



LAND

Lake Field, Borden Wood Village, Milland, West Sussex, GU30 7JZ



# LAND

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Milland, West Sussex, GU30 7JZ

**2.96 ACRES (1.197 HECTARES) of  
pasture land.**

A unique opportunity to acquire  
pasture land set within the tranquil  
and scenic surroundings of the South  
Downs National Park.

**GUIDE PRICE - £120,000**

- Attractive parcel of land within the South Downs National Park
  - Idyllic rural views
  - Direct road access
  - Private setting
- Historic equestrian grazing



Lake Field is an exceptional opportunity to acquire a stunning parcel of land nestled within the scenic South Downs National Park. Extending to approximately 2.96 acres (1.197 hectares) of permanent pasture, this land offers a serene and picturesque location surrounded by mature broadleaf trees. The land benefits from a charming pond which enhances the natural beauty of the setting, attracts local wildlife, and creates a tranquil focal point within the grounds. There is a field shelter on the land in fair condition, providing useful amenity for a range of countryside activities.

Presently used for grazing sheep, the land could be used for various alternative agricultural and equine uses, subject to planning permission. Lake Field is fully fenced around the perimeter with timber post and rail fencing. There are a number of mature broadleaf trees in the land giving a wonderful parkland setting.



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

# GENERAL REMARKS AND STIPULATIONS

## Situation

Lake Field, located in Borden Wood Village, offers a gently undulating landscape surrounded by beautiful countryside views and mature woodland. Locally the landscape is made up of woodland, agricultural fields and rural homesteads.

The market town of Petersfield offers wider facilities including pubs, restaurants and shops. The transport links are excellent with the A272 and A3 close by. The Land is situated within the South Downs National Park.

## Access

Lake Field enjoys direct access from Borden Lane and features a recessed entrance gate, providing safe and convenient vehicular entry.

## Method of Sale

The land is offered for sale as a whole by private treaty.

## Health and Safety

When viewing the land please take considerable care and attention.

## Tenure and Possession

The land at Borden Wood Village is held freehold with vacant possession under part of Land Registry Title Number WSX283049. A small section of the land is currently undergoing registration and will be transferred to the prospective buyer once that is complete. Please contact the agent for further details.

## VAT

Any guide prices quoted or discussed are exclusive of VAT.

## Planning

There is no recent planning history affecting the land.

## Services

Benefits from mains water supply.

## Rights of Way

There is a bridle way on the western side of the land. Lake Field is sold subject to the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, electricity poles, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Condition of Sale or not.

## Directions

From Petersfield, take the B2070 towards Liphook for approximately 2.5 miles. Turn right and follow Rogate Road for 1.1 miles until the end of the road. Turn right then a sharp left and continue on Dangstein Road for approximately 1.5 miles. Turn left onto Borden Lane and continue for approximately 0.2 miles and Lake Field is on the left hand side.

## Boundaries

The purchaser will be responsible for all boundary fences.

## Local Authority

Chichester District Council ([www.chichester.gov.uk](http://www.chichester.gov.uk)) t 01243 785166

South Downs National Park ([www.southdowns.gov.uk](http://www.southdowns.gov.uk)) t 01730 814810

## Seller's Agent

BCM Wilson Hill  
Petersfield Office  
t 01730 262 600 e [sales@bcmwilsonhill.co.uk](mailto:sales@bcmwilsonhill.co.uk)

## Viewings

By appointment with the selling agents only.

## What3Words

[///fortnight.drip.crumbles](https://what3words.com/fortnight.drip.crumbles)

## Sales - Petersfield

01730 262 600

[sales@bcmwilsonhill.co.uk](mailto:sales@bcmwilsonhill.co.uk)

**Offices at:** Winchester | Petersfield | Isle of Wight | Oxford

[bcmwilsonhill.co.uk](http://bcmwilsonhill.co.uk)

Land at Borden Lane



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Scale 1:1250 (at A4)

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NB: these particulars are as at 9th January 2026 and photographs taken 2023.