

**A glorious parcel of pasture  
off a private road  
Approx. 7.64 acres (3.09 ha)**

**Coombe Hill Road, East Grinstead  
West Sussex, RH19 4LZ**

Freehold for sale

**GUIDE PRICE - £175,000**

## SITUATION

The land lies at the eastern end of Coombe Hill Road in East Grinstead on the southern outskirts of the town. The Town Centre is 0.7 miles, Ashurst Wood is 5 miles and Forest Row 4 miles.

## DESCRIPTION

A slightly elevated block of pasture land in two separate parcels with access in the south west corner onto Coombe Hill Road. **Note:** On the other side is a small field shelter which is not included in the sale and will be removed.

**In all about 7.64 acres (3.09 ha)**

## TENURE AND POSSESSION

The land is offered for sale freehold with vacant possession on completion.

## SERVICES (not tested and therefore not warranted)

An independant mains water supply is not currently laid on to the land.

## LOCAL AUTHORITY

Mid Sussex District Council - 0845 6021035

## RIGHTS OF WAY AND WAYLEAVES

The land is sold subject to and with the benefit of all existing rights of way whether public or private including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not.

An electricity line crosses the southern part.

## OVERAGE

The vendor will retain an overage on the land for any alternative use for which planning consent is granted on terms to be agreed.

## PLAN

The plan below is for identification purposes only.

## HEALTH & SAFETY

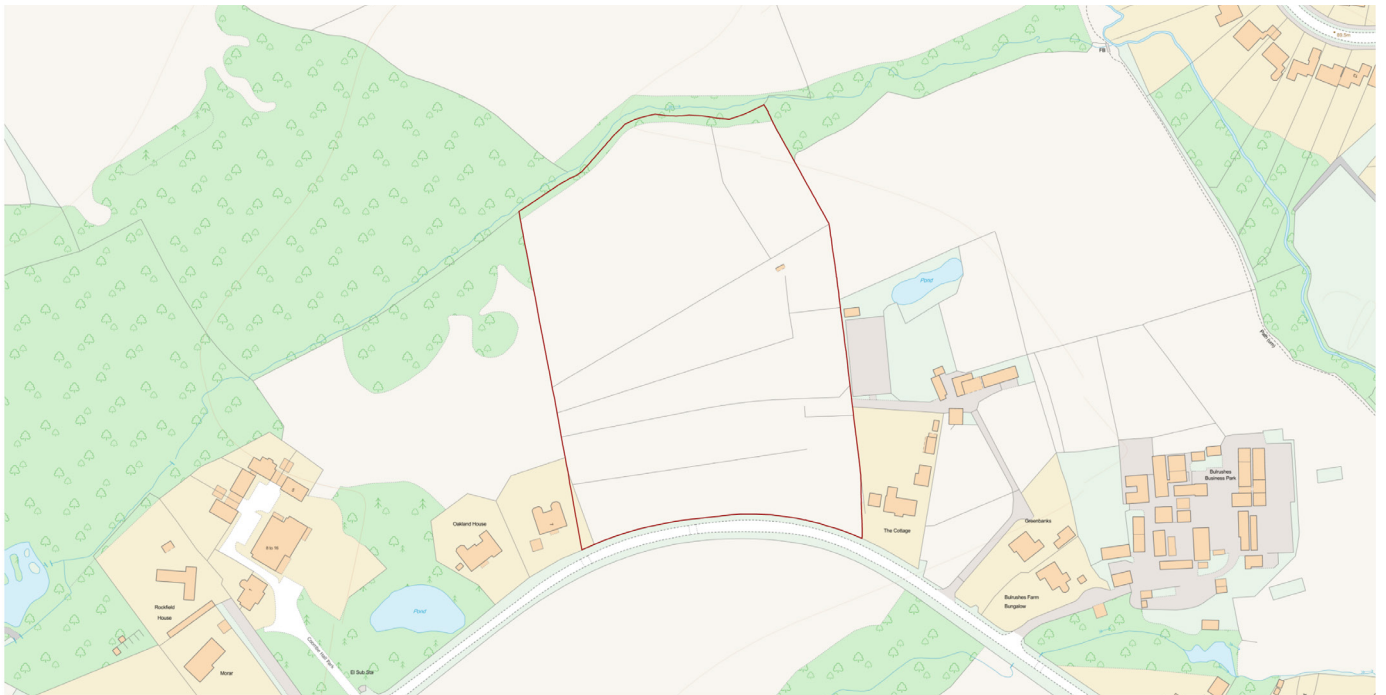
There are presently horses on the land. No dogs may be taken onto it and due care and attention must be taken when walking round.

## DIRECTIONS (RH19 4LZ)

Proceed out of the town on the road to Turners Hill (B2110) and Coombe Hill Road will be seen at the top of the hill on the left handside. Follow down for about 1 mile and the land is on the left. Or from the end of the High Street go down Ship Street, turn into Dunnings Road, proceed up the hill and the entrance to Coombe Hill Road is on the right before "Tobias" (red sign). Follow for ¼ of a mile and the land is on the right.

## VIEWING

At any time during daylight hours (on foot only) with a set of these particulars providing prior confirmation has been given to the agents, [RH & RW Clutton](#) - [01342 410122](tel:01342410122).



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Total Area - 3.09 hectares (7.64 acres)

50 m  
Scale 1:2500 (at A4)



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