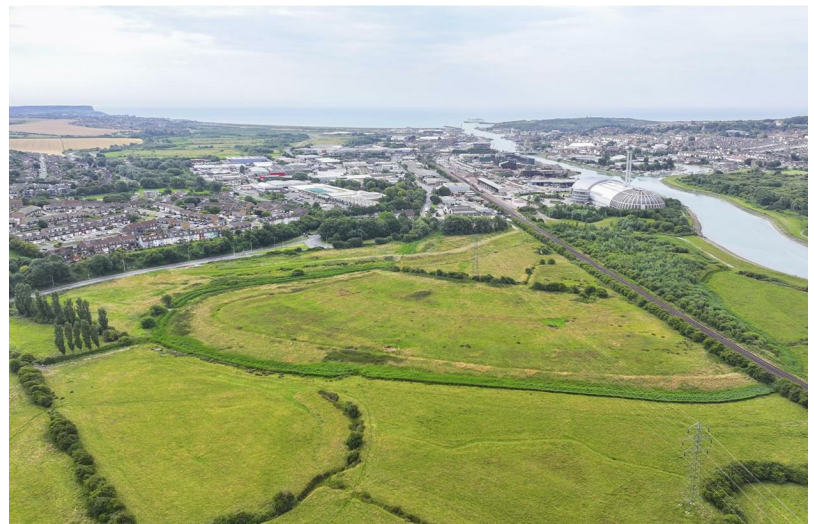


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Land 1, New Road, Newhaven, BN9 0HE



Price Guide £175,000

Freehold

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inbrief...

Phillip Mann Estate Agents are delighted to offer an attractive parcel of land in the Ouse Valley which offers stunning views of the South Downs. This land spans approximately 15.4 acres consisting of three pasture fields separated by ditches and some internal fencing. It is enclosed by natural hedgerows, ditches, and stock fencing. Along the southern boundary, a new landscape planting strip, protected by fencing, has been established. The property is bordered by the A26 to the east, with vehicular access via a metal field gate from the road.

The property is well-suited for a variety of uses, including private recreational activities, grazing, agricultural operations, and equestrian pursuits. It also holds excellent potential for Biodiversity Net Gain (BNG) and carbon offsetting, subject to any necessary consents.

Situated in an excellent location in the Ouse Valley which is within the South Downs National Park, the land is located off the A26 road in the village location of South Heighton, just north of Newhaven. The A26 provides easy road access to the main A27 and A259 coast road. Newhaven has exceptional transport links via train with services to Seaford, Lewes and Brighton. Regular bus services also operate from Newhaven, with links to Brighton, Lewes, and Eastbourne.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

All dimensions/measurements are approximate.

moreinfo...

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