



Land South of Edburton Road | Fulking, Nr. Henfield | West Sussex | BN5 9LR

H.J. BURT
Chartered Surveyors : Estate Agents



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Offers in Excess of £220,000 as a whole; or as two lots - Lot 1: £110,000 & Lot 2: £110,000 | Freehold

- Very attractive edge of Downs free-draining pastureland extending overall to c. 11.67 acres (4.72 Ha).
- **AVAILABLE FOR SALE AS A WHOLE OR IN 2 LOTS:**
- **LOT 1:** c. 5.82 acres. **Offers in Excess of £110,000.**
- **LOT 2:** c. 5.85 acres. **Offers in Excess of £110,000.**
- Road frontage. Mains water. Nearby public footpath & bridleway access.
- Superb semi-rural position in the South Downs National Park, on the edge of Fulking village and with backdrop & stunning views to Downs.
- Henfield: 5 miles; Steyning: c. 5.5 miles; Brighton: c. 8.5 miles.



Description

A very attractive parcel of gently undulating and free-draining pastureland lying on the Northern edge of the Downs and to the South-West of the popular Downland village of Fulking with the Shepherd & Dog public house a short stroll from the land. Occupying an excellent semi-rural location, the land enjoys a stunning Downland backdrop and panoramic views.

There is direct public footpath access on the boundary of the land and along the lane access to public bridleways access leading onto the Downs and to the South Downs Way with its exceptional off-road walking, mountain biking and riding. The land extends overall to 11.67 acres (4.72 Ha) and is available for sale as a whole or in two lots as shown on the appended land.

Location

The large village of Henfield lies approx. 5 miles to the North-West and, like Steyning (approx. 5.5 miles to the South-West), offers a good range of local shops, trades and services including health and sports centres, library and other community facilities and schools for the majority of age groups. The City of Brighton & Hove (approx. 8.5 miles) offers an extensive range of all facilities. Main line train services to London (Victoria) are available from Hassocks (approx. 6.5 miles) and access to the A23 (thence to M23) is approx. 3.5 miles at Pyecombe.

Sporting & Recreation: Walking and riding along many local footpaths/bridleways to the South Downs and Weald. Racing at Goodwood, Fontwell, Brighton, Plumpton and

Lingfield. Golf locally at Singing Hills, Devils Dyke and Pyecombe and further afield at Mannings Heath, Horsham, Worthing and Pulborough. Equestrian Events at Pyecombe, Hickstead and Hascombe Farm, Henfield. Sailing at Shoreham-by-Sea and Brighton Marina. Theatre at Brighton and Horsham.

Information

Property Ref: HJB03240. **Photos & particulars prepared:** September 2025 (Ref RBA).

Services: Sub-metered water connection from the main in Edburton Road.

Local Authority: South Downs National Park with Horsham District Council & West Sussex County Council.

Freehold Title No. WSX146747.

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 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 erect and to thereafter maintaining a stockproof fence between the points A-B-C-D as shown on the plan. Rights will be reserved between the two lots for the initial access area off the road as shown hatched on the plan. Further details are available from the Agents. The Vendors reserve the right to sub divide or alter lots.

Directions

what3words:///commutes.pulses.rebounded

The property is located on the Western edge of Fulking village accessed from and with frontage to Edburton Road to the North.

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

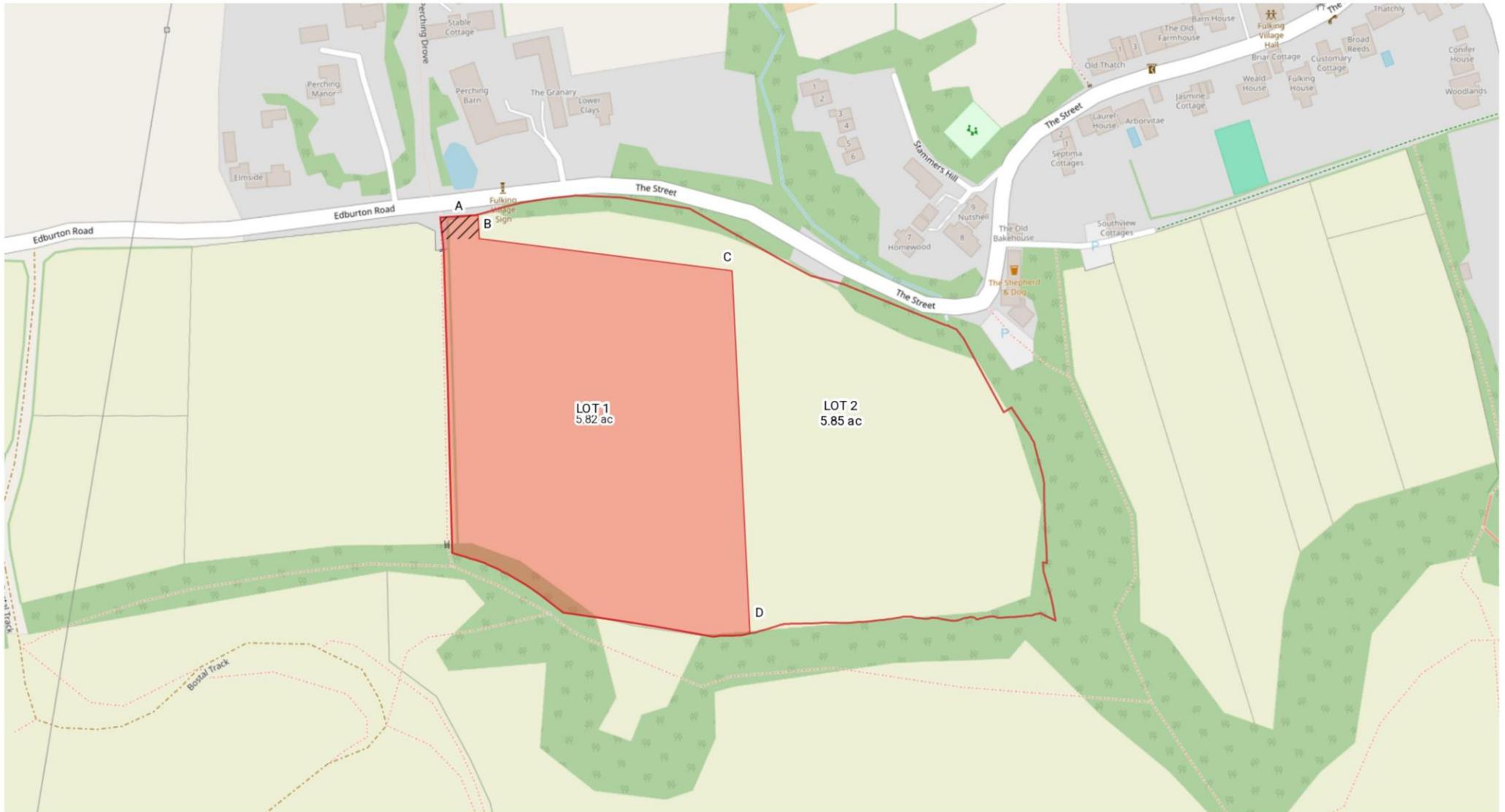
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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken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