



Berryhill, Miggs Lane, Fernhurst
Guide Price £225,000

CLARKE  GAMMON
WELLS

Berryhill

MIGGS LANE, FERNHURST, HASLEMERE, SURREY GU27 3EZ

GUIDE PRICE £225,000

AMENITY/RECREATION LAND HAVEN FOR FLORA AND
APPROXIMATELY 6.6 ACRES FAUNA
(2.67 HA)

TWO PONDS

TIMBER STORAGE SHED

BOUNDED BY THE RIVER LOD

RURAL LOCATION



A very unusual piece of West Sussex totalling approximately 6.6 acres (2.67 ha) bounded on one side by the River Lod.

THE PROPERTY

Totalling approximately 6.6 acres (2.67 ha), the land has two neglected ponds and a timber storage shed 8.5m x 3.5m in need of repair. The ground has recently been cleared of large areas of brambles so currently there is not a lot of grass/grazing.

This tranquil and secluded land could be suitable for a variety of recreation and country pursuits, subject to the necessary consents.



ADDITIONAL INFORMATION

PLANNING

There is lapsed consent for a commercial fish rearing ponds
Ref: FH/78/92

ACCESS is via a gate off the entrance to Miggs Lane on the right hand side which leads to a track leading through the land to the shed.

SERVICES

There are no services connected although we understand there are some services in the road. There is a borehole for water - subject to extraction rights.



SITUATION

Set within the South Downs National Park, the land is located within easy reach of the village amenities, which include school, newsagent/general store, Post Office, greengrocer, chemist, hairdressers, launderette and doctors surgery. Fernhurst is surrounded by beautiful countryside giving the opportunity for scenic walks and riding. Nearby Haslemere offers a comprehensive range of shops including Waitrose, Tesco, M & S Food, Boots and Lloyds Pharmacy, boutiques, restaurants, public houses and coffee bars including Costa and main line station into London Waterloo (from 49 minutes).

Midhurst provides shopping facilities for most day-to-day needs together with restaurants, coffee/tea shops, the Spread Eagle Hotel and Spa and Angel Hotel. Nearby Cowdray Park provides polo and golf together with the Cowdray Park Farm Shop and Café. To the south of Midhurst is Goodwood Racecourse and Goodwood House which is home of the world famous Festival of Speed and Revival motoring events.

Fernhurst village centre 1 mile
Haslemere town centre 4 miles
Midhurst 4 miles

All distances approximate



LOCAL AUTHORITY
Chichester District Council
 COUNCIL TAX
 n/a
 SERVICES
 No services are connected

HASLEMERE OFFICE

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 T: 01428 664800
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DIRECTIONS

From our office in Haslemere High Street proceed south bearing right behind the Town Hall then second left up Shepherds Hill (A286 Midhurst). Continue on and about one mile after passing through the centre of Fernhurst turn left into Miggs Lane just before the right hand bend. The entrance to the land will be found after a short distance on the right.
 VIEWINGS BY APPOINTMENT ONLY

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE T: 01483 880 900	HASLEMERE OFFICE T: 01428 664 800	LIPHOOK OFFICE T: 01428 728 900	MAYFAIR OFFICE T: 0870 112 7099	AUCTION ROOMS T: 01483 223101
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