



## Land south of Buckwish Lane

Rye Farm | Hollands Lane | Henfield | West Sussex | BN5 0QY

An exciting opportunity to acquire a potential development site with approximately 88 acres in an exceptional location close to the South Downs National Park.

Rye Farm is an exciting opportunity for a rurally situated potential development site in an exceptional location with lovely views and set close to the South Downs National Park. Previous class Q consent was granted under DC/20/0604 which has now lapsed and it is thought that additional class Q conversion applications could be successful and further could then be converted to new build consents. Offers considered on a subject to planning basis. An early enquiry and viewing is recommended.



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### Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.