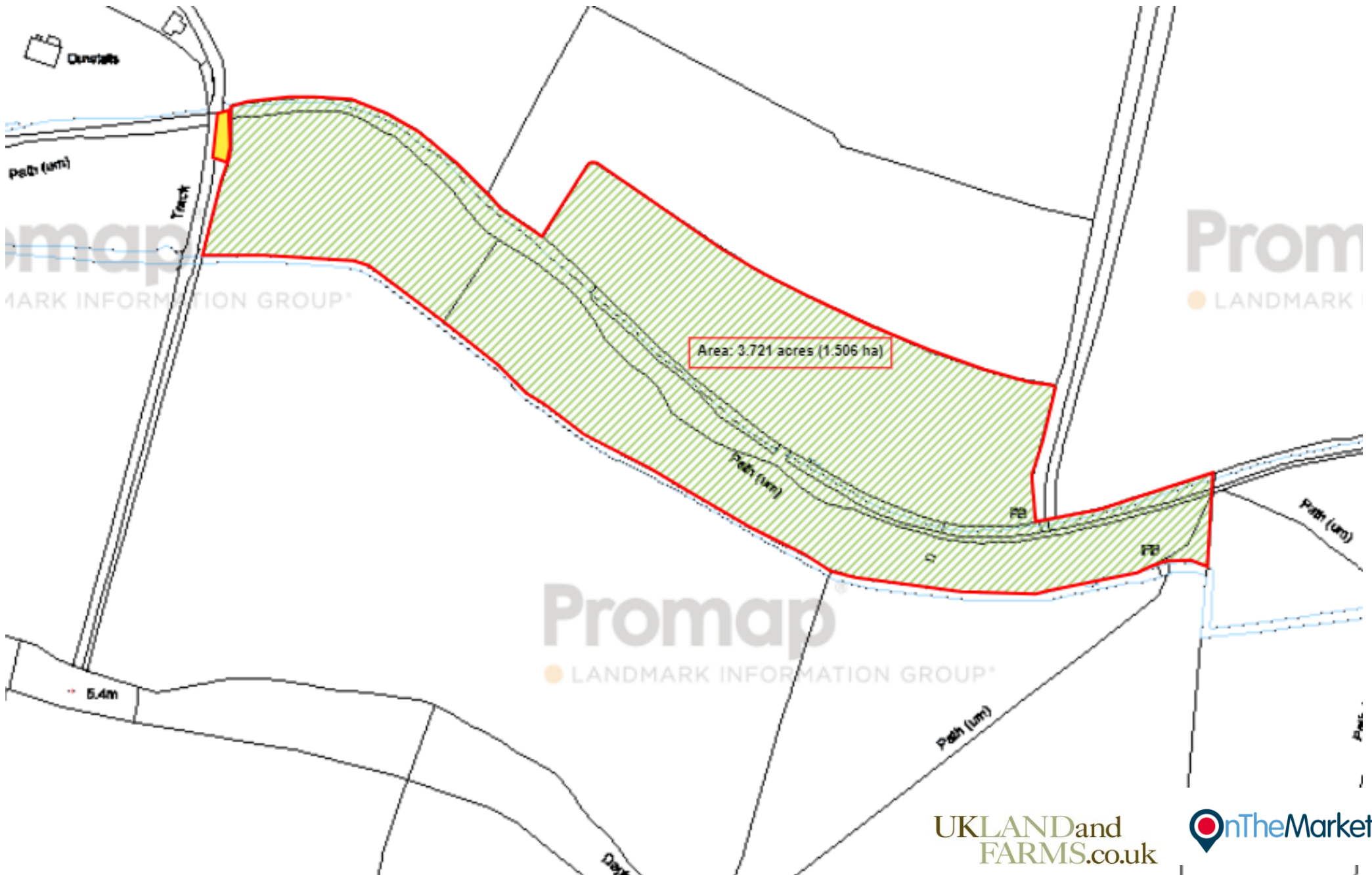
Situated off a private lane on the outskirts of Henfield Village.

Local authority: Horsham District Council, Parkside, Horsham, West Sussex RH12 1RL.

Viewings: By appointment only.



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Viewing strictly by appointment through the Landlord's Sole Agents – Churchill Country & Equestrian Estate Agents – 01403 700222

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.