



Land off Kent Street

(Lot 3 Wineham Place), Nr. Cowfold, West Sussex

Land off Kent Street,

(Lot 3: Wineham Place), Nr. Cowfold, West Sussex RH13 8BG

For Sale as a whole or in 2 lots - Freehold

- An attractive block of gently undulating pasture land extending overall to approximately 14.08 acres (5.70 Ha).
- With road frontage to & access from Kent Street.
- **LOT 3A: approx. 7.7 acres (3.12 Ha). Guide Price: £125,000**
- **LOT 3B: approx. 6.38 acres (2.58 Ha). Guide Price: £115,000 - SOLD**
- Attractive rural location with fine views in particular to the North.

Description

The attractive area of land forms an outer lying block of pasture land that had formed part of Wineham Place (Lot 1 now sold) and with the land enjoying frontage to and access from Kent Street and which is a short drive or walk back to Wineham Lane and including the nearby Royal Oak pub. The pasture land is currently part divided into two main enclosures with part post and rail fencing and with a mixture of hedged or fenced outer boundaries including a number of mature trees. A public footpath runs along the Eastern boundary of the land. The land is available for sale as a whole or in two lots. If sold in lots there will be a requirement for individual fencing liabilities between lots and with rights reserved over Lot 3A for access to Lot 3B.

Location

The land lies to the East of Kent Street under the Cowfold address but being close to the small rural hamlet of Wineham which is readily accessible at the end of Kent Street in less than half a mile. Shops and a range of other facilities including primary school can be found at Henfield village to the South-West (approx. 4.5 miles), plus a late-night opening store in Cowfold village (approx. 3 miles) to the North-West. More extensive facilities can be found at the old market town of Haywards Heath (approx. 7 miles) to the East and including an extensive range of shops, restaurants and other facilities as well as mainline railway station with services to London Victoria. Similar facilities may be found at the old market town of Horsham to the North-West (approx. 9.5 miles) and the cosmopolitan coastal city of Brighton with its extensive recreational and other facilities being within 16 miles to the South. Gatwick airport accessed via the A23/M23 (which in turn connect to the national motorway network) is within 17 miles.



Information: Particulars and photos prepared June 2022 & revised March 2023.

The property forms part of title number WSX149129. The land includes the gated entrance from Kent Street and with a right of way over the initial section in favour of the neighbouring land to the South. **The land (former Lot 3 to Wineham Place) is to be sold subject to covenants in favour of the neighbouring Wineham Place (Lot 1) as follows:**

- Until such time as the purchaser arranges a separate mains water supply to serve Lot 3 the right will be reserved to interconnect to Wineham Place water pipes subject to payment of the proportional cost of consumption for connecting into the supply and also installing a sub-meter on or within the boundary of the property.
- Not to erect any buildings or structure on Lot 3 during the period of 80 years from 2022 other than two single storey blocks consisting of 3 stables and tack room to be constructed of wood with tiled roofs and/or two barns of similar size to be used for storage of agricultural equipment only.
- **Not to use Lot 3 for any business purpose other than where ancillary to the use of Lot 3 for grazing or arable use.**

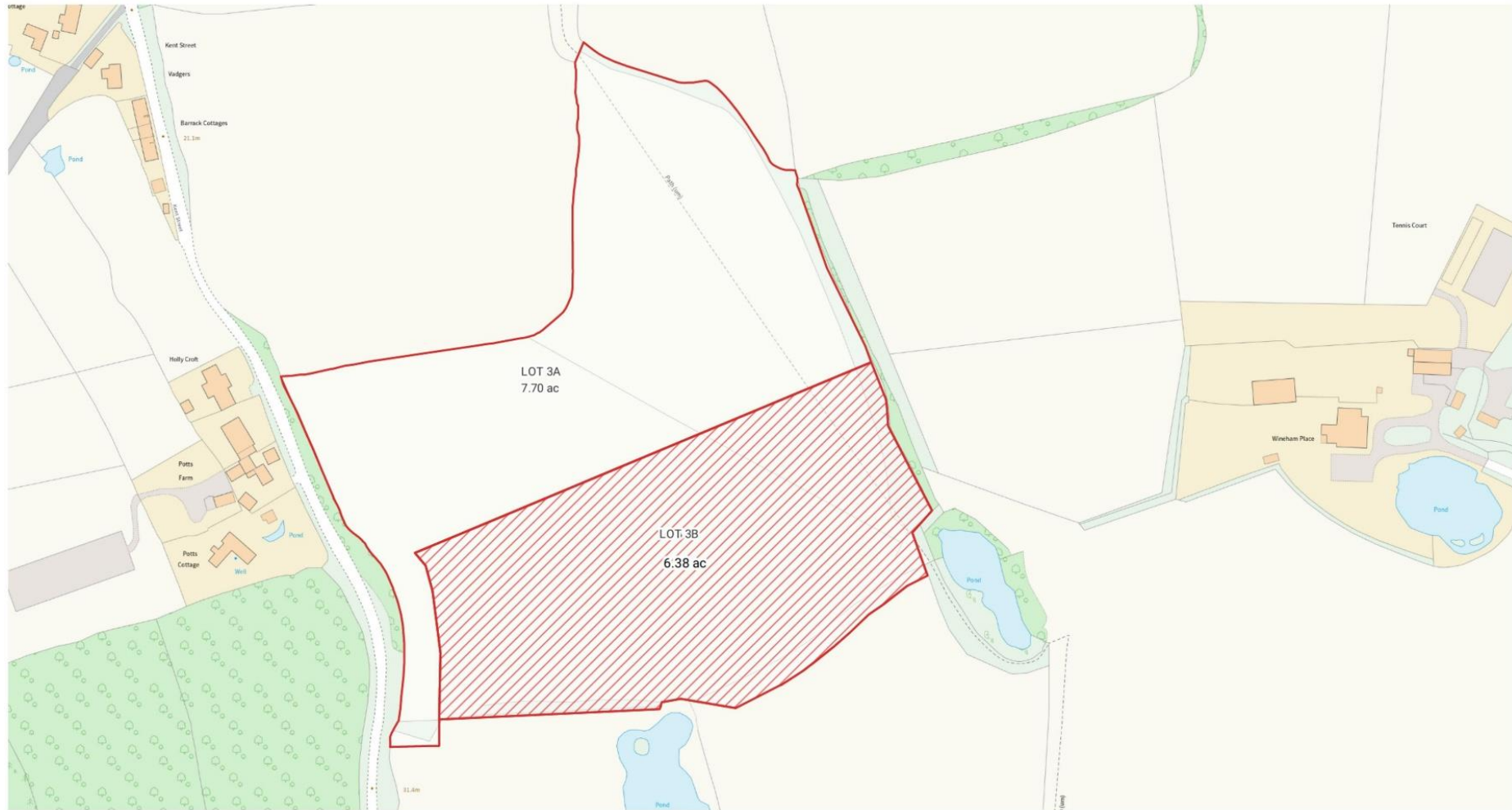
Directions: From Haywards Heath, take the A272 west across the A23. After about 1.6 miles turn left into Wineham Lane continue along the lane and thereafter take the first right hand turning into Kent Street. Continue along Kent Street and the right-hand bend opposite Buffords and shortly thereafter the gateway to the land will be seen on the right-hand side.

Viewing: By prior appointment and in daylight hours with a set of HJ Burt sales particulars.

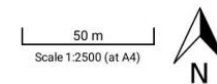
Health & Safety: Given the potential hazards of a working rural property, we ask you to be as vigilant as possible when making your inspection for your own personal safety and particularly around any areas of water, buildings, machinery and near any livestock. All parties viewing are requested to ensure that all shut gates are kept shut.



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Nr. Cowfold,
West Sussex



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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.

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