



Pinkhurst Stud | Pinkhurst Lane | Slinfold, Nr. Horsham | West Sussex | RH13 0QR

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Excess of: £300,000 | Freehold

- Appealing equestrian & agricultural smallholding occupying a desirable rural location to the East of Slinfold village & near to the Downs Link.
- Modern stable block including 4 stables, corner box/tack room, fodder store.
- Consent passed for 40m x 20m manège.
- Entrance drive & yard area. Mains water connection.
- Extending overall to approximately 6.39 acres (2.58 Ha.).

Description

Pinkhurst Stud comprises an appealing equestrian and agricultural smallholding approached by means of a right of way along a shared private lane serving other properties and thence leading to the property's own gated wide entrance with double gates and hardened drive and parking area leading to the modern stable yard. The timber constructed range of boxes under an Onduline sheet covered pitched roof on a concrete apron and pad to the front includes 4 stables each measuring approximately 3.52m x 3.42m, plus corner box/tack room 4.75m x 3.42m and fodder store with double doors, approximately 6.52m x 3.42m.

The adjoining land is divided by post and three rail fencing with a metal gate from the yard area and comprises a mainly level field sheltered by neighbouring mixed broadleaf and bluebell woods and with the property as a whole extending to approximately 6.39 acres (2.58 Ha.). Planning consent under **DC/12/1176** was passed for a 40mx 20m sand school and to which consent the already erected stables formed part of. Such consent that the stables and sand school should be for private use, private equestrian purposes and shall not be used for a livery or for commercial purposes or in connection for any form of riding establishment. **It should also be noted that the land is subject to an Article 4 Direction with planning approval being required for further development including any additional fencing or sub-division to the holding.**

Location

The smallholding occupies an appealing rural location at the end of a private drive known as Pinkhurst Lane which is approached to the South of Lyons Road near to the Eastern end of the road and which road leads from the Five Oaks Road linking between

Billingshurst and Horsham and with Lyons Road leading West to the desirable village of Slinfold within 1 mile. Beyond Slinfold, with its good range of local facilities including community village store, pub, St. Peter's Parish Church and Church of England primary school, more extensive superstore shopping can be found at Broadbridge Heath located off the A24 within 3 miles, or the old market town of Horsham, approx. 4.25 miles, and which offers an extensive range of shops, trades, facilities and restaurants, as well as mainline railway station with services to London Victoria and London Bridge.

The large village of Billingshurst also offers a good range of facilities and mainline station and is approximately 4.75 miles to the South, whilst Guildford is approx. 18.75 miles to the North and Gatwick Airport approx. 17.5 miles. The coastal city of Brighton and the city of Chichester are both within 27 miles, whilst the seafront at Worthing is approx. 21 miles and London approx. 41 miles. There are a good range of both state and independent schools for all age groups in the area and as well as extensive public footpaths and bridleway connections off local lanes.

Information

Property Reference: HJB02812

Photos & particulars prepared: June 2024 (ref RBA).

Services: mains water is understood to be connected to the property H.M.

Land Registry Freehold title no.: WSX340991. **The right of way along Pinkhurst Lane is "with or without vehicles and/or animals at all times and all purposes consistent with the use of the property as equestrian, agricultural or forestry land over that land..."**. There is also a reservation for rights for services to pass under the drive to the benefit of the property. The property is sold subject to all outgoing, easements, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not.

Local Authorities: Horsham District Council & West Sussex County Council.

Directions

what3words///causes.obligated.legs

From the A24 West of Horsham take the A264 towards Guildford and Billingshurst and then at the roundabout near Newbridge Garden Centre continue on the A264 towards Billingshurst. After approximately a third of a mile turn right into Lyons Road towards Slinfold and then continue for approximately 0.25 of a mile on this road turning left into the private Pinkhurst Lane. The stud will be found almost at the end of the lane on the left hand side after about 0.25 of a mile.



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Outlook to neighbouring woodland

Viewing

By appointment in daylight hours and in possession of a set of H.J. Burt sale particulars. All parties viewing are requested to ensure that all shut gates are kept shut, gateways remain clear and any livestock remain undisturbed and machinery untouched. Parties viewing are specifically requested to view the land offered for sale and strictly not to stray onto any adjoining land.

Health & Safety

Given the potential hazards of a working farm, 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, trees, buildings, machinery and near any livestock.

H.J. BURT Steyning

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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.



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