



£250,000 guide price

Front Hill, The Link and All Weather Gallops, The Old Racecourse, Lewes, BN7 1UR

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The Land...

Available as one or two lots we are pleased to market for sale land with training gallops at the Old Lewes Racecourse.

Video Link - <https://youtu.be/NHyYb1sheQY>

Front Hill is available for £250,000

Front Hill measures approximately 13.4 acres. The area of land was traditionally used as training gallops and is positioned at the end of the former racecourse and almost reaches the perimeter of Lewes at Houndean Rise. A portion of the land is classified as 'Recreation' which is shown in orange on the plan. There is pedestrian, equestrian and vehicle access.

The Link and All Weather Gallops are available for £250,000

The Link and All Weather Gallops measure approximately 15.6 acres and are positioned at the start of the former racecourse. The All Weather surface has not been maintained for a while but with a little investment could certainly be brought back to use. The land is classified as 'Modern Fields' which is shown in mauve on the plan. There is pedestrian, equestrian and vehicle access.





Whilst the land works well for training horses, pre planning enquiries have indicated that a perimeter fence should be allowed in order to allow for grazing equines. Further opportunities could be for any number of purposes such as re-wilding or potentially bee keeping. The land has been tested for growing vines which seems quite possible and subject to permission various tourism based activities could be viable.

The parcels of land fall within the South Downs National Park located at the former Lewes Racecourse situated on the western peripheries of Lewes.





Being located on the South Downs and just 1km away from the South Downs Way the views from both parcels of land are truly incredible reaching over Lewes below and across the South Downs National Park.



KEY

-  Vehicle, equestrian and pedestrian access
-  Equestrian and pedestrian access only
-  Access point
-  Main site access point

AREAS

-  Plot 1 - 5.4 acres
-  Plot 2 - 4.8 acres
-  Plot 3 - 10.7 acres
-  Plot 4 - 15.1 acres



Site Plan - 1:2500 @ A0

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