



LOT 1

Land off Maplehurst Road | West Grinstead, Nr. Horsham | West Sussex | RH13 6RN

H.J. BURT
Chartered Surveyors : Estate Agents

LOT 2



Land off Maplehurst Road | West Grinstead, Nr. Horsham | West Sussex | RH13 6RN

LOT 1 Guide Price: £115,000 | LOT 2 Guide Price: £70,000

- Two attractive adjoining pasture fields extending overall to c. 8.42 acres (3.412 Ha.). Available for sale as a whole or in two lots.
- Occupying a desirable & accessible rural location to the South of Maplehurst.
- **LOT 1:** Pasture land with roadside access & frontage, c. 5.10 acres (2.06 Ha). **Guide Price: £115,000.**
- **LOT 2:** Pasture land with roadside access & frontage c. 3.32 acres (1.34 Ha). **Guide Price: £70,000.**
- Cowfold: c. 2miles; A24/Buck Barn: c. 2 miles; Horsham: c. 6 miles.

Description

The land comprises two adjoining pasture fields occupying an attractive and accessible rural location to the South of Maplehurst in the parish of West Grinstead. Both fields enjoy frontage to and gated access from Maplehurst Road and are offered for sale as a whole or in two Lots.

There are distant rural views from each Lot's gently undulating permanent pasture land and including peek views to the South Downs from parts of Lot 2. Each Lot includes a mixture of largely hedged outer boundaries with part stock fencing and with internal post and rail fence between the two Lots with inter-connecting gateway and mains water supply.

Lot 1 extends to approximately 5.10 acres (2.06 Ha) with gated access to the North-West corner and sheltered boundaries. Lot 2 is accessed from the West side and comprising gently undulating land.

Location

The land occupies an accessible rural location off Maplehurst Road, a minor country lane leading North from the Cowfold Road/A272 which interconnects between Cowfold to the East (circa 2 miles) with local shop, pub and primary school and the A24 at Buck Barn crossroads in the West (also with late night opening shop) within 2 miles. The old market town of Horsham is within 6 miles and offers an extensive range of shopping, business and recreational facilities with a wide range of restaurants and superstore shopping and including mainline railway station with services to London Victoria & London Bridge.



Three Bridges railway station is within 15.25 miles and the coast at Worthing is approximately 16 miles and the city of Brighton is approximately 18.5 miles. Gatwick Airport is within 19.5 miles. The A24 (within 2 miles) links to the South to the A27 then the M27 and, to the North, to the A23 and then the M23 and the M25 and national motorway network.

Information

Property Reference: HJB03473. **Photos & particulars prepared:** July 2026 (Ref RBA).

Services: Mains water supply and should the land be sold in Lots then the division of water supply with sub-meters will be contracted as part of the sale.

Tenure: Part of freehold title no. WSX201152.

Restrictive Covenant: The land will be sold subject to a restrictive covenant restricting the stationing of caravans or mobile homes on the land and also a limitation on division of the land into no more than two parts.

Lotting: If sold in Lots, the land will be sold subject to a covenant requiring the purchaser to maintain a stockproof fence between the two Lots as shown on the plan. The Vendors reserve the right to sub-divide or alter Lots.

Local Authorities: Horsham District Council & West Sussex County Council.

Directions

LOT 1: [what3words///bench.jetliner.topmost](https://www.what3words.com/bench.jetliner.topmost) **LOT 2:** [what3words///nerve.flop.unfair](https://www.what3words.com/nerve.flop.unfair)

From Cowfold, travelling West along the A272, continue West towards West Grinstead and after c. 1.5 miles take the second lane on the right (North) being Maplehurst Road. Continue along the lane to the individual field gate to each Lot as shown on the plan. Alternatively, from Buck Barn Crossroads of the A272 with the A24, head East on the A272 and take the second lane on the left into Maplehurst Road.





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.

Viewing

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.



LOT 2 to LOT 1



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