



Land off Clays Hill | Clays Hill | Bramber, Steyning | West Sussex | BN44 3WD

H.J. BURT
Chartered Surveyors : Estate Agents

Land off Clays Hill | Clays Hill | Steyning | West Sussex | BN44 3WD

Offers in Excess of: £125,000 |

- Occupying an attractive and potentially strategic edge of settlement position with a fine semi-rural outlook, a pasture field of c. 2.87 acres (1.16 Ha) with long road frontage.
- Within 0.75 mile of Steyning High Street, Shoreham-by-sea 4.75 miles, Worthing 8.75 miles, Brighton 11.25 miles

Description

The land occupies an attractive and potentially strategic edge of settlement position in the parish of Bramber on the edge of the old market town of Steyning and close to but not inside the South Downs National Park. The land is accessed off Clays Hill to which the land also has long road frontage. Extending overall to c. 2.87 acres (1.16 Ha).

The gently sloping pasture land has gated access from Clays Hill with hedge or tree lined boundaries and being part stock fenced. The freehold to the land is available for sale as a whole on a non-conditional basis and without Overage included.

Location

Steyning includes an extensive range of shops and facilities centred around a vibrant traditional High Street within 0.75 mile and also including schools for all age groups, health and sports centre with swimming pool and many other community facilities. Shoreham by sea, approximately 4.755 miles to the South-East has a mainline railway station (with services along the South coast to Gatwick and London Victoria) a small airport and a harbour. The cosmopolitan city of Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham, whilst Worthing is a similar distance to the West of Shoreham. To the North, Gatwick is circa 27.5 miles.

Sporting & Recreation:

Racing at Goodwood, Fontwell, Brighton, Plumpton & Lingfield. Golf at Albourne, Pyecombe, Devil's Dyke, Worthing, Horsham & Pulborough. Equestrian events at Henfield, Pyecombe & Hickstead. Sailing at Shoreham-by-Sea, Brighton Marina & Chichester. Theatre at Shoreham, Horsham, Brighton & Chichester. There is a good range of state and independent schools in the area.



Information

Property Reference: HJB03518. **Photos & particulars prepared:** September 2026 (Ref RBA).

Tenure: Freehold title number WSX256268. **Local Authority:** Horsham District Council

Directions: what3words/// undulation.call.remission

Viewing and Health & Safety

All parties viewing are requested to ensure that all shut gates are kept shut, gateways and driveways 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 or livestock.

H.J. BURT Steyning

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

01903 879488 | www.hjburt.co.uk | steyning@hjburt.co.uk



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 vendors 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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