

Land at Whitevane FisheryForest Grange, Horsham, West Sussex













Land at Whitevane Fishery

Forest Grange, Horsham, West Sussex RH13 6HX

Guide Price £175,000 - Freehold

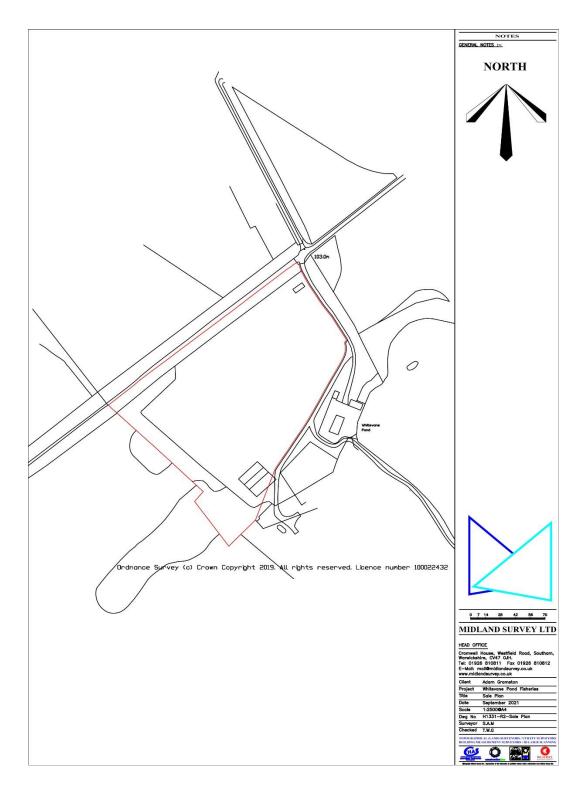
- An attractive parcel of level pasture land occupying a desirable rural location in High Weald Area of Outstanding Natural Beauty (AONB).
- Extending overall to approximately 7.38 acres (2.99 Ha) including a detached stable block of 2 boxes & feed store.
- Potential sub-metered mains water supply.
- 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 submetered water supply is available from a connection via the owners' existing supply.





Location

The land occupies an attractive and peaceful rural location within the St. Leonard's Forest part of the High Weald Area of Outstanding Natural Beauty (AONB) and approached by a long shared private entrance drive serving the former Forest Grange School and thence leading to the private entrance drive to Whitevane Fishery. The old market town of Horsham is within 3.25 miles and offers a comprehensive range of shops, trades and other facilities as well as mainline railway station. There are also extensive facilities at Crawley within 6.5 miles. The A23 /M23 maybe joined at Pease Pottage within 4 miles to the North-West and Gatwick Airport is approximately 12 miles. The cosmopolitan coastal city of Brighton is within 24.5 miles.

Information

Photos July 2021 and particulars prepared in September 2021 (Ref. RBA).

Freehold forming part of title no. WSX188508. The land is subject to various existing restrictive covenants in favour of the neighbouring Forest Grange Estate to which the land formerly formed part, including restricting the land's use from development and for use only for agricultural/equestrian purposes and also with intended covenants to protect the sellers' outlook from their adjoining property. There are no public rights of way crossing the land.

Local Authorities:

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

Tenure & Possession: The freehold land is offered for sale subject to contract as a whole and vacant possession will be given on completion.

Health & Safety

Given the potential hazards of a working rural property, 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, buildings, machinery and near any livestock.

Directions

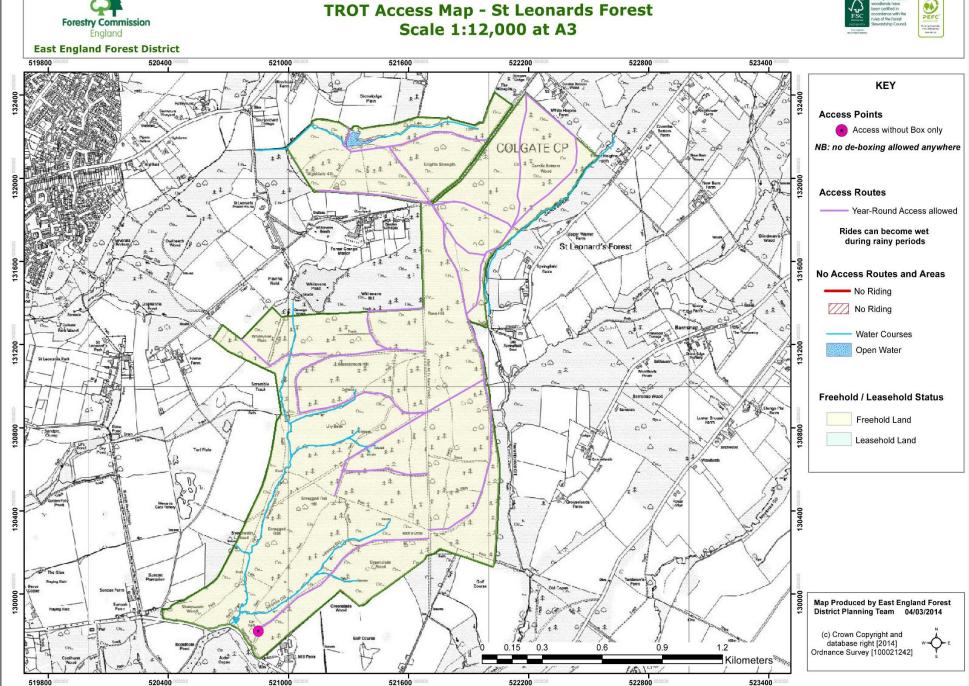
The shared private entrance drive serving Forest Grange and other private properties leads. South from Forest Road. This road interconnects between the B2159 (Harwood/Crawley Road) at Roffey to the West and Pease Pottage to the East. From Forest Road head South down the private drive serving Forest Grange and follow the signs to Whitevane Carp Fishery and as shown on the appended plan. **VIEWING STRICTLY BY APPOINTMENT.**

Viewing

Strictly by appointment with H.J. Burt's **Steyning** Office: **01903 879488** steyning@hjburt.co.uk **www.hjburt.co.uk**









Chartered Surveyors : Estate Agents

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.