



Woodland & Part Drive Ownership | Nr. Hurstpierpoint | West Sussex | BN6 9EL

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

# Woodland & Part Drive Ownership | Nr. Hurstpierpoint | West Sussex | BN6 9EL

Excess: £12,000 as a whole |

- Mixed broadleaf woodland parcel on the edge of a public bridleway & only accessible on foot with no vehicular access.
- Extending to c. 1.02 ac (0.41 Ha) plus part ownership of title of a shared entrance drive serving Foxhole Cottages & Barn.
- Overall guide price, excess of £12,000 as a whole.

## Description

The land comprises a mixed parcel of broadleaf woodland including beech, oak and sycamore on the edge of the South Downs and National Trust land at Wolstonbury Hill and only accessible on foot by the public bridleway. The woodland offers the opportunity for conservation, woodland management and light recreation in an attractive part of West Sussex. In addition to the freehold land registered under title number WSX166078 there is the part ownership of a section of drive leading to Foxhole Cottages and Foxhole Barn registered under title number WSX325253.

## Location

As aforementioned access to the woodland is by means of a public bridleway as shown on the plan and with the section of entrance drive to Foxhole Cottages and Foxhole Barn leading off the A23 London Road Southbound and passing along the slip road for Star House and then turning right/Eastbound.

The vibrant large village of Hurstpierpoint is readily accessible with Hassocks beyond including mainline station and to the South to the A23 with its connections to the cosmopolitan coastal city of Brighton. To the North there is good access to Crawley, Gatwick Airport and thence to the M23.

## Information

Property Reference: HJB02982

Photos & particulars prepared: October 2024 (RBA)

Services: No services are connected.

The land is sold as seen.



## Viewing

Viewing as shown on the appended sale particulars and **strictly no parking on private land or blocking of gateways**. The woodland is only accessible by the public bridleway.

**What3words:///gullible.normal.successor**

## 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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