



PART RUETS FARM EAST



**PART RUETS FARM EAST  
ELLENS GREEN, RUDGWICK  
SURREY  
RH12 3AR**

*Rudgwick 1 mile • Horsham 9 miles • Billingshurst 7 miles  
(all distances approximate)*

**A good block of commercial arable land**

**51.03 acres (20.65 ha)**

**GUIDE PRICE £440,000**

**VIEWING**

Strictly by confirmed appointment only with  
RH & RW Clutton, East Grinstead  
Tel: 01342 410122 (Opt 2)  
Email: [James@rhrwclutton.co.uk](mailto:James@rhrwclutton.co.uk)  
**DD: James Tillard 01342 305825/  
07880 358601** or  
Petworth Office: 01798 344554

**SITUATION**

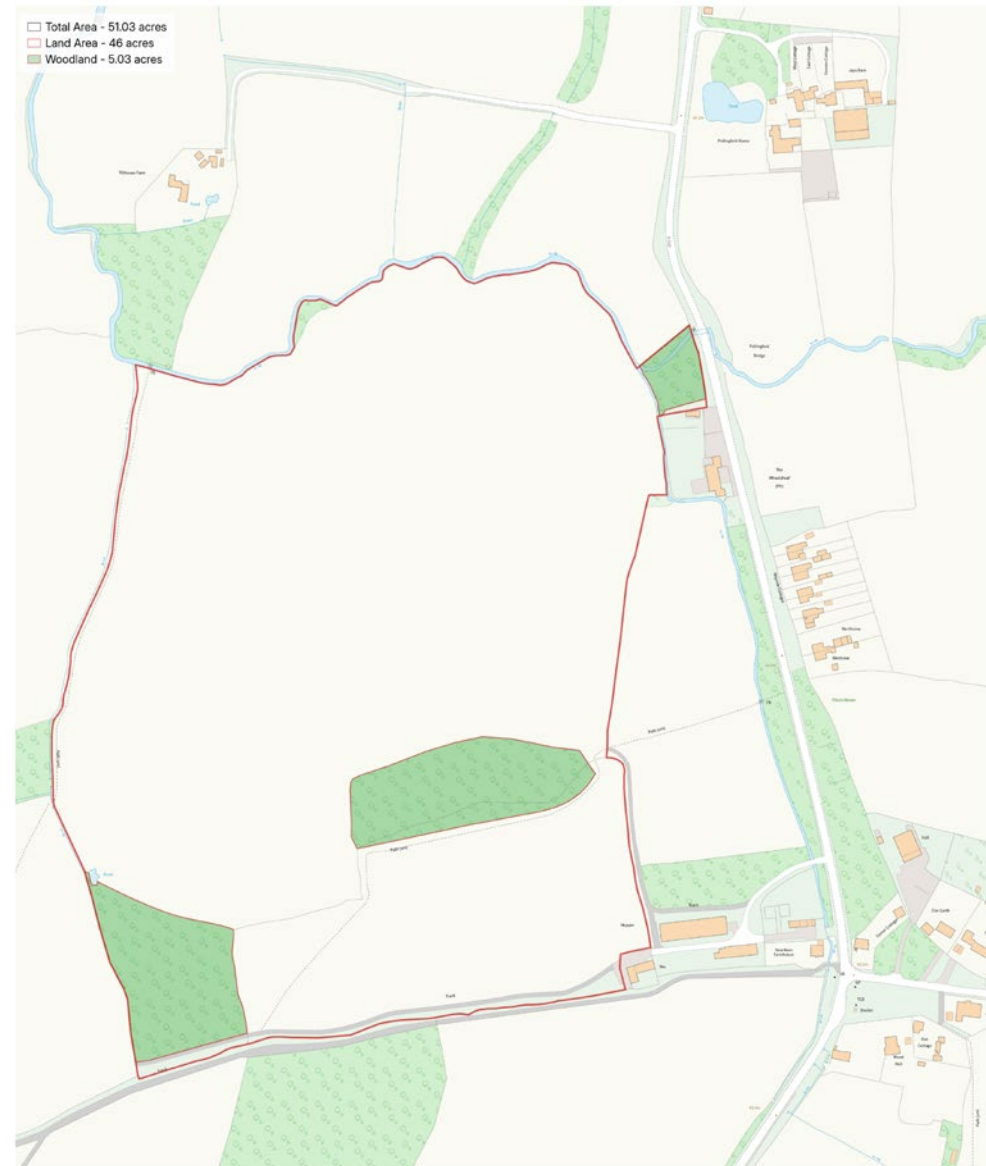
The land lies on the west side of the B2128 and is approached by the private farm entrance into New Barn Farm opposite Furzen Lane immediately to the north of Rudgwick and Bucks Green. Horsham to the east is 8 miles and Billingshurst on the A272 to the south 7 miles.

**DESCRIPTION**

A good parcel of commercial arable land presently in Spring Barley largely in two blocks with Cobblers Brook on the northern boundary. At the southern end are



Land at RH12 3AR



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two Oak shaws with Chestnut and Hawthorn. Extending in all to 51.03 acres (20.65 ha) including 5.03 acres of shaw.

(A further block of open parkland and shaws extending to 59.82 acres (24.21 ha) under a mile away lies on the west side of Ruets Farm – covered by separate particulars of sale).

#### **TENURE AND POSSESSION**

The land is held freehold. It is presently farmed under a rolling rent free licence basis and vacant possession will be given post harvest.

#### **SERVICES**

There are no services laid onto the land.

#### **LOCAL AUTHORITY**

Waverley District Council – 01483 523333  
Surrey County Council – 0345 600 9009



#### **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 referred to or not. A public footpath runs up part of the western boundary.

#### **BPS/GRANT SCHEMES**

The vendor will retain the remaining delinked payments. The land is not presently in a Countryside Stewardship Scheme.

#### **TOWN & COUNTRY PLANNING**

The property notwithstanding any description contained in these particulars is sold subject to



existing Town & Country Planning legislation and to any development plan, resolution, or notice which maybe in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendors agents to specify them.

### **SPORTING TIMBER AND MINERAL RIGHTS**

In so far as they are owned, they are included in the sale.

### **PLAN**

The plan is for identification purposes only.

### **HEALTH & SAFETY**

Care must be taken when walking round the land and through these spinneys. Dogs must be on a lead at all times

### **DIRECTIONS (RH12 3AB) (what3words///aunts.noted.fluid)**

Head out of Rudgwick on the B2128 Church Street, follow round the sharp right hand bend and almost opposite Furzen Lane turn left into the farm drive for New Barn Farm. To view the land park and walk round behind the buildings onto the land. A new right of way avoiding the buildings in being presently formed.

### **VIEWING**

At any time during daylight hours with a set of these particulars providing prior confirmation has been given to the Agents RH & RW Clutton 01342 410122 or 01798 344554.

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