



Land & Woodland off Cray's Lane | Goose Green | Thakeham | West Sussex | RH20 2LR

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Excess of £175,000 | Freehold

- Freehold land for sale as a whole comprising an attractive block of pasture, mature broadleaf woodland & area of younger tree planting. Extending overall to approximately 10.91 acres (4.42 Ha).
- Occupying a desirable rural location with gated access off Cray's Lane and bridleway frontage to part.
- Of good amenity, conservation & environmental interest and with fine views over adjoining countryside.

Description

The land & woodland occupies a good rural location to the South-East of Cray's Lane at Goose Green to the North of the small village of Thakeham and with frontage to both Cray's Lane and to the North-East side to a public bridleway/public way known as Park Lane. Forming part of a larger agricultural holding, the land includes a previously cultivated field (c. 3.52 ac.) at its centre (now topped ground) with gated access from the lane and then with rides through an area of younger tree plantation and conservation area to the South side (c. 4.30 ac.) with pond. To the North side is a pretty block of mixed broadleaf mature woodland (c. 3.09 ac.) comprising oak, ash, silver birch, hazel and hawthorn.

The land which offers good amenity appeal with conservation and environmental potential is offered for sale as a whole with the purchaser being responsible for maintaining stockproof fencing with the vendors' retained land to the South/South-West sides as shown by inward-facing 'T' marks on the plan. There is a spring fed drainage ditch passing through and on the edge of part of the land. There are no public rights of way understood to cross the land.

Location

The land has frontage to Cray's Lane which connects Goose Green Lane/B2133 to Thakeham village, less than 1 mile to the South and with public footpath and public bridleway connections nearby. Ashington village with its range of local facilities is within 2.25 miles and also provides connections to the A24 dual carriageway leading to Horsham to the North (approx.12.25 miles) with its extensive range of facilities, as well as mainline railway station, and to the coast and Worthing in the South (approx. 11 miles).

The large expanding village of Billingshurst, also with mainline railway station, is within 6.75 miles, whilst Gatwick Airport is approx. 27.25 miles and is accessed from the A23/M23 which then leads onto the M25 and the national motorway network.

Information

Property Reference: HJB02684. **Photos & particulars prepared:** October 2023 (Ref RBA).

Services: No mains services are understood to be connected to the land although there is believed to be a mains water supply in Cray's Lane (and also potentially crossing under part of the land) and the purchaser will need to rely upon their own investigations regarding making their own connections from any mains supply (apply to Southern Water www.southernwater.co.uk).

There are overhead twin power lines crossing parts of the land on telegraph poles. The land is registered under part of Freehold title number WSX334254.

The land will be sold subject to an Overage/Clawback covenant whereby the vendors and their successors in title will retain 30% of the uplift in value in relation to any potential future changes of use or development of the land over for a period of 30 years from the point of sale of the land, but with such Overage not being applicable to any: (a) equestrian or agricultural/horticultural development of the site (which does not include any living or sleeping accommodation); (b) small-scale amenity uses; (c) short-term camping/glamping stays; and (d) leisure/recreational uses. Further details are available from the Agents.

The land will also be sold subject to a general no nuisance restrictive covenant, plus a restrictive covenant not to park more than one static caravan or mobile home on the land, but with provisions to allow for potential short-term holiday use of the land for camping/glamping, subject to any required planning. Further details are available from the Agents.

Local Authorities: Horsham District Council, Parkside, Chart Way, Horsham, 01403 215100 West Sussex County Council, County Hall, Chichester, 01243 777100.

Viewing: By appointment in daylight hours and in possession of a set of H.J. Burt sale particulars. All parties viewing are requested to ensure that all shut gates are kept shut, gateways remain clear and any livestock remain undisturbed and machinery untouched. Parties viewing are specifically requested to view the land offered for sale and strictly not to stray onto any adjoining land.

Health & Safety: Given the potential hazards of a working farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety and particularly around any areas of water, trees, buildings, machinery and near any livestock.



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Cray's Lane, Goose Green,
Thakeham, West Sussex



Directions

What3words///icons.streamers.events.

From Ashington into Cray's Lane travel along Cray's Lane and just after the right-hand junction with Peacock's Lane the land will be seen on the left-hand side starting with the woodland and thence continuing a short way to the field gate into the area of field at the centre.

Viewing

H.J. BURT Steyning

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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.



Public bridleway (wood to right)



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