



Land at Muntham | Barns Green, Nr. Horsham | West Sussex | RH13 0NH

H.J. BURT
Chartered Surveyors : Estate Agents



Lot 2 & Access

Land at Muntham | Barns Green, Nr. Horsham | West Sussex | RH13 0NH

LOT 1: Guide Price £95,000 | LOT 2 Guide Price £95,000

- Two parcels of attractive pasture land extending overall to approximately 8.13 acres (3.29 Ha) available for sale as a whole or in two lots
- Occupying a desirable rural location to the North-East of Barns Green village with direct bridleway access.
- Christ's Hospital train station c. 3 miles; Horsham c. 6 miles.
- **LOT 1:** Pasture land with woodland rew. c. 3.96 acres (1.60 Ha): Guide Price £95,000.
- **LOT 2:** Pasture land and section of track. c. 4.17 acres (1.69 Ha). Guide Price £95,000.

Description

The land comprises two adjacent parcels of pasture land occupying a very attractive rural location on the edge of Muntham approached from Muntham drive to the North-East of Barns Green village. The land is offered for sale as whole or in two lots and also includes a section of private entrance drive and public bridleway with gated access points to each lot. **As a separate offering, the nearby 2 bed detached conversion known as Guernsey Cottage is also available for sale and including with it 5.64 acres of land which adjoins Lots 1 & 2. Please contact the Agent for further details.**

Lot 1 extends to approximately 3.96 acres (1.60 Ha) and Lot 2 extends to approximately 4.17 acres (1.69 Ha). Lot 1 includes an area of woodland shaw to South-East and North-East sides and Lot 2 is bordered by neighbouring broadleaf woodland.

Location

The land lies on the edge of Muntham Drive, a private road leading West from the junction at Two Mile Ash Road, Chapel Road and Sand Hills Road. Barns Green village enjoys a very varied and active social structure as well as good facilities. Barns Green Stores is a well-stocked shop which includes a Post Office. The Queen's Head is the local pub which offers refreshments and food in a traditional setting.

There is a recently modernised social club with changing areas for sports clubs. A children's play area and the modernised village hall with large car park lie on the boundary of the village green. Examples of events here are Monday club, race nights, film nights,

W.I., village quizzes, pilates, playgroup, youth club and the venue for the Barns Green Amateurs Dramatics. It is also the hub of the popular Barns Green Half Marathon. A short walk from Guernsey Cottage is down the lane turning left onto the footpath across the school grounds to the East.

Crossing the copse, along which runs another footpath, will bring you through a gateway which reveals the lovely vista looking down onto the village green and across the roof tops of the village. It is an idyllic viewpoint for watching summer cricket matches and especially pretty in colourful autumn or winter weather.

Children of Barns Green enjoy the convenient location of the recently built infants/primary school which also has a function room that may be booked for outside functions from time to time. Further afield, the old market town of Horsham with its extensive range of shopping and other facilities and mainline station (London Victoria) is within 6 miles. Both the A24 and A23/M23 (both East) are within a convenient travelling distance with the A24 providing dual carriageway access to Horsham and Dorking in the North and Worthing and the A27/M27 in the South. The A23/M23 provides connections to Gatwick Airport (approx. 21 miles) and thence to the national motorway network.

Information

Property Reference: HJB02964

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

Services: The property is sold subject to all outgoing, easements and other rights and obligations of every description whether mentioned in these particulars or not.

Local Authority: Horsham District Council.

Directions

Directions from the centre of Barns Green at the junction between Two Mile Ash Road and Chapel Road/Sand Hills Road, continue up Muntham Drive with the cricket/recreation ground on your right-hand side and then passing the village hall. Thence carry on as the road rises passing the side entrance drive to Muntham School and continue around Muntham Drive as the road bends to the right and continue straight on this private drive until reaching Muntham Home Farm and then keep to the right-hand track/public bridleway and the two land lots will then be found near the end of the track and before Muntham Lodge.



Lot 2 & Access



Lot 1



Lot 2



Bridleway

Viewing and Health & Safety

All parties viewing are requested to ensure that all shut gates are kept shut and gateways are kept clear. 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, livestock, buildings, trees and machinery. Viewing By appointment in daylight hours and in possession of a set of H.J. Burt sale particulars.

H.J. BURT Steyning

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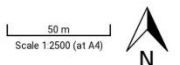


IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should 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.

Land at Muntham,
Barns Green, West Sussex



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Lot 1



H.J. BURT
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 PrimeLocation.com

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