



LAND ON THE SOUTH SIDE OF FYNING LANE ROGATE WEST SUSSEX GU31 5DJ

GUIDE PRICE £50,000 FREEHOLD

**AMENITY LAND
NO SERVICES CONNECTED
VILLAGE LOCATION**

**ONE ACRE
FENCED
WITHIN SOUTH DOWNS NATIONAL PARK**



THE PROPERTY

A prime parcel of amenity land of one acre located in the heart of this popular West Sussex village.

The parcel of land amounts to 1.06 acres located within the South Downs National Park. Historically there was planning consent on the land which has lapsed. Current planning policy would preclude any form of residential development.

Originally the land was an open meadow which over recent decades has become significantly overgrown to the point that it is nearly impassable. The land is fenced and access is via a five bar gate. A substantial amount of work will be necessary to get the land back to its original condition.

The ownership of the land comes with a tarmacadam drive to three residential dwellings. There are no maintenance agreements currently in place.

There are no services connected to the land, although there is mains electricity in the highway.

Viewings can be undertaken at interested parties leisure, but care is advised as the land is heavily overgrown.

DIRECTIONS

From the A272 take the turning into Fyning Lane signposted Terwick Common and continue for approximately 0.5 mile and the land will be found on the right.

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