



Burys Meadow, Land & Barn adjoining Mitchbourne Farm | Malthouse Lane | Ashington |
West Sussex | RH20 3BU

H.J. BURT
Chartered Surveyors : Estate Agents



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Guide Price: £215,000

- A very appealing parcel of agricultural & equestrian land extending overall to c. 8.66 acres (3.50 Ha) including a useful agricultural barn.
- With superb views to the South Downs from its attractive edge of village location.
- Access by means of a right of way.
- Nearby Public Bridleway & Public Footpath.

Description

Burys Meadow comprises a very appealing block of agricultural and equestrian land lying on the South-West side of Ashington village which is accessible by nearby public footpaths or alternatively by road via Malthouse Lane thence linking to the A24 and into the village within 1.5 miles.

The holding extends overall to approximately 8.66 acres (3.50 Ha) and comprises former arable land now into long term pasture with good size agricultural barn to one side. The 5-bay metal portal framed barn measures overall approximately 22.5m x 9m internal with double height twin doors to one end, concrete floor, profile steel down sheeting and sheeted roof and with side entrance door to an open fronted and backed lean-to, c. 9m x 4.8m, to the West side. To the rear of the barn is a rainwater harvesting tank of c. 1,000 gallon capacity.

Location

Located off Malthouse Lane that leads from the A24, the land is then accessed by means of a right of way crossing a neighbouring pasture field and with twin hardened tracks leading to the gated access into the land with area of hard parking and turning at the North side of the barn. Ashington village includes a range of local facilities including local convenience store and food outlets, pub and primary school, whilst more extensive facilities can be found at either Storrington (c. 5 miles) or Steyning (c. 5.5 miles). Worthing accessed to the South along the A24 dual carriageway is within 10 miles and Horsham to the North is c. 12 miles and both offer mainline railway stations as well as extensive facilities. Gatwick Airport is c. 27 miles.

Information

Property Ref: HJB02886. Photos & particulars prepared: July & Sept 2024 (Ref RBA).

Services: No mains services currently connected to the land.



Tenure - Freehold HM Land Registry Title No. WSX331990.

The land is subject to a restrictive covenant in favour of the adjoining landowner that the land is to be used for agricultural, equestrian and leisure purposes only and similarly that there are to be no buildings other than for agricultural or equestrian purposes. Furthermore, the right of way to the land across the track crossing neighbouring pasture land is subject to fair contributions towards maintenance and is restricted for private and agricultural vehicles only. This track in turn then connects with Malthouse Lane and thence leading South to the Northbound carriageway of the A24. The use of the right of way shall not be used for commercial vehicles, save for occasional access for deliveries. In addition, to the main right of way leading across the field from Malthouse Lane there is a secondary right of way on foot or with or without private and agricultural vehicles (but excluding commercial vehicles save for occasional access for deliveries) over and along the second track (F-G-H on the plan) for the purpose only of obtaining access to and egress from the land and the A24 Ashington Road to the South-East corner of the land.

In addition, there is a general covenant that the land is not to be used for any purpose which creates any nuisance or annoyance to the transferor. 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 residential or commercial changes of use or development of the land and which covenant would be for a period of 30 years from the point of sale of the land. Further details are available from the Agents.

Viewing & Health & Safety

By appointment with HJ Burt. All parties viewing are requested to ensure that all shut gates are kept shut, gateways 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 and near any livestock.

Local Authorities

Horsham District Council, Parkside, Chart Way, Horsham, 01403 215100.

West Sussex County Council, County Hall, Chichester, 01243 777100

Directions

What3words:///lectures.retail.chum (for entrance to right of way across neighbouring field)

What3words:///wades.marsh.edges (gateway into the land)

From the Washington roundabout heading North on the A24 dual carriageway, continue past the left/Westbound turning onto Rock Road and thereafter take the second turning on the left signposted to Spring Gardens and continue along this slip road until the junction turning right and then immediately left onto Malthouse Lane, a narrow no through country lane which runs parallel with the A24. Then follow the plan as shown in the particulars turning left at point 'A' and follow A-B-C on the plan at which point you will reach the gated access to the right of way approximately shown by the dotted line and between the points C-D-E on the plan.

Viewing

By appointment with:

H.J. BURT Steyning

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

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 Find us @H.J.Burt



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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