



Land off Smugglers Lane | Upper Beeding | West Sussex | BN5 9FT

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in excess of £150,000 | Freehold

- An appealing equestrian smallholding located within the South Downs National Park with stunning views across the River Adur Valley to Chanctonbury Ring & the South Downs.
- Extending overall to approximately 2.46 acres (0.99 Ha).
- Including a range of stables, stores, field shelters & outbuildings.
- Upper Beeding within 0.4 mile. Direct access to public byway/bridleway.

Description

The land comprising an appealing smallholding occupying a semi elevated position within the South Downs National Park with extensive views to the South-West across the River Adur Valley and to the South Downs and Chanctonbury Ring in the distance. The land is approached via a public byway leading off Pound Lane and Manor Road and being within half a mile of the village. The public byway also serves as a walking and riding path narrowing at its North-Eastern end to a drive then leading to the Henfield Road/A2037.

The land includes from the gated access off Smugglers Lane an **initial parking and yard area** and including various outbuildings and thence gated access into two main paddocks with an end gateway thence leading onto Smugglers Lane/the public byway in the North-East corner and a further gate into a third paddock. The buildings briefly comprise timber built and felt span roof **covered hay/feed store** divided into three sections of 3.43m x 3.63m, 3.43m x 2.8m and 3.43m x 3.6m. Next to this is a **pair of timber stables**, each box c. 3.56m x 3.47m and under a pitched roof. Adjacent to this an old **lorry bed/storage container and further parking and chicken run area**. To the other side of the yard area, a **matching pair of timber stables**, each box c. 3.56m x 3.47m. Next to this are **three further stables/field shelter** measuring overall 10.87m x 3.6m and of timber construction with corrugated sheet pitched roof. In the first paddock is a further timber-built **field shelter** with corrugated sheet roof, overall approx. 12m x 3.26m. To the North-East corner is a further, triangle shaped interlinking paddock with **small field shelter** to one side.

Location

The land is located as shown on the appended plan off the public byway known as Smugglers Lane and being convenient to Upper Beeding including its range of local facilities and shops, primary school and two pubs and parish church. The old market town



of Steyning with its wide range of facilities is within 2.5 miles, whilst Henfield is approximately 5.25 miles to the North-East and the old harbour town of Shoreham is approximately 4.5 miles to the South. The cosmopolitan coastal city of Brighton with an extensive of all facilities is within 10.75 miles whilst Gatwick Airport is 26.5 miles.

Information

Property Reference: HJB02955 **Photos & particulars prepared:** September 2024 (ref RBA).

Services: Mains water connection is currently linked to the land.

Tenure & Split of Sale: The Freehold land is registered under freehold title numbers: WSX17832 and WSX262891 and is being sold by two separate Vendors so the final sale price will be required to be split between two side-by-side contracts and transfers.

Overage Clause/Development: Each title to 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 changes of use or development of the land over for a period of 30 years from the point of sale of the land, but with such Overage not being applicable to any: (a) equestrian or agricultural/horticultural development of the site (which does not include any living or sleeping accommodation); (b) small-scale amenity uses; (c) short-term camping/glamping stays; and (d) leisure/recreational uses. Further details are available from the Agents.

Local Authority: Horsham District Council, Horsham, 01403 215100 plus the South Downs National Park Authority. West Sussex County Council, County Hall, Chichester, 01243 777100.

Directions: [what3words:///advantage.tablet.pats](https://advantage.tablet.pats)

As shown on the plan, Smugglers Lane may be reached via Pound Lane or Manor Road and then continue up the single-track lane until reaching the gated access into the land.

Viewing and 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.

Viewing via H.J. BURT

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

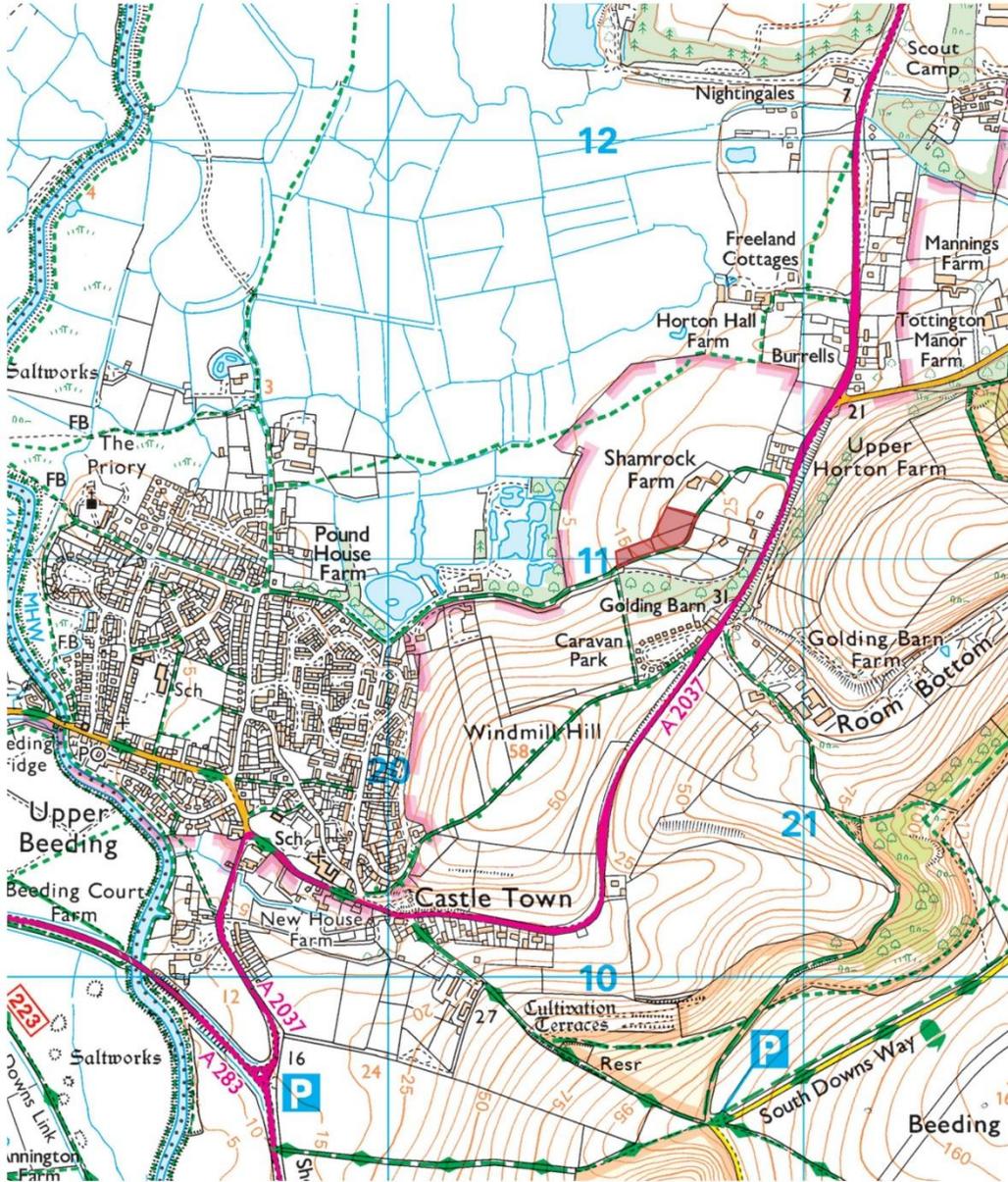
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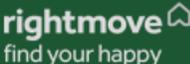
IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should 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.







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