



Pondtail Wood West | Muddleswood Road | Albourne, Nr. Hassocks | West Sussex | BN6 9EA

H.J. BURT
Chartered Surveyors : Estate Agents

Guide Price: £45,000

- Attractive mixed block of woodland extending overall to approximately 3.55 acres (1.44 Ha) with long road frontage.
- Occupying an accessible rural location within the South Downs National Park & within 1.5 miles of Hurstpierpoint & 4.5 miles of Henfield.
- Including mixed broadleaf & conifer species.

Description

Forming the South-Western part of Pondtail Wood, the wood lies to the South of the B2117/Muddleswood Road and which road runs between the Brighton Road (Henfield to Poynings & Pyecombe) and the A23 and Hurstpierpoint. With good road frontage, the section of woodland extends to approximately 3.55 acres (1.44 Ha) and with entrance from the road (currently temporarily fenced) and planted since the 1960's with a mixture of poplar, Scott's pine and with areas of oak and hazel coppice plus silver birch.

Location

The land is as shown on the appended plan and formerly formed part of a larger block of woodland known as Albourne Woods and with the separate Shaves Wood to the North of the road. The village of Henfield lies approx. 4.5 miles to the West and includes a good range of local shops, trades and facilities with similar facilities being available within Hurstpierpoint village to the East, approx. 1.5 miles distance. The A23 at Sayers Common is approx. 2.5 miles away and provides convenient access to the South to the coastal city of Brighton and to the North to Crawley and Gatwick airport (approx. 19 miles) and thereafter leading to the M25 and National motorway network.

Information

Property Reference: HJB02901. Photos & particulars prepared: July 2024 (ref RBA)

Services: Title number WSX380342.

Local Authorities: South Downs National Park and West Sussex County Council.

Footpaths and right of way.

The land is sold subject to all outgoings, wayleaves and other rights and obligations of every description whether mentioned in these particulars or not. There are not understood to be any public rights of way crossing the land.



Health & Safety

All parties viewing are requested to ensure that all the shut gates are kept shut and gateways are not blocked. We ask you to be as vigilant as possible when making your inspection for your own personal safety and including around open areas of water.

Directions

What3words://insert.digests.bounty. See appended plan.

Viewing

An internal inspection is strictly by appointment with:

H.J. BURT Steyning

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

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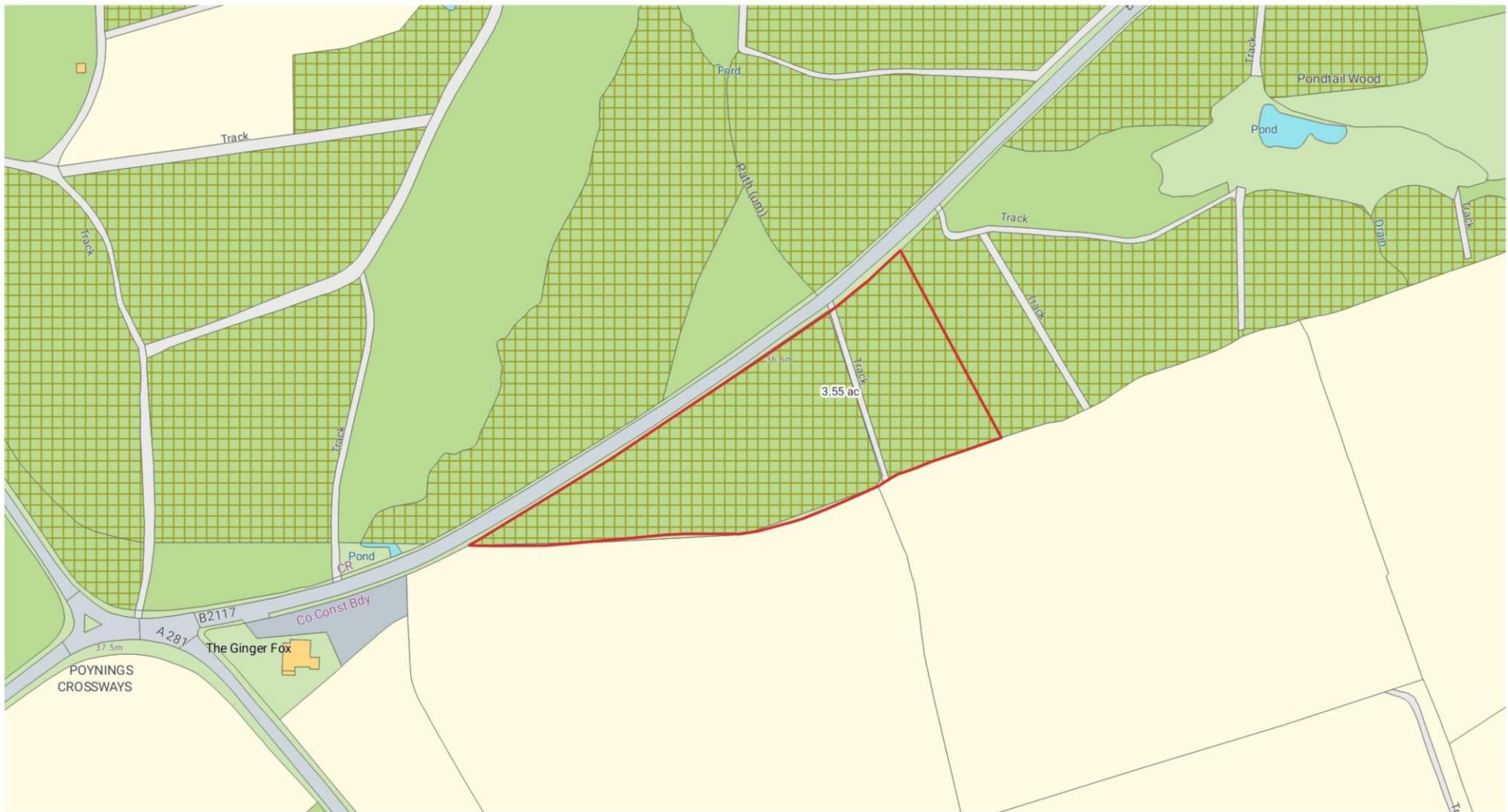
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IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken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

Pondtail Wood West,
Muddleswood Road, Albourne,
Hassocks, West Sussex

 **Land App**



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H.J. BURT
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50 m
Scale 1:2500 (at A4)





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