



**Goffs Copse, Dial Green, Lurgashall  
POA Freehold**



**GOFFS COPSE DIAL GREEN LURGASHALL  
PETWORTH WEST SUSSEX GU28 9HA**

**POA**

Attractive parcel of woodland	38.1 acres
Lake and ponds	Tracks and walks
Suitable for a variety of pursuits	No Rights of Way crossing the land

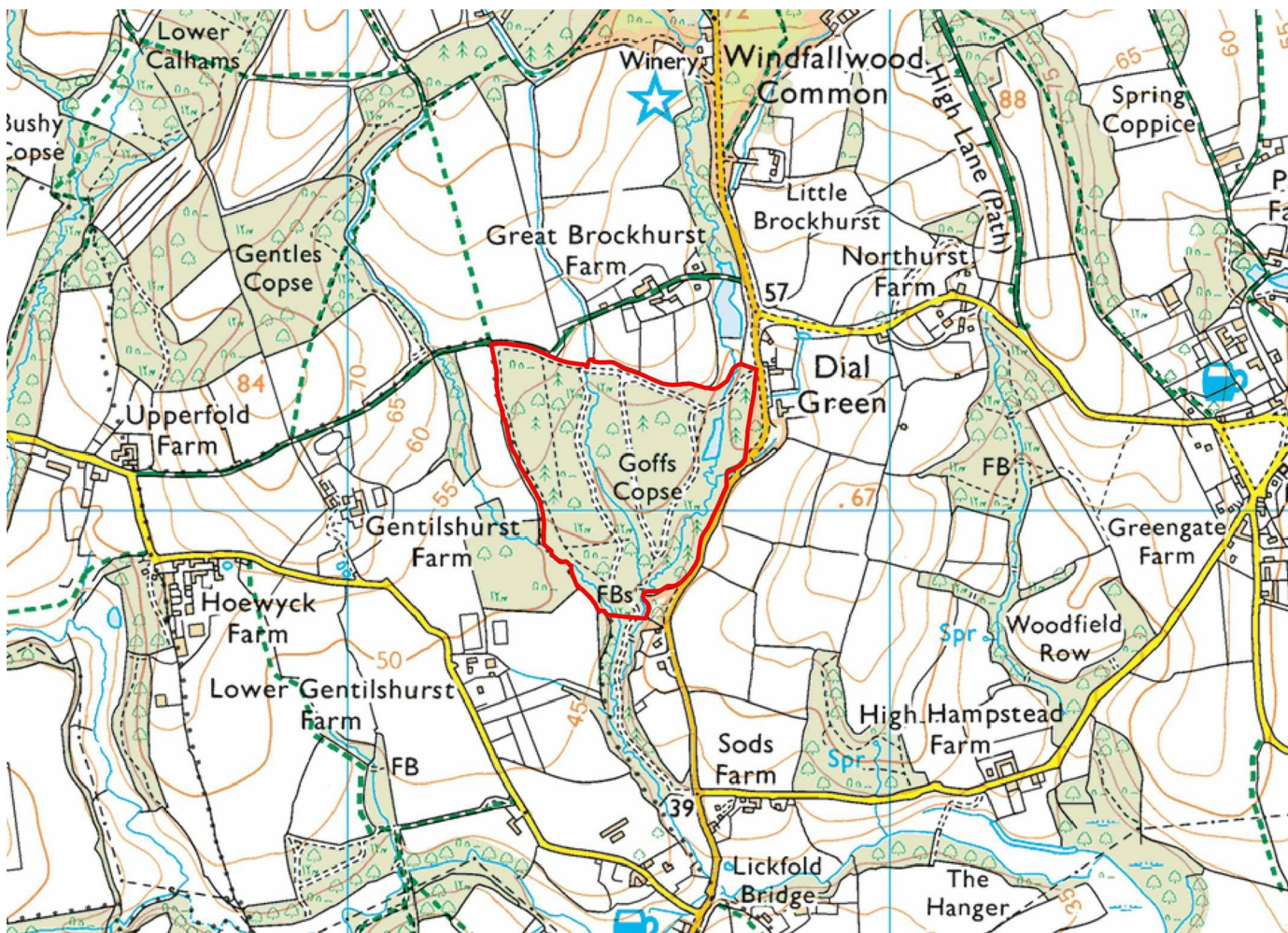


**An extremely rare opportunity to acquire 38.1 acres of mature and semi mature woodland with lake within the Golden Triangle in West Sussex.**

**THE PROPERTY**

This attractive parcel of woodland lies to the west of Lurgashall and east of Fernhurst and has road frontage in the hamlet of Dial Green. There are no Rights of Way or footpaths crossing the land and most of the boundaries are well fenced. There is an abundance of wildlife, beautiful walks and tracks through the woodland and at the lower level are ponds and a lake fed by a fast flowing stream, along with a man made waterfall which needs maintenance.

Although in need of some management, the woodland is suitable for a variety of hobbies and pursuits. There are no structures on the land, although there are the remnants of a fishing hut. There is no planning history of note on the land and there is a presumption against development, as it is outside any Settlement Areas and within the South Downs National Park. Historically there was a license to a local fishing club, but we understand that has now expired.



## FURTHER INFORMATION

There is no planning history of note on the land and there is a presumption against development, as it is outside any Settlement Areas and within the South Downs National Park.

Historically there was a license to a local fishing club, but we understand that has now expired.

**Viewings** can be undertaken at any time. We recommend that young children are not taken due to steep gullies, ponds and lake on the land. Suitable footwear is advised. Access is via the gate by our For Sale board.



## SITUATION

Lying within the South Downs National Park in the area known as the Golden Triangle, Lurgashall is centred around the cricket green and village pub. There is a community run village shop with post office on the green and nearby Northchapel provides shops for most day to day needs. More comprehensive facilities can be found in Petworth, Midhurst and Haslemere. Haslemere main line station provides a fast and frequent service into London Waterloo from 49 minutes and the A286 and A283 provide local road links. There are excellent recreational facilities in the area including polo and golf at Cowdray Park, racing at Goodwood and Fontwell and sailing at Chichester.

Lurgashall village green and shop 0.8 miles  
 A283 2 miles  
 Northchapel 3 miles  
 Fernhurst (A286) 3.5 miles  
 Haslemere 6 miles  
 Petworth 6 miles

All distances approximate



**LOCAL AUTHORITY**

Chichester District Council / South Downs National Park

**SERVICES**

No services are connected

20th June 2022 MPS/dr



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**DIRECTIONS**

From our office in Haslemere High Street proceed south turning left at the Town Hall into Petworth Road turning right into Jobsons Lane after 2 miles. Turn right again at the green triangle and continue for just under 3 miles and the woodland will be found on the right just after the left hand turning signposted Northchapel and Lurgashall.

**AGENT'S NOTE**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
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