



**Linch Road, Linch, Milland, West Sussex**  
**Price Guide £75,000 Freehold**

CLARKE  GAMMON

LAND WEST OF BEMBROOK COTTAGES LINCH  
ROAD  
LINCH, MILLAND WEST SUSSEX GU30 7NE

## Price Guide £75,000 Freehold

land milland lynch



This page is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form part of any contract.



## THE PROPERTY

An interesting parcel of paddock land and woodland with a small stream running through the centre amounting to 2.21 acres between the settlements of Milland and Linch. The land was originally kept back by the current owners when a farm was sold as a possible burial area for family and friends. It was never consented or used for this purpose and so over the last few decades has been used as a small holding for storage of farm equipment, grazing of animals and general countryside pursuits. The land can be viewed at interested parties leisure please note sensible footwear or wellington boots are recommended for visits due to the muddy land and extreme caution is advised due to the stream running through the centre of the land. There may well also be livestock grazing. The gate to the land is to be kept locked so please bolt after entering.

There are no services connected to the land and we are not aware of service availability in the area. All offers are to be submitted by email or letter to Mark Steward at Clarke Gammon mark.steward@clarkgammon.co.uk enclosing the name of proposed buyer and their solicitors details along with proof of funds for submission to the owners for their consideration.



## SITUATION

The area is well known for its hunting, shooting and fishing and the village of Milland is synonymous with equestrian and polo facilities. A beautiful parcel of land of 2.2 acres in the heart of the South Downs National Park.

The land lies outside any settlement policy area and is not suitable for any form of development.  
The owners are looking to sell the land on an unconditional basis.

There are no services connected to the land and we are not aware of service availability in the area.

All offers are to be submitted by email or letter to Mark Steward at Clarke Gammon [mark.steward@clarkgammon.co.uk](mailto:mark.steward@clarkgammon.co.uk) enclosing the name of proposed buyer and their solicitors details along with proof of funds for submission to the owners for their consideration.

What3words: Heads.Logic.Relishing

GUILDFORD | 20 miles

GODALMING | 16 miles

HASLEMERE | 4 miles

LONDON WATERLOO | 50 MINUTES BY TRAIN

CENTRAL LONDON | 51 miles

all distances are approximate



#### LOCAL AUTHORITY

South Downs National Park

#### COUNCIL TAX

#### SERVICES

There are no services connected to the land. Viewings can be undertaken at any time. The gate to the land is to be kept locked so please bolt after entering. Sensible footwear or wellington boots advised to be worn and extreme caution to be taken due to the stream.

11th February 2026

#### CG HASLEMERE OFFICE

72 HIGH STREET, HASLEMERE, SURREY, GU27 2LA

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#### DIRECTIONS

From The Rising Sun Inn in the centre of Milland village follow the Fernhurst Road towards Linch for 1.6 miles where here you will see the land on the right with a Clarke Gammon For Sale sign clearly visible.

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#### 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

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

 **MAYFAIR**  
OFFICE GROUP

CLARKE GAMMON  
 C·G 1919