



**LAND AND BUILDING OFF KENT LANE
BRIGHTLING, EAST SUSSEX TN32 5HU**

LAND AND BUILDING OFF KENT LANE, BRIGHTLING, EAST SUSSEX TN32 5HU

Brightling	-	1.4 miles
Robertsbridge	-	4.2 miles
Battle	-	6.2 miles
Hastings	-	12.6 miles

A non-residential equestrian/agricultural holding in a rural location.

- Pasture fields.
- Steel-framed barn with stables.
- Road frontage.
- Bridleway access within half a mile.
- In all about 3.95 acres (1.6 ha)

GUIDE PRICE: OFFERS IN EXCESS OF £150,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex
TN21 8JD
01435 864455

LOCATION

The property is located off a rural country lane on the outskirts of Brightling village (approximately 1.4 miles distant) within the High Weald Area of Outstanding Natural Beauty. The village of Robertsbridge is approximately 4.2 miles to the north-east, and the town of Battle, approximately 6.2 miles to the south-east.



DESCRIPTION

The property comprises a single parcel of pasture, subdivided into three fields, together with an area of hardstanding with adjacent three bay steel-framed **Barn** (approximately 10m x 7m) with four **Loose Boxes**, each measuring approximately 3.47m x 3.23m.

An extensive network of bridleways can be accessed within half a mile of the property. Further information can be found by entering Path Code BRI/30/1 on the following link: [Public Rights of Way - Public Rights of Way map \(eastsussex.gov.uk\)](#)

DIRECTIONS

From the village church in Brightling, head south on The Street for approximately 0.6 miles, and then turn left (signposted Robertsbridge and Mountfield) onto Hollingrove Lane. Continue for approximately 0.38 miles and bear right to Kent Lane, whereafter the property will be found on the left-hand side after approximately half a mile.

SERVICES

The purchaser must rely upon their own enquiries regarding any future water supply.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

The property is freehold and will be sold with vacant possession upon completion.

LOCAL AUTHORITY

Rother District Council

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A single Public Footpath crosses the property (as marked 'Path' on the attached boundary plan).

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

MINERALS, SPORTING RIGHTS AND TIMBER

All mineral rights, sporting rights and standing timber so far as they are owned are included in the Freehold.

TOWN AND COUNTRY PLANNING

Planning Permission (ref: RR/2016/955/P) was granted in May 2016 for the area of hardstanding.

Planning Permission was granted at appeal in June 2017 regarding Application number RR/2016/957/P for a steel-framed agricultural building, to be used for stabling and storage in connection with the use of the surrounding land.

Further information can be found on the Rother District Council website: <https://www.rother.gov.uk/planning-and-building-control/viewing-applications-decisions-and-appeals-online/>

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with the current Anti-Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify identity and residence of purchasers.

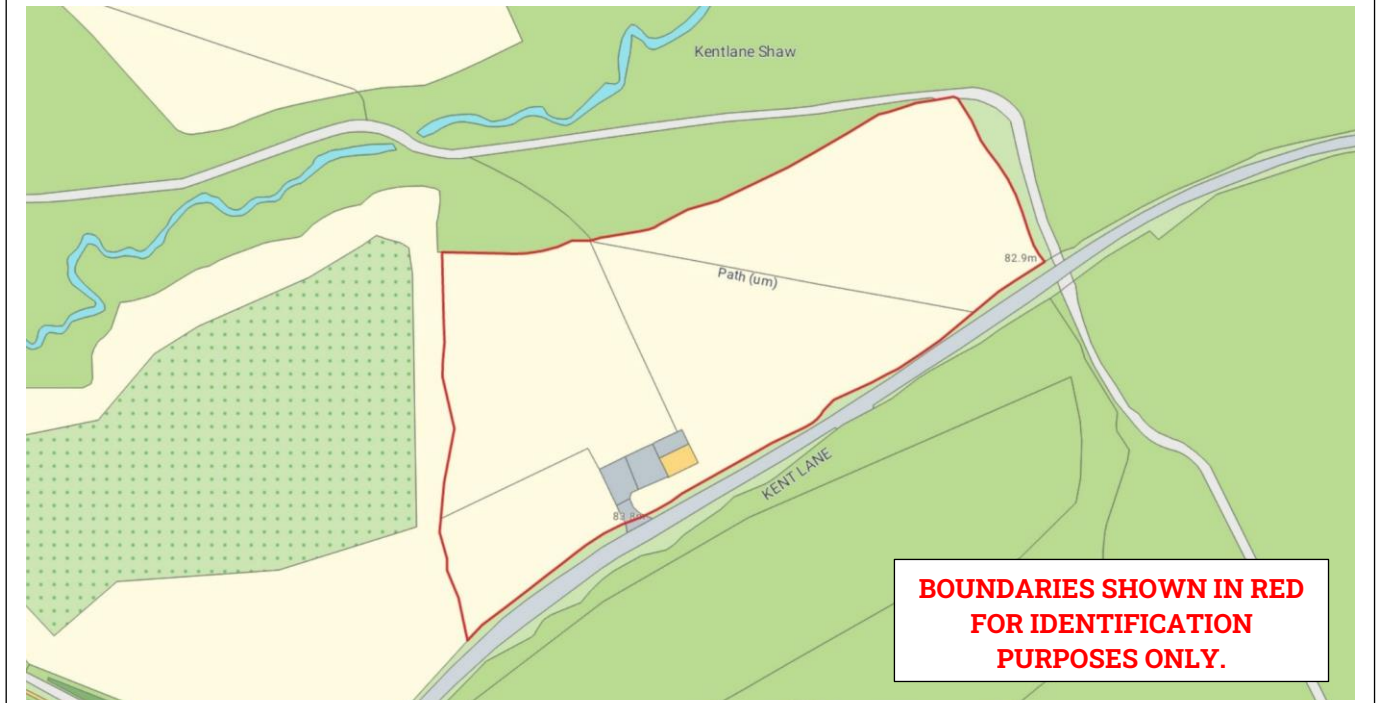
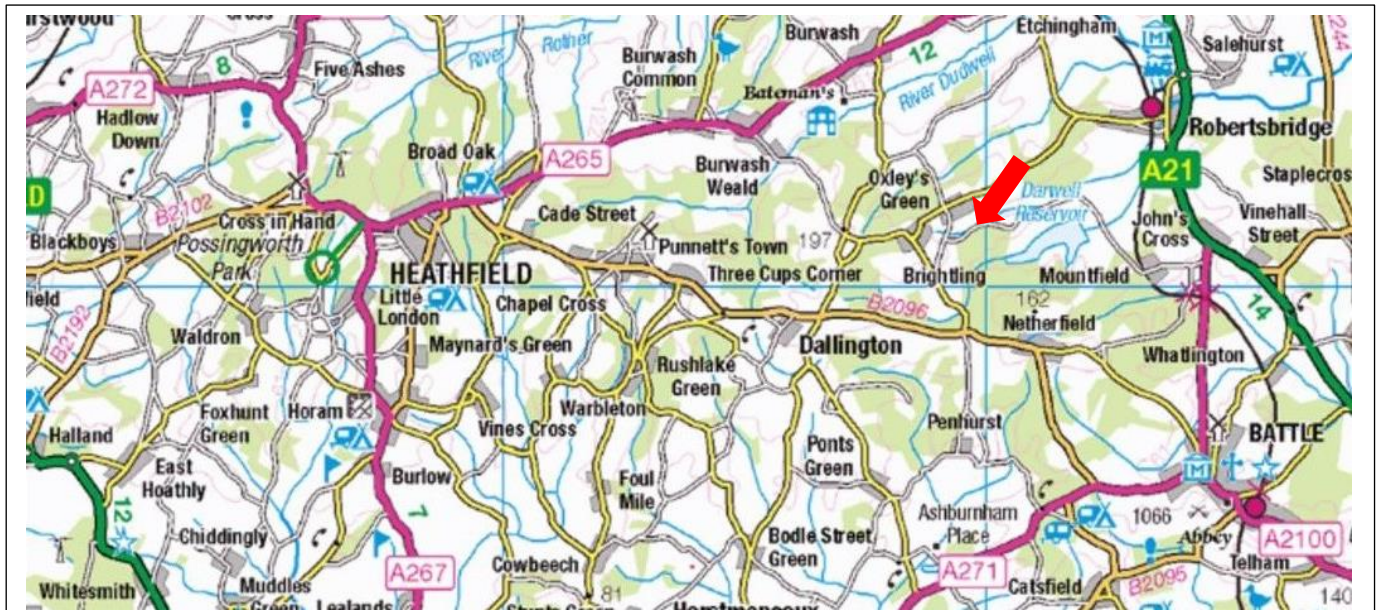
AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact.

All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.





Land and Property Experts

www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD