



The Sports Field, Miggs Lane, Fernhurst
Guide Price £100,000

CLARKE  GAMMON
WELLS

The Sports Field

MIGGS LANE, FERNHURST, HASLEMERE, SURREY GU27 3JF

GUIDE PRICE £100,000

- * 2.4 ACRES RECREATION LAND
 - * OUTSIDE SETTLEMENT AREA
 - * FENCED WITH GATED ACCESS
 - * SUITABLE FOR A WIDE RANGE OF SPORTING,
- RECREATIONAL, SOCIAL AND LEISURE ACTIVITIES



An interesting and attractive parcel of land of 2.4 acres - formerly part of the ICI Estate - which was used as a hockey/football pitch and is classified for use as recreational land, but could be suitable for a variety of sport, leisure and country pursuits.

THE PROPERTY PLANNING

The land lies outside any Settlement Area of the South Downs National Park and no planning investigations have been made, although we consider the land suitable for equestrian use, as stables etc have been constructed in neighbouring fields/paddocks.

SERVICES

There are no services connected. There is an easement to lay a water supply across neighbouring land should a future owner wish to do so.



VIEWING INFORMATION

Viewings can be undertaken at your leisure. The gate is locked so you will need to climb over. There is a footpath running alongside the land to aid viewing if necessary. There is no stock on the land. Wellingtons are advised.

Village Green



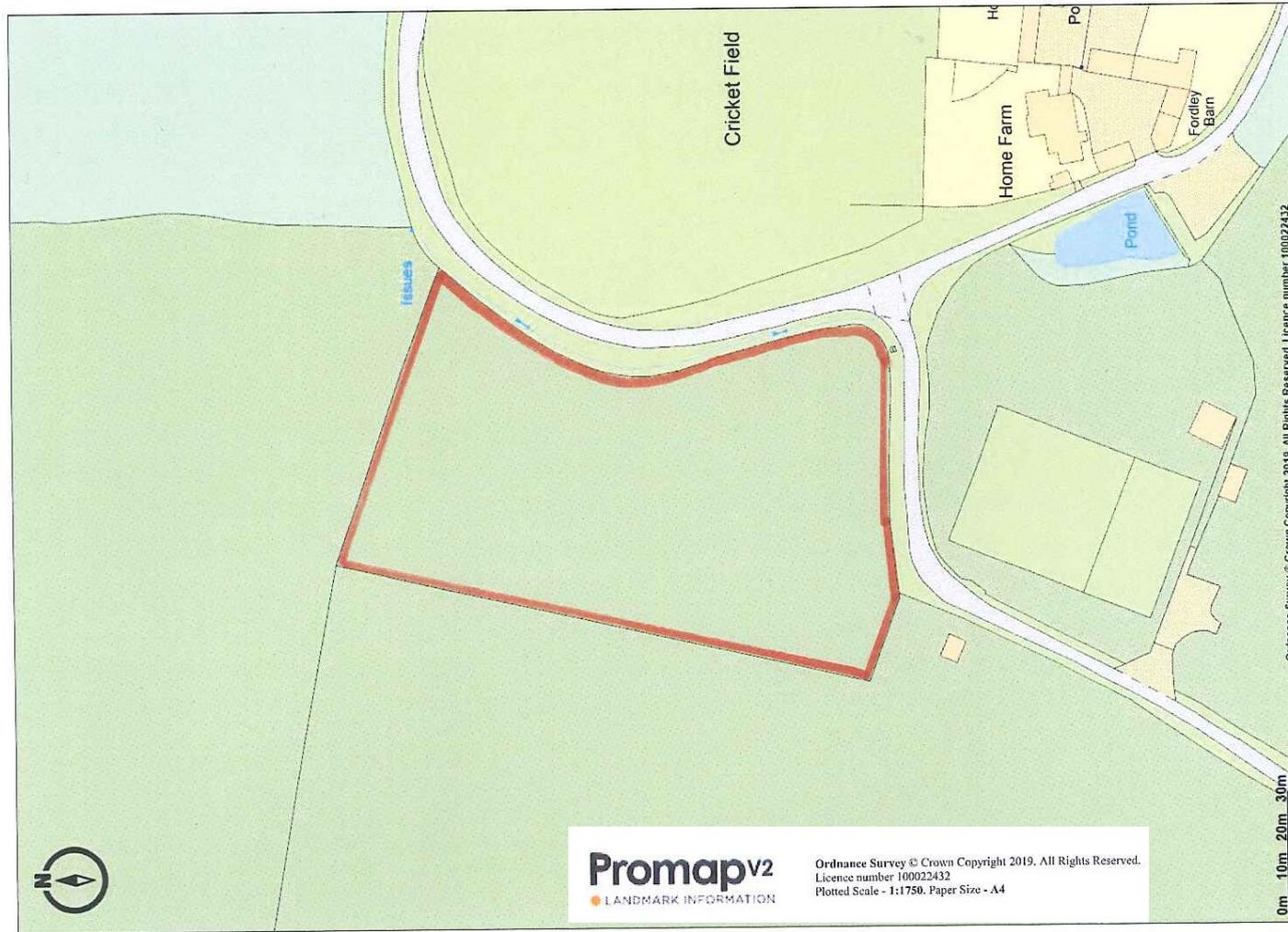
SITUATION

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.

Village Centre 0.9 miles
Haslemere Town Centre 4.1 miles
Main line station 4.5 miles
Midhurst 4.4 miles
Chichester 16 miles

All distances approximate



LOCAL AUTHORITY
 Chichester District Council / South Downs
 National Park
 COUNCIL TAX
 n/a
 SERVICES
 No services are connected

HASLEMERE OFFICE

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DIRECTIONS

From our office in Haslemere High Street proceed south turning right behind the Town Hall into Lower Street bearing almost immediately left up Shepherds Hill (A286 Midhurst). Continue for just under three miles and upon descending into Fernhurst turn left into Hogs Hill and proceed for approximately one mile after passing the Village Green and the land will be found on the right hand side.

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
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LIPHOOK OFFICE
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MAYFAIR OFFICE
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