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## LAND FOR SALE IN CHAILEY, EAST SUSSEX

LAND OFF MARKSTAKES LANE, SOUTH CHAILEY, LEWES, EAST SUSSEX, BN8 4BS

GRAZING & INVESTMENT LAND FOR SALE SUITABLE FOR Paddock USE WELL SITUATED  
NEAR BURGESS HILL, HAYWARDS HEATH, LEWES, THE A22, A23 AND M23 MOTORWAY



A unique opportunity to own a parcel of attractive pasture land totalling 2 acres. The land is flat and is bordered in the main by mature hedging giving the lot its own charm and enhancing the delightful character of the land. The site benefits from superb drainage throughout from a series of run-off ditches.

Located in the heart of Sussex, Chailey is an affluent parish and one of the largest in the country and it is supported by an extensive road and rail network. This combined with the lands proximity to the neighbouring housing offers buyers a good long term capital investment opportunity.

The site is available freehold with vacant possession.

Lot A: 2.01 acres **SOLD**

## TRAVEL

- ◆ Off the A275
- ◆ 1.7 miles to the A272
- ◆ 2.4 miles to Plumpton Train Station \*
- ◆ 5.1 miles to Haywards Heath Train Station \*\*
- ◆ 5.3 miles to the A22
- ◆ 8.3 miles to the A23
- ◆ 12.4 miles to Junction 11 of the M23
- ◆ 15.9 miles to London Gatwick Airport
- ◆ 22.3 miles to Junction 7 of the M25

\* Journey Times: 9 mins to Lewes; 10 mins to Haywards Heath

\*\* Journey Times: 11 mins to Gatwick Airport; 16 mins to Brighton; 42 mins to London Bridge; 44 mins to London Victoria

## LOCATION

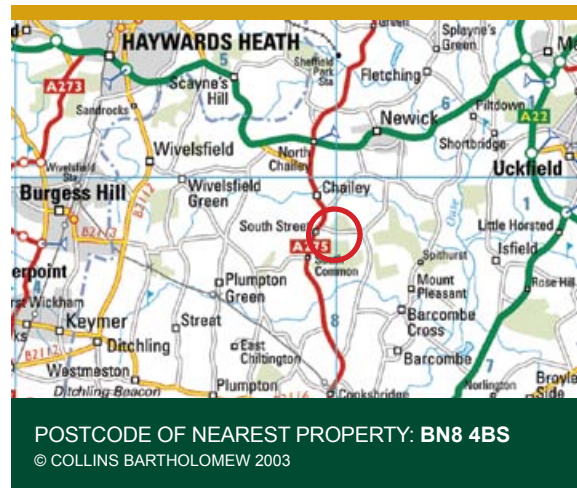
- ◆ 2.1 miles to Plumpton Green
- ◆ 2.7 miles to Plumpton Racecourse
- ◆ 4.9 miles to Burgess Hill
- ◆ 5.1 miles to Haywards Heath
- ◆ 5.2 miles to Lewes
- ◆ 5.2 miles to Uckfield
- ◆ 10.3 miles to Brighton
- ◆ 13.5 miles to Crawley

Chailey is a large village and civil parish in the Lewes District of East Sussex on the A275 road. It is home to Chailey Common, a 417 acre Site of Special Scientific Interest and part of a Local Nature Reserve.

Chailey's central location makes the site easily accessible from the nearby towns of Lewes, Burgess Hill and Haywards Heath.

The county town of Lewes lies to the south an important communications hub, and tourist-orientated town. Tourism is an important part of the town's economy, because of its location and many historic attractions.

Nearby Burgess Hill has seen rapid development in recent years as its population expanded and it was once the fastest growing town in the region. Several new housing estates and link roads have been built in Burgess Hill in the last 30 years.



A new development in the south east of the town is nearing completion, becoming the latest in a steady chain of development that also includes two new council estates; adding to the ever rising population of the town.

With the proposed housing quota for the area high, it is expected to grow further still and new housing will be created in the town centre in the form of flats as a result of redevelopment plans.

There are also plans to massively redevelop Burgess Hill Town Centre. This is part of a larger scheme that will also see the redevelopment of Haywards Heath.

Haywards Heath is a commuter town with many of the residents commuting daily via rail to London, Crawley or Gatwick for work. It too has seen recent and continuing development, including 780 new homes on a Greenfield site now known as Bolnore Village.

A further 685 homes are due to be built in the final phases of Bolnore Village. This major development also requires the construction of a relief road for the town, which will re-route the A272 south of the town centre.

New homes are also expected to be built in the town centre which also has plans to be modernised by the Local District Council.

The coastal town of Brighton is easily reached by road or rail. Eight million tourists visit Brighton each year to enjoy its seafront that has many bars, restaurants, nightclubs and amusement arcades. It is also home to two universities.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

Vantage Land Limited has produced these particulars in good faith but cannot guarantee total accuracy. Sizes are approximate. Purchasers should verify any detail of importance prior to viewing and purchase. The particulars are not an offer or contract. Comments made in general advertising may not apply to this particular property and of course planning permission cannot be guaranteed.

## LAND VALUES

Average farmland values increased 10.4% during the first three quarters of 2010 outperforming Savills forecast for the year of around 7%.

Savills believe a fall in farmland values is highly unlikely given the fundamentals of growing populations, food security, increased wealth, renewable energy and land being a finite resource.

Land prices are being driven up by a continuing shortage of supply and increased interest from private individuals. **Savills are forecasting up to a further 12% rise in farmland values in 2011.**

This growth continues the historic trend of land prices. In the last decade land values increased by 183%, compared with growth of just 32% for prime country houses and a 22% drop in the value of the FTSE 100 share index.

The fact that farmland prices still remain at record highs and continue to outperform many other asset classes shows how resilient the market is. Land is considered a safe and tangible investment asset, which may also bring capital gains and tax benefits.

## ACCESS

Gated access is off Markstakes Lane with full vehicular access granted to the land for sale.

## PLANNING

The land is designated within the Greenbelt and any development would be subject to planning permission.

## EQUESTRIAN & LEISURE

Nearby Chailey Stud offers a quality, bespoke livery service at their international show jumping yard, which has some of the best facilities and services available, including rider coaching.

Several footpaths and bridleways can be found close by including bridleways on Cockfield Lane to the east and Balneath Lane to the south.

For the racing fan, historic Plumpton Racecourse is less than 3 miles away; a National Hunt race course. The course is adjacent to Plumpton railway station, served by trains from London Victoria to Lewes where extra trains are run on race days.

For the nature enthusiast, the surrounding areas have hundreds of acres of Sites of Special Scientific Interest.

## LOCAL AUTHORITY

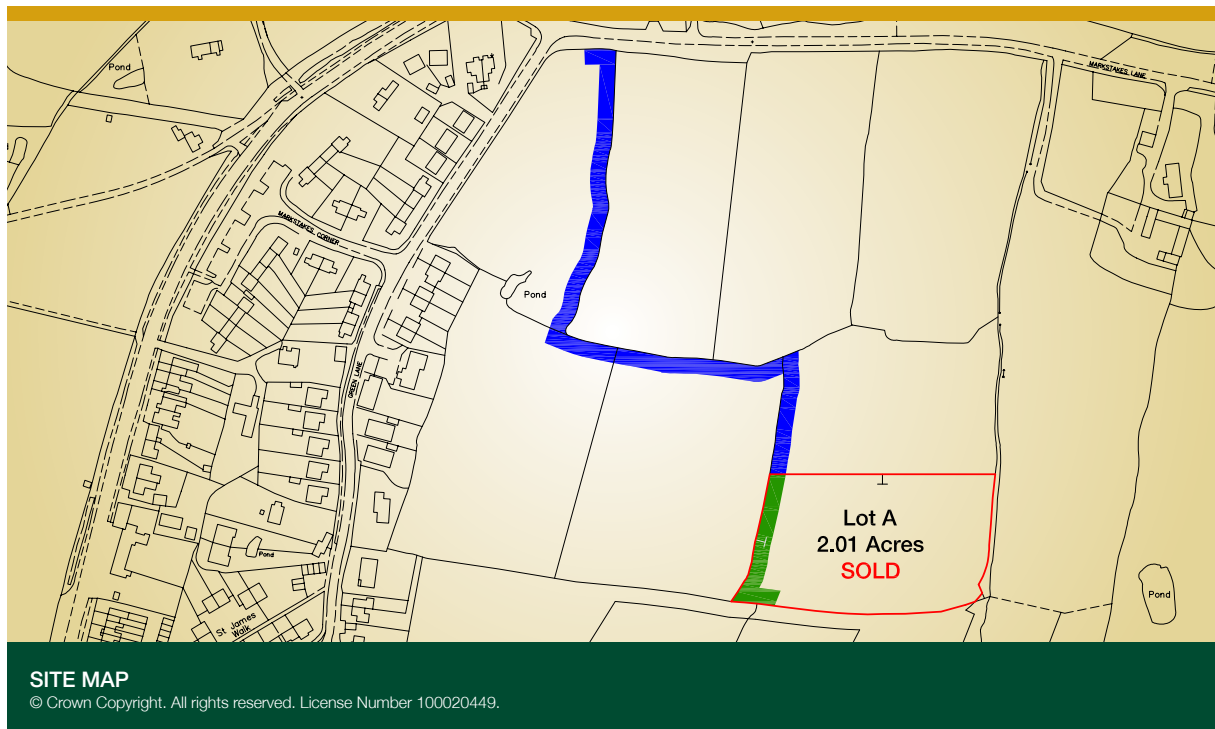
Lewes District Council  
32 High Street  
Lewes  
East Sussex  
BN7 2LX

## METHOD OF SALE

The land is available freehold by private treaty and sold with vacant possession.

## VIEWING

To arrange a site visit, please call 01727 817479 or email [enquiries@vantageland.co.uk](mailto:enquiries@vantageland.co.uk).



### SITE MAP

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