



Land at Old Holbrook



Land at Old Holbrook, Horsham, West Sussex, RH12 4TW

4.06 Acres of Permanent Pasture

DESCRIPTION

The land at Old Holbrook presents an opportunity to acquire a well-enclosed parcel of permanent pasture in a convenient location roughly 0.6 miles north of Horsham.

Extending to approximately 4.06 acres (1.64 hectares), the property comprises a single block of Grade 4 agricultural land laid to permanent pasture and utilised for grazing purposes. The land is understood to comprise base-rich clayey and loamy soils.

Boundaries are well defined and secured by a combination of mature hedgerows and stock-proof fencing, creating a ring-fenced parcel suitable for grazing, amenity, or small-scale agricultural use, subject to any necessary consents.

The property benefits from direct access from Old Holbrook Road. The surrounding area is characterised by agricultural land, woodland and open countryside, whilst remaining within easy reach of Horsham and its range of amenities.

The property is registered under Title Number WSX310539.



Further Information

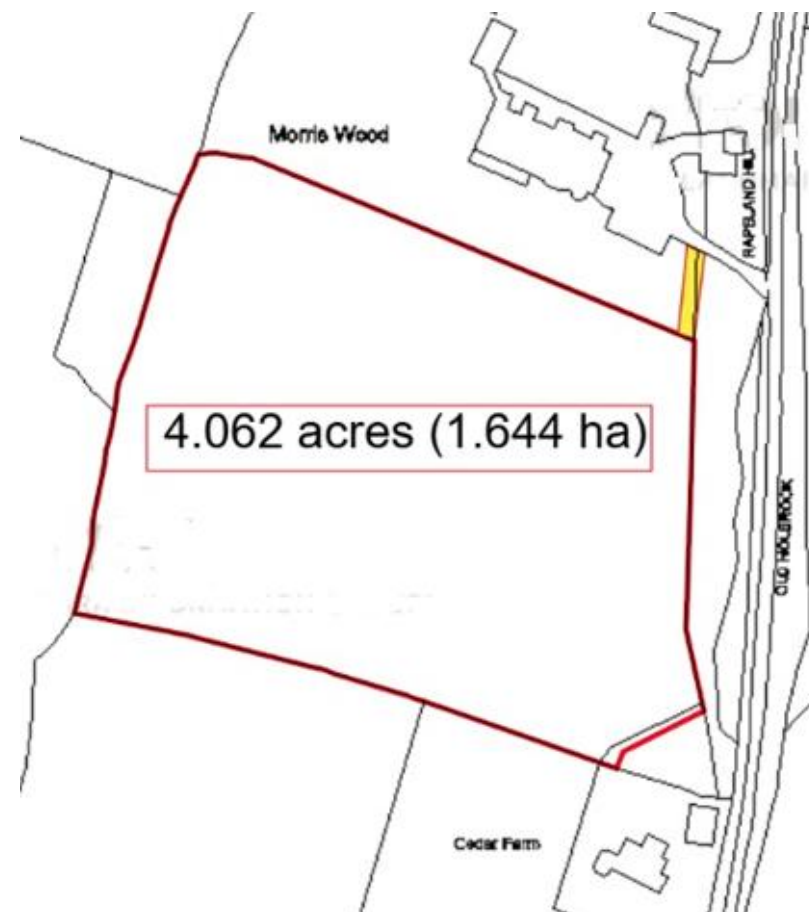
Services: Unsure as of yet

Local authority: Horsham District Council

Tenure: Freehold

Land map: For indicative purposes only, not to scale.

Contact: For all enquiries, please contact Churchill Country & Equestrian on 01403 700222 or property@churchillcountry.com



CHURCHILL
COUNTRY & EQUESTRIAN

Viewing strictly by appointment through the Sole Agents Churchill Country & Equestrian, contact details above.

ANTI-MONEY LAUNDERING REGULATIONS In accordance with the Money Laundering Regulations 2017, intending purchasers will be required to provide proof of identity and evidence of financial ability to proceed with a purchase. This information will be requested once an offer has been agreed, and we ask for your cooperation to avoid any delay in the transaction. **PROPERTY DETAILS.** These particulars are intended to give a fair description of the property but do not constitute or form part of an offer or contract. All statements contained within these particulars are made without responsibility on the part of the agent or seller. The agent has not tested any apparatus, equipment, fixtures, fittings, or services, and therefore cannot verify that they are in working order or fit for purpose. Prospective buyers are advised to obtain verification from their solicitor or surveyor. Information regarding tenure, boundaries, and other legal matters is provided by the seller and has not been verified by the agent. Buyers should seek confirmation from their solicitor. Descriptions, measurements, and distances are provided as a guide only and should not be relied upon as statements of fact. Any areas, measurements, or distances given are approximate. In line with the Consumer Protection from Unfair Trading Regulations 2008, we aim to ensure that all material information is accurate and not misleading. However, if there is any point of particular importance to you, please contact us and we will be pleased to check the information. Prospective purchasers are advised to check the availability of the property before travelling to view. Any reference to alterations or use of the property does not imply that any necessary planning permission, building regulation approval, or other consent has been obtained. Buyers should verify this information independently. These particulars may be subject to change and do not form part of any legally binding agreement.