



Forest Road, Colgate Horsham RH12 4TB

welcome to

Forest Road, Colgate Horsham

This woodland in Horsham. The land measures approx. 1 acre. The land is situated in the beautiful rural location about 4 miles to the east of Horsham town centre adjacent to St Leonards Forest. Horsham provides a comprehensive selection of shops, restaurants and both sporting and leisure facilities.



Fox & Sons are delighted to bring to the market this woodland in Horsham. The land measures approx. 1 acre. The land is situated in the beautiful rural location about 4 miles to the east of Horsham town centre adjacent to St Leonards Forest. Horsham provides a comprehensive selection of shops, restaurants and both sporting and leisure facilities.

The land benefits from excellent amenities including a variety of schools (Hancross Park and Cottesmore), golf courses (Cottesmore, Mannings Heath and Rockwood) and road and rail communications, with the M25 junction 11 about 2.5 miles. Both Horsham and Three Bridges offer an excellent train service to London (Victoria/London Bridge) and the Gatwick express is about 11 miles (Victoria 30 mins). Over the surrounding countryside there are many miles of beautiful walks and rides.

The land is being offered for sale subject to the vendors reserving 20% of the uplift in value for a period of 25 years arising out of the implantation of planning permission or sale of land with the benefit of planning. All sporting, timber and mineral rights owned by the vendor are included in the sale.



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welcome to

Forest Road, Colgate Horsham

- Woodlands - The Land Measures approx. 1 Acre
- Beautiful Rural Location
- Close To Shops, Restaurants, Sporting & Leisure Facilities
- Close To Local Schools
- Many Miles Of Beautiful Walks & Rides

Tenure: Freehold EPC Rating: Exempt

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRA110768 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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