



Drews Farm, Rowland's Castle, West Sussex



Drews Farm:

A diverse block of undulating land in a sought after area in West Sussex. The land lies to the north east of Rowlands Castle and is accessed off Finchdean Road, with easy access to the A3 (3 miles).

The principal block (Lot 1) extends to approximately 83.77 acres and comprises a mix of arable (66.24 acres), pasture (15.87 acres) and woodland (1.66 acres).

Lot 2, situated to the east, extends to approximately 87.69 acres and comprises a mix of arable (45.57 acres), pasture (29.11 acres) and woodland (13.01 acres).

For sale as a whole or in two lots.

In all about 171.46 acres

Method of Sale:

The land is offered for sale freehold as a whole or up to two lots with vacant possession, subject to an ingoing valuation, by private treaty.



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Easements, Wayleaves and Rights of Way:

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are footpaths across Lot 1 and 2.

Sporting, Timber and Mineral Rights:

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

Plans, Areas and Schedules:

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agent and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT:

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

Viewings:

All viewings are strictly by appointment with the Vendor's agent.

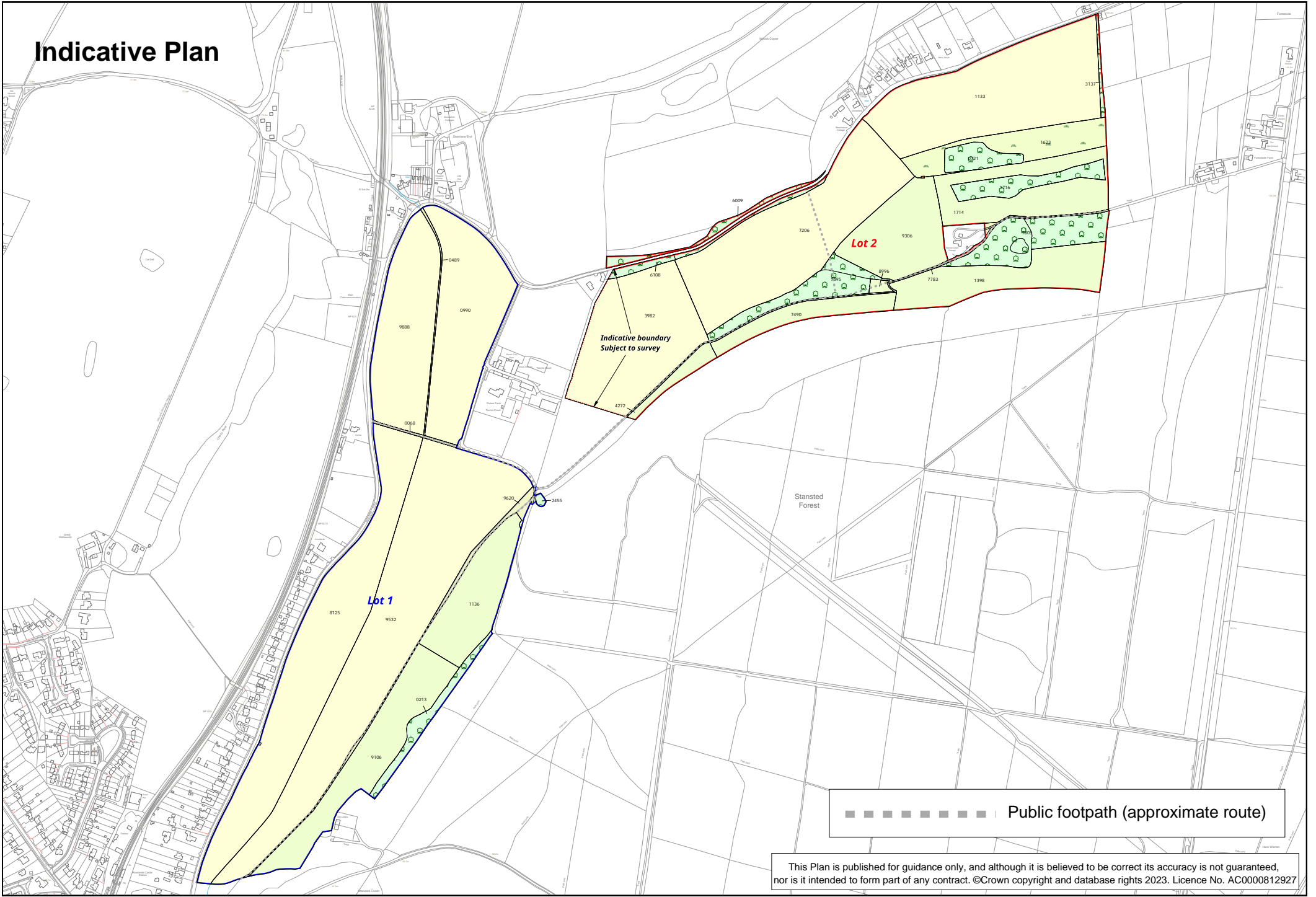
What3words:

Lot 1: [imprints.magnum.reporting](https://www.what3words.com/?q=imprints.magnum.reporting)

Lot 2: [mushroom.tailing.glimmers](https://www.what3words.com/?q=mushroom.tailing.glimmers)



Indicative Plan



Public footpath (approximate route)

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