



# Pinkhurst Stud

Pinkhurst Lane, Slinfold, Horsham, West Sussex, RH13 0QR

Batcheller  
Monkhouse

Our Corner of England



# PINKHURST STUD

An exceptional small equestrian unit in an unspoilt rural location with recently built stable yard. About 6.39 acres (2.58 hectares).

- Rural Location
- Close to Downs Link Bridlepath
- Wide Entrance with Double Gates
- Entrance Drive and Large Yard
- 4 Stables
- Corner Box/Tack Room
- Hay/Feed Store
- Water Connected
- About 6.39 Acres (2.58 Hectares)



## DESCRIPTION

An exceptional small equestrian unit with a wide entrance leading to double metal gates and a hard surfaced entrance drive to a wide hard surfaced parking area and yard. Beyond is a recently built range of stables of timber construction under an Onduline roof with concrete apron to the front divided into 4 stables each measuring approximately 3.6m x 3.6m, corner box/tack room, 4.9m x 3.6m and hay/feed store with double doors, 6.5m x 3.6m.

The land lies beyond divided by post and three rail fencing with a metal gate. It comprises a reasonably level field, well sheltered by adjoining woodland. In all approximately 6.39 acres (2.58 hectares).

**NB** Planning consent exists for an outdoor arena/school under application reference number DC/12/1176.

## AMENITIES

**Local:** The picturesque village of Slinfold is about 1 mile to the west. Larger village of Broadbridge Heath is approximately 1.3 miles to the east with Tesco Superstore and other retail units.

**Towns:** Horsham 3.25 miles by road with centralised shopping and a variety of restaurants.

**Transport:** Railway stations to London Victoria are at Horsham and Christ's Hospital. Good road access via the A24/M25 to London, Gatwick Airport and the national motorway network.

**Leisure:** Downs Link bridlepath closeby, with access via an adjoining footpath. Golf at Slinfold and Horsham, theatres at Horsham, Guildford and Chichester, racing at Goodwood and Fontwell.

## DIRECTIONS

From the A24 west of Horsham take the A264 towards Guildford and Billingshurst. After about 0.65 of a mile, turn left (first exit) at a roundabout beside Newbridge Garden Centre, continuing on the A264 towards Billingshurst. After about 0.35 of a mile turn right into Lyons Road towards Slinfold.



Continue for approximately a quarter of a mile and turn left into Pinkhurst Lane. The stud will be found almost at the end on the left hand side after about a quarter of a mile.

**What3words:** ///thirsty.magnitude.appeal

## ADDITIONAL INFORMATION

**Local Authority:** Horsham District Council, Parkside, Chart Way, Horsham RH12 1RL. Telephone 01403 215100. Website: [www.horsham.gov.uk](http://www.horsham.gov.uk)

**Services (not checked or tested):** Mains water connected.

**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.

**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)

**Tenure and Possession:** Freehold with vacant possession on completion. Land Registry Title Number WSX340991.

RMP/16/08/2022



## GUIDE PRICE £300,000

### Viewings

At any reasonable time, providing prior notification is given to the Sole Agent. For an appointment to view please contact our Pulborough Office: T 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.

Battle  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

Haywards Heath  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

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

Tunbridge Wells  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)



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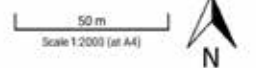


Pinkhurst Stud, Slinfold,  
Horsham, West Sussex



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