

## Muttons Lane, Ashington, RH20 3AL By Auction £150,000 Freehold

For Sale By Auction on 30th April 2025


Own Your Very Own Piece of Sussex Countryside Woodland Paradise!


This beautiful (circa 1 acre in size) piece of land is set within this delightful, serene and tranquil woodland setting offering something really very special indeed within the highly desirable Sussex Countryside.

On the 16th June 2021 and under Horsham District Councils application number DC/21/0533, a planning application for a residential until was declined and again on appeal on 3rd February 2022. A copy of the refusal notice and appeal decision are available from the auctioneers office upon request.

It is the opinion of the auctioneer that the application was not fully researched correctly neither were the services of a planning consultant employed whilst the somewhat utilitarian design of the proposed dwelling is considered to be out of character with the surroundings and indeed the design of similar properties within Muttons Lane.

Notwithstanding the above, further thought might be given for a correctly populated planning application for a residential dwelling to be submitted again but with a design the local authority are much more likely to determine to be more of an acceptable nature. The land is also considered suitable for a variety of differing uses such as a Yoga retreat or a glamping venue for example.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO2 emissions		
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**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 040**

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**  
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.  
 References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**  
 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent