



Land off Kings Lane | Coldwaltham, Nr. Pulborough | West Sussex | RH20 1LE

**H.J. BURT**  
Chartered Surveyors : Estate Agents



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**FOR SALE**  
01903 879488  
[www.hjburt.co.uk](http://www.hjburt.co.uk)

PADDOCKS  
IN LOTS





Land off Kings Lane | Coldwaltham, Nr. Pulborough | West Sussex | RH20 1LE

Guide Price: £75,000 Lots 1-3; £125,000 Lot 5a | Freehold

- Freehold land for sale as a whole or in individual lots: comprising LOTS 1 to 5.
- **LOT 1: c. 2.21 acres (0.89 Ha)** pastureland with water connection to be supplied & fenced boundaries. **SALE AGREED**
- **LOT 2: c. 2.16 acres (0.87 Ha)** pastureland with water connection to be supplied & fenced boundaries. **Guide Price £75,000. SALE AGREED**
- **LOT 3: c. 2.5 acres (0.99 Ha)** pastureland with water connection to be supplied & fenced boundaries. **SALE AGREED**
- **LOT 5a: c. 0.94 acres (0.34 Ha)** pastureland with water connection to be supplied & fenced boundaries. **SALE AGREED**
- Attractive rural location within the South Downs National Park and with fine views over adjoining countryside & with access onto Kings Lane and then to a Public Way.

## Description

The land occupies an attractive rural location with fine views over adjoining neighbouring countryside and with hacking out available directly from the minor country lane which is on the edge of the small village of Coldwaltham, within 2 miles of Pulborough with its range of local shops, facilities and mainline railway station. Lots 1-5 comprise five paddocks formed from a larger pasture holding and divided with post and wire fencing and with outer hedged or tree lined boundaries and served by a hardened entrance track shared with the adjoining paddocks and leading directly from Kings Lane which then becomes a public way.

Sub-metered mains water drinking troughs to be supplied to each Lot prior to completion.

The land has gated vehicular access from Kings Lane thence leading to the Old London Road and the A29 heading South with connections to Chichester c. 15 miles and North to Pulborough c. 2 miles with a good range of local facilities. Similar facilities can also be found at Storrington, within 6.75 miles to the East and Gatwick Airport is c. 29 miles distant.

**Local Authorities:** South Downs National Park Authority and West Sussex County Council, County Hall, Chichester, 01243 777100.

## Information

**Property Reference:** HJB02648

**Photos & particulars prepared** August 2023 & June 2024(Ref RBA).

**Services:** Sub-metered water connection will be available to each of the paddocks. The Freehold sale of each land lot will be subject to a right of way along the hardened track subject to reasonable contributions according to user towards maintenance and repair.

**Viewing:** By appointment in daylight hours and in possession of a set of H.J. Burt sale particulars. 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 or property other than on public rights of way.

**Health & Safety:** Given the potential hazards of a working farm, 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, buildings, machinery and near any livestock.

## Directions

what3words: ///hurtles.uniforms.loosed

Or alternatively follow the appended plan with Kings Lane leading from the Old London Road and off the A29.

## Viewing

An internal inspection is strictly by appointment with:

### H.J. BURT Steyning

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

01903 879488 | [www.hjburt.co.uk](http://www.hjburt.co.uk) | [steyning@hjburt.co.uk](mailto:steyning@hjburt.co.uk)



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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.

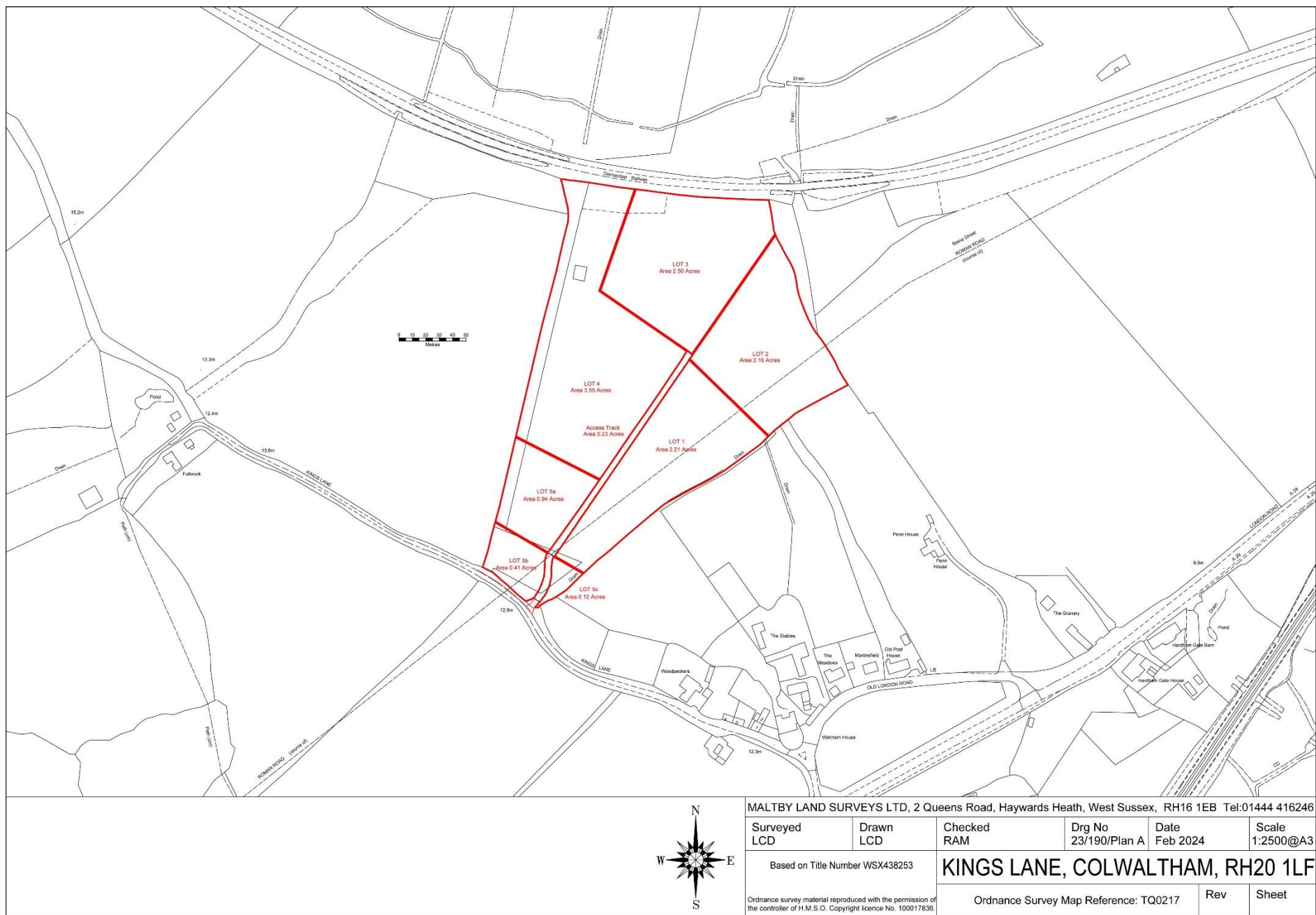












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