



Land off Brook Hill | Cowfold, Nr. Horsham | West Sussex | RH13 8AH

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Excess of £150,000 | Freehold

- Attractive Freehold land occupying a strategic location on the Northern outskirts of Cowfold village with frontage to & gated access off Brook Hill/A281.
- Including overgrown pasture with woodland edge.
- Extending overall to approximately 7.24 acres (2.93 Ha).
- Offered for sale freehold as a whole with no Overage attached.

Description

The land occupies an attractive position on the North side of the village of Cowfold with frontage to and direct access from the A281/Brook Hill Road. Historically two pasture fields which are now interconnected with a range of mature fine oak trees to the centre, the overgrown pasture land includes an area of woodland copse to the Western boundary. The land is offered for sale as a whole and despite its accessible and strategic location on the Northern outskirts of the village it is not sold with any overage or clawback provisions.

There are no public rights of way crossing the land although a public footpath runs on the neighbouring land to the North.

Location

Located off the A281, the land is accessible for Cowfold village within a quarter of a mile and the old market town of Horsham is within 6.25 miles and offers a comprehensive range of facilities as well as mainline railway station. The cosmopolitan coastal city of Brighton is c. 7.25 miles and Gatwick Airport also accessed via the A23/M23 is approximately 18.5 miles.

Information

Property Reference: HJB02716

Photos & particulars prepared: 11/23 & 01/24 (ref RBA).

Services: No mains services are understood to be connected to the land.

Prospective purchasers will need to rely upon their own investigations regarding making their own connections for any mains supplies.

Title: The land is registered under freehold title no. WSX226838.

Local Authorities

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

Directions

What3words///spoons.cuff.ourselves

From Cowfold village head North out of the village on the A281 Brook Hill and having risen over the brow of the hill, the road then drops down and the gated entrance to the land is as shown on the appended plan and adjacent to Brook Farm.

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.

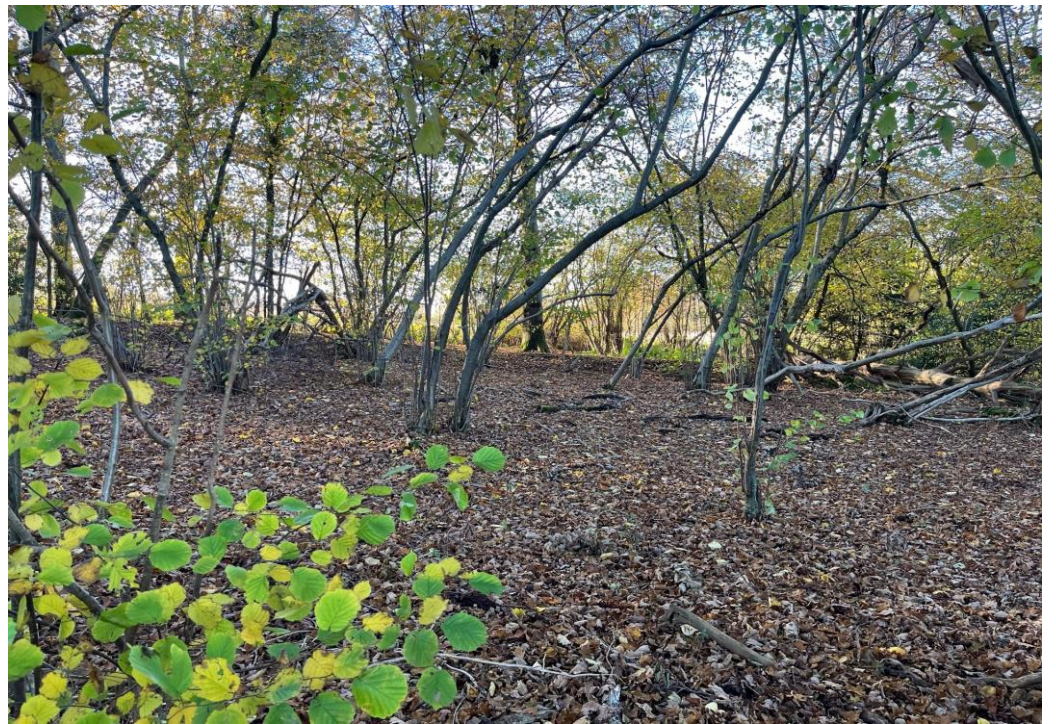
H.J. BURT Steyning

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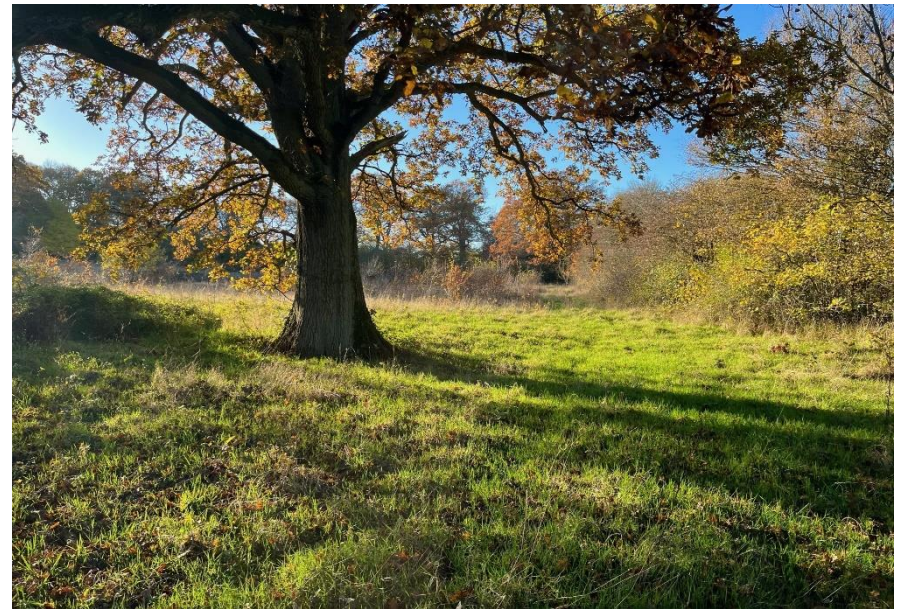


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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.

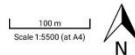




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Cowfold, West Sussex



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