



Land off Brighton Road | Shermanbury, Nr. Partridge Green | West Sussex | RH13 8HN

**H.J. BURT**  
Chartered Surveyors : Estate Agents





**LOT 1**



Land off Brighton Road | Shermanbury, Nr. Partridge Green | West Sussex | RH13 8HN

Guide Price for Whole: Excess £175,000, or as two lots, Lot 1: £90,000; Lot 2: £85,000 |

- Very attractive parcel of parkland pasture extending overall to c. 7.5 acres (3.04 Ha).
- ***AVAILABLE FOR SALE AS A WHOLE OR IN 2 LOTS:***
- **LOT 1:** c. 3.95 acres with road frontage. **Offers in Excess of £90,000.**
- **LOT 2:** c. 3.55 acres. **Offers in Excess of £85,000.**
- Part road frontage. Mains water.
- Superb rural position with panoramic views to the South Downs.
- Partridge Green 1.2 miles; Henfield 2.5 miles; Horsham 10 miles.



## Description

The attractive parcel of parkland pasture forms part of Home Farm adjoining the historic Shermanbury Grange over which entrance drive the land enjoys a right of way leading from the A281. Occupying an enviable semi-rural location on the edge of the hamlet of Shermanbury and within 1.2 miles of Partridge Green the land enjoys superb Southerly views over neighbouring countryside to the South Downs in the distance and is in part bordered by adjoining woodland and with specimen parkland trees within the land.

The land extends overall to approximately 7.5 acres (3.04 Ha) and is available for sale as a whole or in two lots as shown on the appended plan. The land is sold subject to an existing restrictive covenant in favour of West Sussex County Council as former owners of the farm stipulating that the land can only be used for agricultural and horticultural purposes or the grazing of horses and ponies.

## Location

Approached from the A281 Henfield to Horsham Road, the land is located within 1.2 miles of Partridge Green village with its late opening convenience store, butcher, baker, hairdressers, doctor's surgery and primary school. More extensive facilities can be found in the village of Henfield, within 2.5 miles and including further shops, primary school, churches and other facilities.

The old market town of Horsham with its extensive range of shops, trades and other facilities as well as mainline station and schooling for all age groups is within 10 miles. Gatwick airport is approximately 18.5 miles.

## Information

**Property Ref:** HJB02948. **Photos & particulars prepared:** May 20254 (ref RBA).

**Services:** Mains water connection on Lot 1 and with right for interconnection to such supply by sub-meter for Lot 2. An electricity transformer lies to the Northern boundary of the land and appropriate reservations for potential connection thereto (subject to utility application) will be granted over the Vendors' retained land.

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

## Title & Covenants

The Freehold land forms part of title no. WSX313575. Access to the land is along the entrance drive to Shermanbury Grange as shown between the points A & B on the plan and with a **stipulation as aforementioned for the restricted use for the land for agricultural and horticultural or grazing of horses and ponies and the use of the access for agricultural purposes** and subject to contributions towards maintenance and repair.

## Overage Clause/Development

Notwithstanding the aforementioned restrictive covenants, the land will be sold subject to an Overage/Clawback covenant whereby the vendors and their successors in title will retain 25% of the uplift in value in relation to any potential future changes of use or development of the land over for a period of 30 years from the point of sale of the land, but with such Overage not being applicable to any: (a) equestrian or agricultural/horticultural/viticultural/arboricultural development of the site (which does not include any living or sleeping accommodation); (b) any small-scale amenity uses; (c) any short-term camping/glamping stays; and (d) any leisure/recreational uses. Further details are available from the Agents.

## Lotting

If sold in lots the land will be sold subject to a covenant requiring the purchaser to erect and to thereafter maintaining a stockproof fence between the points B-C as shown on the plan. Rights will be reserved between the two lots for the initial access area off the drive as shown hatched on the plan. Further details are available from the Agents. The Vendors reserve the right to sub divide or alter lots.

## Viewing and Health & Safety

All parties viewing are requested to ensure that all shut gates are kept shut, **gateways and driveways 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. Given potential hazards, 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 or livestock.

## Directions

what3words///bother.strikers.coach

From Partridge Green village travel East of out the village on the B2116 and thence join the A281 Horsham to Henfield road turning right/South on the A281 and thence turn right into the next main entrance drive signposted to Shermanbury Grange. The locked gates to the land are halfway along the drive on the right-hand side. **Please do not obstruct the driveway.**

## Viewing

By appointment with:

## H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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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.

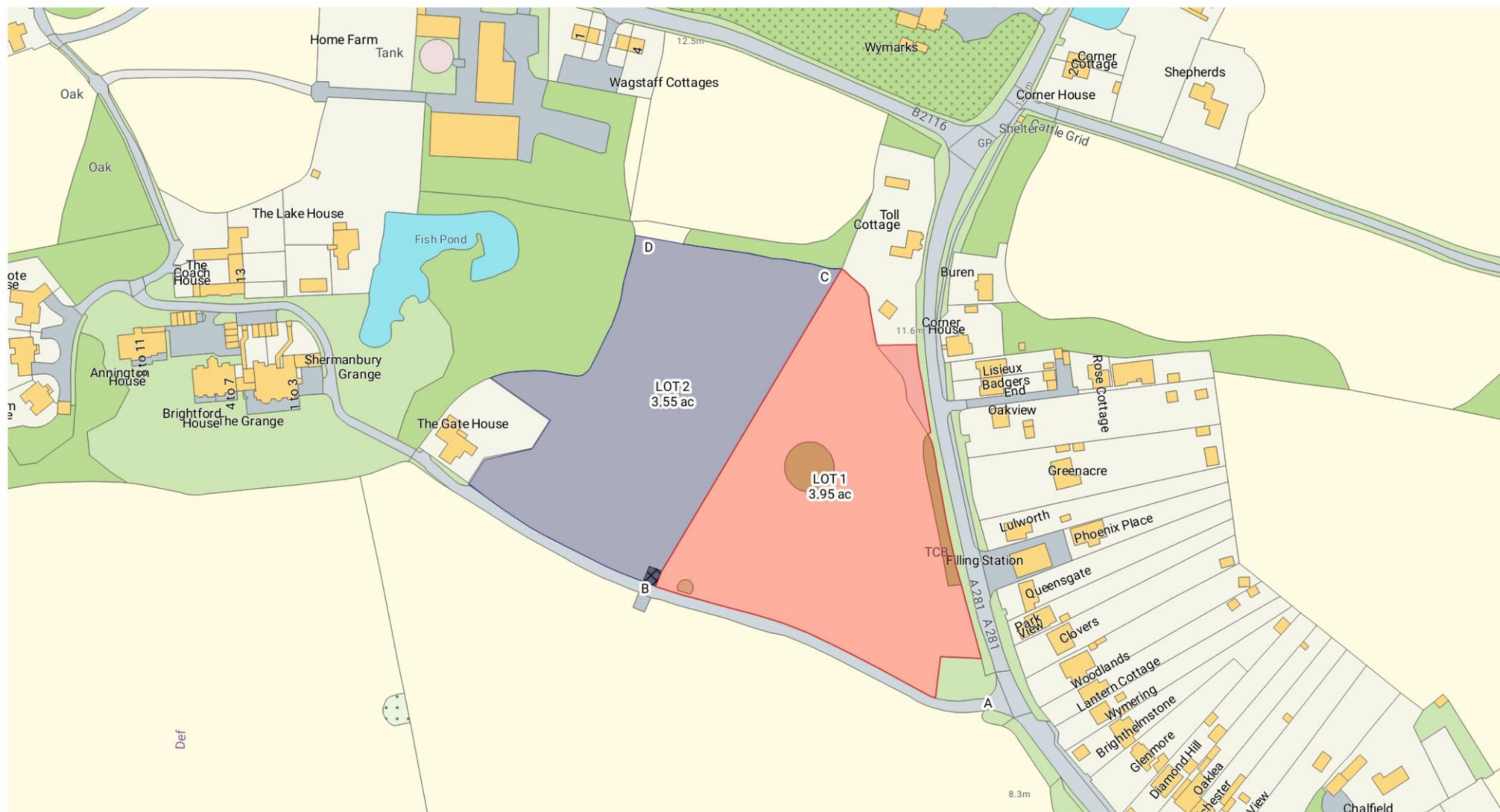
## LOT 1



## LOT 2











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