



Land adjoining grounds of Lodsworth House, Lodsworth
Price guide £50,000 freehold

GILLS LANE WEST SUSSEX GU28 9BY

Price Guide £50,000 Freehold

An interesting and unusual parcel of woodland and glades located in the grounds of historic Lodsworth House. 0.365 of an acre. The land is accessible through the main entrance to Lodsworth House and is an attractive peaceful oasis in the centre of this well regarded and renowned Sussex village of Lodsworth. In the heart of the South Downs National Park yet well situated for access to local amenities.

This parcel of land was sold off from the main estate of Lodsworth House some years ago and acquired by our client. The owners have since carried out some clearance of the land and kept it well maintained with some lovely seating areas and open glades. It would not be possible to clear all of the trees but subject to agreement with the local authority and the tree officer, no doubt further works could be carried out. The land is outside any planning policy area however, this could be subject to change with the government's new planning policies which are shortly coming into force. The land is suitable for a variety of recreational, sporting and amenity uses although in recent times it is a peaceful oasis and an escape from the pressure of day-to-day life. There are no services connected to the site although we understand that mains water and mains electricity are close by in the highway. The land is being sold on an unconditional basis and the owners are not interested in options or subject to planning situations.

Viewings can be undertaken at interested parties convenience. We request that all parties park on the site in the designated parking area and do not trespass onto adjoining private land. The boundaries are clearly marked and identified on the attached plan. Access is through the main gates of Lodsworth House, following the main drive forking left before entering the main house, keeping left and left again before reaching a spur road with the entrance of the land clearly marked with the Clarke Gammon board showing the designated parking area.

- 0.365 of an acre
- village location
- seating areas and open glades
- peaceful oasis
- attractive parcel of woodland
- situation in the heart of the South Downs

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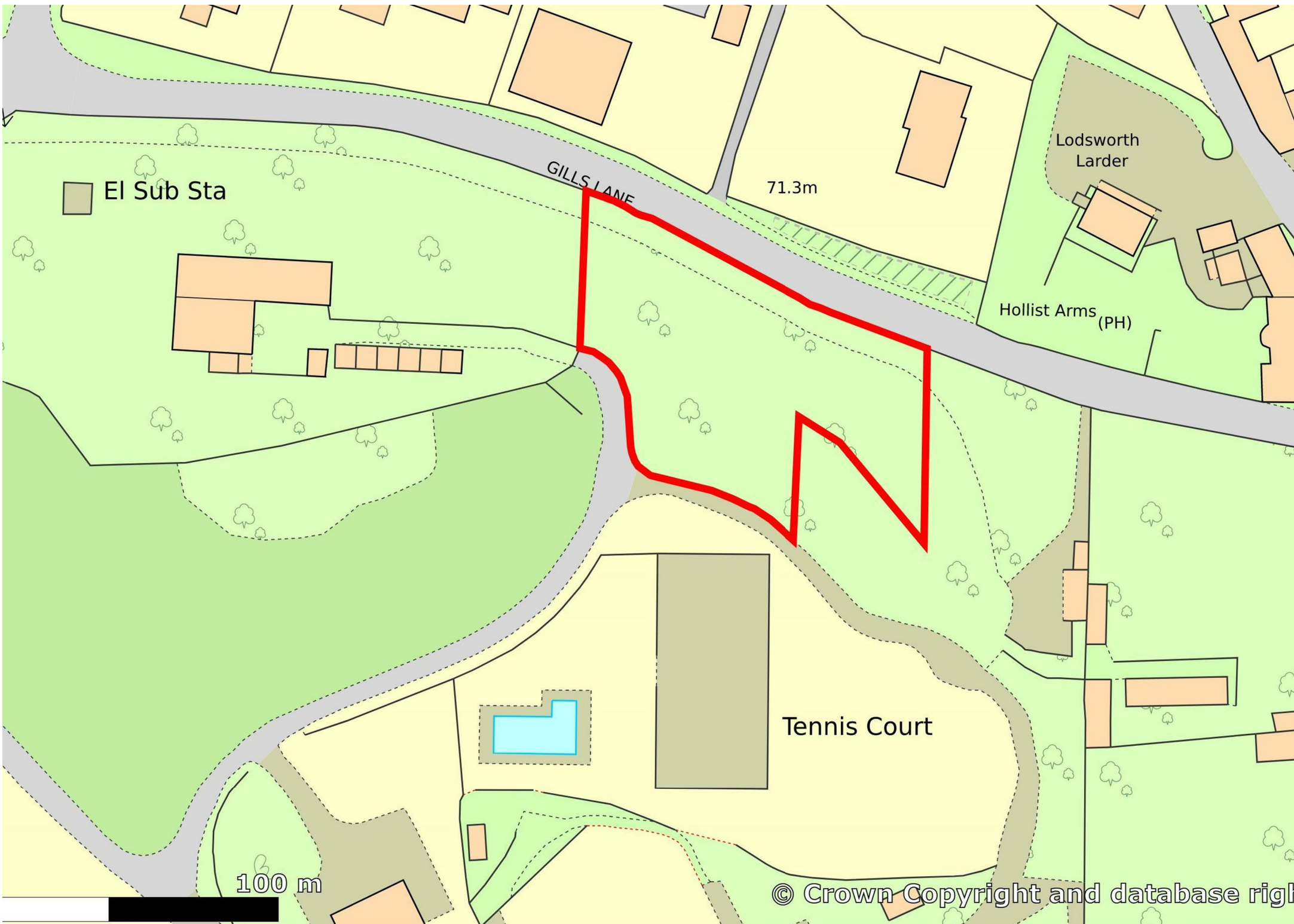
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Local Authority:

Services: mains water and mains electricity close by







El Sub Sta

GILLS LANE

71.3m

Lodsworth Larder

Hollist Arms (PH)

Tennis Court

100 m

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SITUATION

Located in the grounds of Lodsworth House this unusual and attractive parcel of land is accessible through the main entrance to Lodsworth House. It is an attractive peaceful oasis in the centre of this well regarded and renowned Sussex village of Lodsworth in the South Downs National Park. Lodsworth village is a thriving community with the renowned pub, The Hollist Arms and the local shop, The Lodsworth Larder stocking local produce.



DIRECTIONS

From the centre of Lodsworth village proceed to the left of the Hollist Arms into Gills Lane and the entrance to Lodsworth House will be seen at the top of the hill on the lefthand side with some big stone pillars and gates. Proceed down the main drive keeping left.

Petworth 4 miles, Midhurst 4 miles, Haslemere 11 miles (London Waterloo 56 minutes), Petersfield 14 miles, Chichester 16 miles, Guildford 22 miles, London 51 miles



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.

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