



Land at Whitevane Fishery
Forest Grange, Horsham, West Sussex

H.J. BURT
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Land at Whitevane Fishery, Forest Grange, Horsham, West Sussex





Land at Whitevane Fishery

Forest Grange, Horsham, West Sussex RH13 6HX

Guide Price £175,000 - Freehold

- An attractive parcel of level pasture land occupying a desirable rural location in High Weald Area of Outstanding Natural Beauty (AONB).
- Extending overall to approximately 7.38 acres (2.99 Ha) including a detached stable block of 2 boxes & feed store.
- Potential sub-metered mains water supply.
- Beautiful off-road riding on neighbouring Forestry Commission land potentially available via TROT scheme into St. Leonard's Forest.

Description

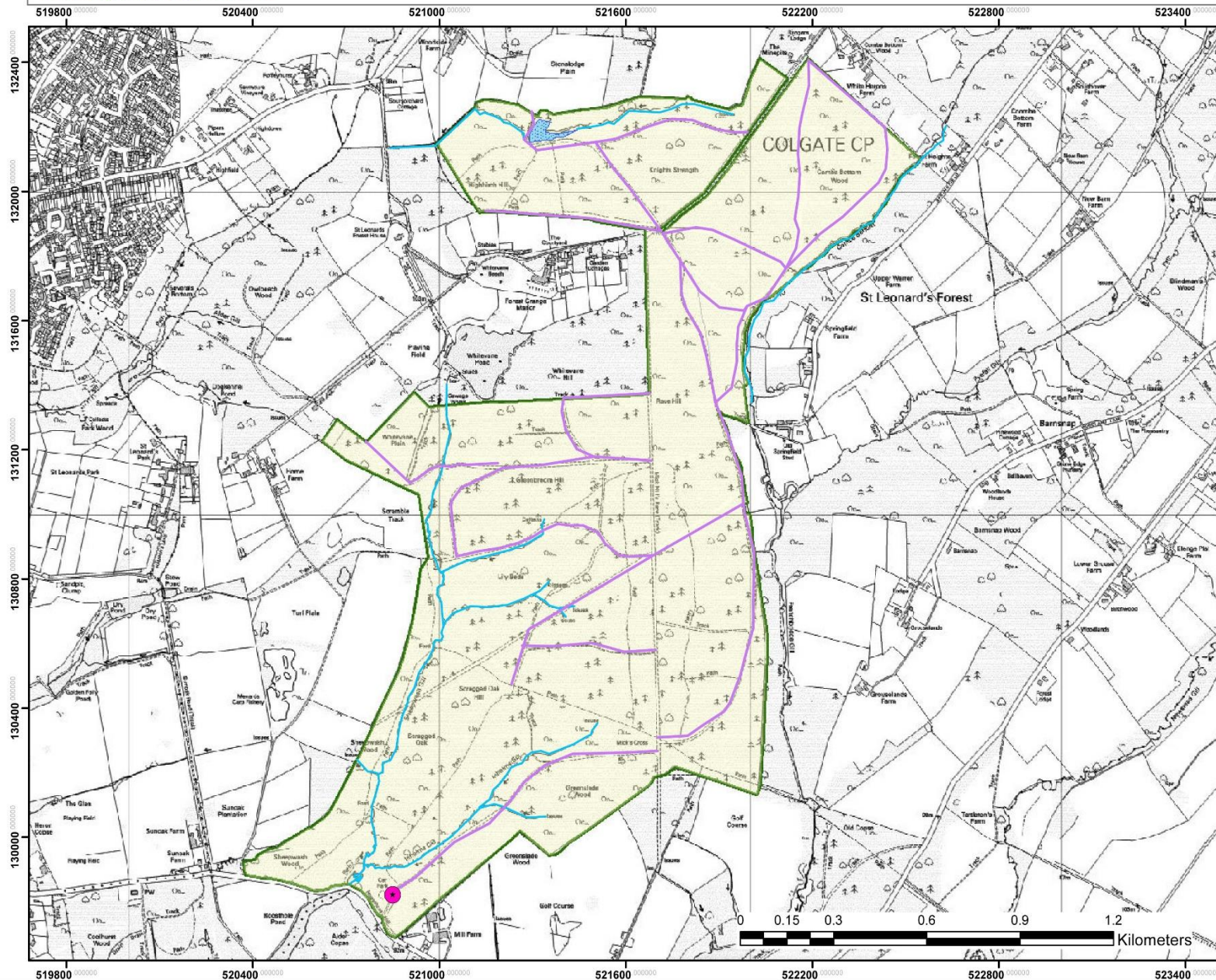
The land forms part of the neighbouring popular Whitevane Fishery, occupying a desirable rural location in the county parish of Colgate to the East of the old market town of Horsham which is approximately 3.25 miles distance. The fine rural location is approached by a right of way over a long shared private entrance leading to the vendors' neighbouring property with shared initial gated access thence leading to the land which includes a timber built range of stables including 2 boxes with feed store. This overlooks the level area of pasture land which was historically the old playing fields to the former Forest Grange School and includes lightly wooded outer boundaries to two sides. The land extends overall to approximately 7.38 acres (2.99 Ha) and the purchaser will be required to covenant to erect within three months of complete and to thereafter maintain new stock-proof boundaries to where these adjoin the vendors' retained land to the South & East sides.

To the South of the vendors' retained land is land owned and managed by the Forestry Commission for which there is the opportunity to ride out horses on their TROT riding route and subject to a nominal annual sum which for November 2020 to November 2021 was £150 for a maximum of 2 horses only at any one time. In addition, users are expected to be members of the TROT scheme. Further details available from the Agents and see appended TROT Access Map. A potential sub-metered water supply is available from a connection via the owners' existing supply.

TROT Access Map - St Leonards Forest

Scale 1:12,000 at A3

East England Forest District



KEY

Access Points

● Access without Box only

NB: no de-boxing allowed anywhere

Access Routes

— Year-Round Access allowed

Rides can become wet
during rainy periods

No Access Routes and Areas

— No Riding

— No Riding

— Water Courses

— Open Water

Freehold / Leasehold Status

— Freehold Land

— Leasehold Land

Map Produced by East England Forest
District Planning Team 04/03/2014

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