



**CHURCHILL**  
COUNTRY & EQUESTRIAN

## The Totalisator Building

**The Old Racecourse,  
Lewes, East Sussex, BN7  
1UR · Monthly Rental of £POA**

A 3,000 sq ft barn, available as a whole or in part, suitable for a number of different equestrian uses, or other uses subject to planning.

Situated at the Old Racecourse on the outskirts of Lewes, offering a peaceful and impressive location with a good amount of pedestrian and cycling passing trade and beautiful countryside views.

Excellent walking and bridleway routes within easy access, with the South Downs way just 1km away.

*Please note: any other use other than equestrian related business will need consent.*

*Please contact Churchills for more further details – 01403 700222*





**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.