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TOWN & COUNTRY ESTATE AGENTS

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**Land Adjacent to Cabbage Patch
House Clappers Lane, Fulking,
Henfield, West Sussex, BN5 9NH**

Land Adjacent to Cabbage Patch House Clappers Lane, Fulking, Henfield, West Sussex, BN5 9NH

Offers in excess of £200,000

The land which totals about 2 acres (TBV) is entered through iron gates off Clappers Lane close to the entrance to Preston Nomads Cricket Club. We understand that dating back to the 1960s, the site was used as a caravan park. Within the plot there is a large concrete hardstanding and the remains of a timber outbuilding with WC, electricity supply (not connected at present) and telephone (also not connected). on the south side of the land is a small caravan. The majority of the site is grassland with mature hedge and tree boundaries.

OFFERS IN EXCESS OF £200,000. A Rare Opportunity to Acquire Approximately 2 Acres of Land (TBV) on the Rural Outskirts of the Downland Village of Fulking, Which Nestles at the Foot of the Beautiful South Downs.



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AGENTS NOTE: Any information, including areas, measurements and distances, is given for guidance purposes only. We cannot give any undertaking that the property is in good structural condition or that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			