



# Plot 11a Coventry Plantation

off Horsham Road, Findon, Worthing, West Sussex, BN14 0RG

Batcheller  
Monkhouse

Our Corner of England

# PLOT 11A COVENTRY PLANTATION

A perfect private retreat, ideal to “get away from it all” with a log cabin, and an open glade set in woodland extending to approximately 1.93 acres.

- Woodland Retreat
- Ideal for Family Camping
- Log Cabin with Verandah
- Central Glade
- Mixed Woodland
- Own Drive
- Mains Water Connected
- Within the South Downs National Park
- Set Back from Main Roads
- Approximately 1.93 Acres (0.78 ha)



## DESCRIPTION

A delightful parcel of gently sloping woodland, nestling within the South Downs National Park.

It is approached via its own drive, leading up to a central open glade, which is a haven for wild flowers, and provides an ideal opening for private family camping.

Beyond is a log cabin which is believed to have been built in the 1970s an extended more recently. It is of timber construction and comprises a spacious verandah overlooking the glade with doors leading to a day room, 3.8m x 2.3m with log burner, and a kitchen/mess room, 3.8m x 3.1m with sink unit (not connected).

Other facilities comprise an earth base eco toilet, generator store housing a diesel generator.

The woodland itself comprises a variety of native trees, including over 100 mixed deciduous trees that have recently been planted. It provides an opportunity for enjoying woodland pursuits such as charcoaling (burner not included in the sale).

From the southern edge of the woodland there are lovely views over farmland to Long Furlong and the South Downs beyond. The soil is flint and chalk and the boundaries are unfenced.

In all approximately 1.93 acres (0.78ha).

## AMENITIES

**Local:** Findon Village is approximately 2.5 miles away by road and has a parish church, primary school and a small range of public houses, shops and restaurants.

**Towns:** Horsham is approximately 15 miles to the north whilst Worthing is approximately 7 miles to the south, both of which have an extensive range of shops, services and amenities.

**Transport:** The A24 is close by providing a fast route north and south and provides access to the M25 and motorway network to the north. There are mainline railway stations nearby at Worthing, Arundel, Pulborough and Horsham providing access to London Victoria and London Bridge.

**Leisure:** The property is situated within the South Downs National Park which provides excellent walking and riding via public bridleways and footpaths. There are



Theatres at Worthing, Chichester and Horsham. Sailing from numerous points along the south coast, polo at Cowdray Park and Knepp Castle, racing at Goodwood and Fontwell, the former of which is also well known for its Festival of Speed.

## DIRECTIONS

From the Findon roundabout on the A24, proceed northwards towards Horsham. After approximately 0.4 of a mile, turn left into the entrance to the Worthing Crematorium. Proceed along the drive for about 550 metres, passing a line of conifers on the left, and almost immediately opposite a 20 mph speed sign, the entrance drive to the woodland will be reached on the left hand side.

## ADDITIONAL INFORMATION

**Local Authority:** South Downs National Park, North Street, Midhurst, West Sussex, GU29 9DH. Telephone: 01730 814810.

Website: [www.southdowns.gov.uk](http://www.southdowns.gov.uk)

**Services (not checked or tested):** Mains metered water connected, and electricity via a diesel generator.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Rights and Easements:** The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements.

**Plans and Areas:** These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

**Tenure and Possession:** Freehold with vacant possession on completion. Title not currently registered.

RMP/17/05/2022

## OFFERS IN EXCESS OF £150,000

### Viewings

Strictly by appointment with the sole agents. Please contact our Pulborough Office

Tel: 01798 872081. E [sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

Please take a set of these particulars when viewing and beware of potential rural hazards including livestock. Ensure gates are shut at all times.

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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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Findon, West Sussex



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