



LOT 1

Land off Cray's Lane & Peacocks Lane | Cray's Lane & Peacocks Lane | Thakeham |  
West Sussex | RH20 2LR

**H.J. BURT**  
Chartered Surveyors : Estate Agents





LOT 1



# Land off Cray's Lane & Peacocks Lane | Cray's Lane & Peacocks Lane | Thakeham | West Sussex | RH20 2LR | Offers in Excess of: £330,000 | Freehold

- Freehold land for sale as a whole or in up to three lots. An attractive block of former arable land into grass leys and extending overall to approx. 19.71 acres (7.98 Ha) and divided in to three fields with part road frontage to Peacocks Lane and part to Cray's Lane.
- **LOT 1:** Land adjoining Peacocks Lane, extending to approx. 7.28 acres (2.95 Ha). **Offers in Excess of £120,000.**
- **LOT 2:** Land with frontage to Peacocks Lane & Cray's Lane, extending to approx. 7.15 acres. (2.89 Ha). **Offers in Excess of £120,000.**
- **LOT 2A:** Land with frontage to Cray's Lane, extending to approx. 5.28 acres (2.14 Ha). **Offers in Excess of £90,000.**
- Attractive rural location with fine views over adjoining countryside.

## Description

An attractive block of pasture land in a good rural location at Goose Green to the North of the small village of Thakeham and with part frontage to Peacocks Lane and part frontage to Cray's Lane and with access points from both of these lanes. Farmed as part of a larger holding, the land has been in mixed arable or grass leys for fodder with productive grassland and well managed largely hedged internal and external boundaries with drainage ditches to the side. The land is available for sale as a whole or in up to three lots, although the vendors reserves the right to alter such lotting. Should the land be sold in individual lots, then the ownership and future maintenance of dividing boundaries will be included as part of the conditions of sale and including the requirement for fencing across the interconnecting gateways between the interconnected three fields. There are no public rights of way crossing the land.

## Location

The land has frontage to and is accessed from the minor country lanes, Cray's Lane and also in part to Peacocks Lane. Cray's Lane 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 and 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: HJB02556

Photos & particulars prepared: Photos and particulars prepared April 2023 (Ref RBA)

Services: A mains water connection is believed to have been previously connected to the land for a cattle-drinking trough although purchasers will need to rely upon their own investigations and if sold in lots including making their own connections directly from the mains supply which is believed to be in the public highway. Southern Water [www.southernwater.co.uk](http://www.southernwater.co.uk) or 0330 303 0368.

The Freehold land is registered under Freehold title number WSX340435. Access into Lot 1 is in the North-East corner through a field gate linking to a short section of right of way over a neighbouring track with rights of way for all purposes and then onto Peacocks Lane. Access to Lot 2 is from a field gate off Cray's Lane. Lot 2 and Lot 2A interlink and the latter lot has road frontage to Cray's Lane.

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, but with the exception of any equestrian or agricultural/horticultural development of the site or small-scale amenity uses. The land will also be sold subject to general nuisance covenants and also not to park more than one caravan or mobile home on each Lot.

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

## Viewing

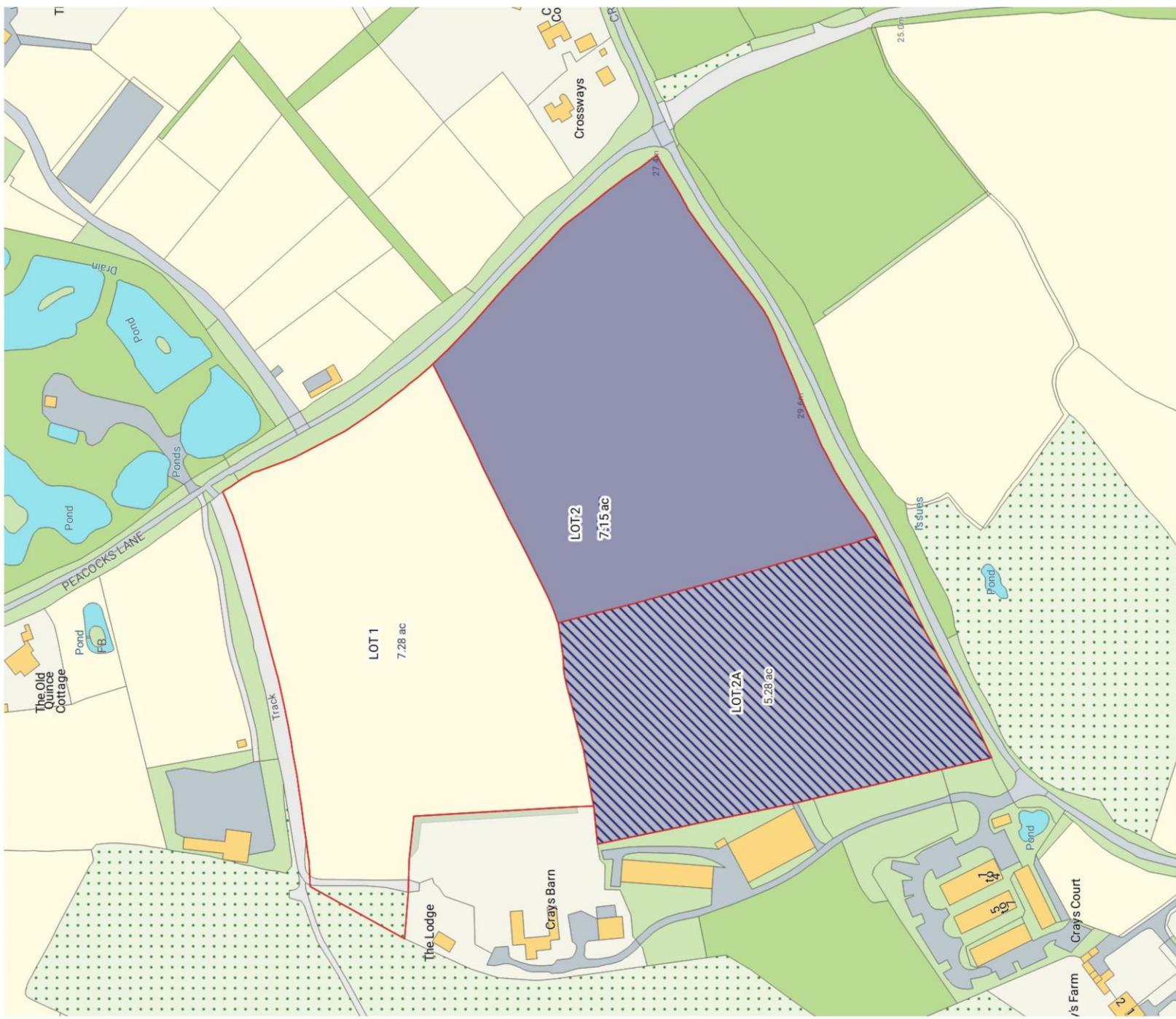
By appointment in daylight hours and in possession of a set of H.J. Burt sale particulars. All parties viewing are requested to ensure that all shut gates are kept shut, gateways remain clear and any livestock remain undisturbed and machinery untouched. Parties viewing are specifically requested to view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



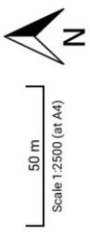




Land off Cray's Lane &  
Peacocks Lane, Goose Green,  
Thakeham, West Sussex



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## 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, buildings, machinery and near any livestock.

## Directions

LOT 1: what 3 words: ///threaded.posting.titles

LOT 2/2A: what 3 words: ///disarmed.cookies.seasons

From Ashington village proceed on the B2133 towards Adversane and Billingshurst and within 2 miles take the first turning on the left into Cray's lane. Travel along Cray's Lane until the junction with Peacocks Lane and the land will then be identifiable from the appended plan and on the corner of the two lanes.

## Viewing via:

### H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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    Find us @H.J.Burt



**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.



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