



PICCADILLY WOOD COLWOOD LANE

BOLNEY, RH17 5QQ

£725,000
FREEHOLD

This is a rare opportunity to acquire approximately 37 acres of land nestled in the picturesque countryside of Bolney. Located on Colwood Lane, the land boasts a beautiful lake, surrounded by woodland, creating a serene and tranquil environment perfect for those seeking a peaceful retreat. The land benefits from road frontage on two sides and no rights of way or footpaths.

The expansive grounds offer ample space for a variety of potential uses, whether you envision a private estate, a sustainable development, subject to planning, or simply a personal sanctuary away from the hustle and bustle of city life. The natural beauty of the area is complemented by the convenience of being approximately one mile from the A23, providing easy access to nearby towns and cities.

The land has been used for some 20 years as a 4x4 track with monthly open days and further private hire events held. As a result, there is a 'tea hut' and large cleared area which has been used for parking.

Don't miss the chance to explore the possibilities that await you on this remarkable piece of land.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

**Nicholas
James**

SALES LETTINGS AUCTIONS