



Land lying to the north of Perryhill Nurseries
Hartfield, East Sussex, TN7 4JP

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



An opportunity to acquire a picturesque parcel of land with road frontage, approached by a timber 5 bar gate which is recessed from the road. The land comprises mainly of meadow, which slopes gently towards the eastern boundary, where there is an area of woodland. There are extensive views over the adjoining countryside. There is part post and wire fencing and in all the land extends to 3.66 acres (1.48 hectares).



Location

This parcel of land is situated to the north of the pretty and historic village of Hartfield. The location is designated as an Area of Outstanding Natural Beauty (AONB) in the High Weald. Hartfield village is on the edge of the Ashdown Forest, renowned as the home of A.A. Milne, author of the Winnie the Pooh books, and the site of the famous “Poohsticks Bridge.” The village offers a range of local amenities, including a primary school, doctor’s surgery, church, and several nearby inns. The major market town of East Grinstead, with its commercial centre and mainline station, is about seven miles distant.

Freehold

Water supply

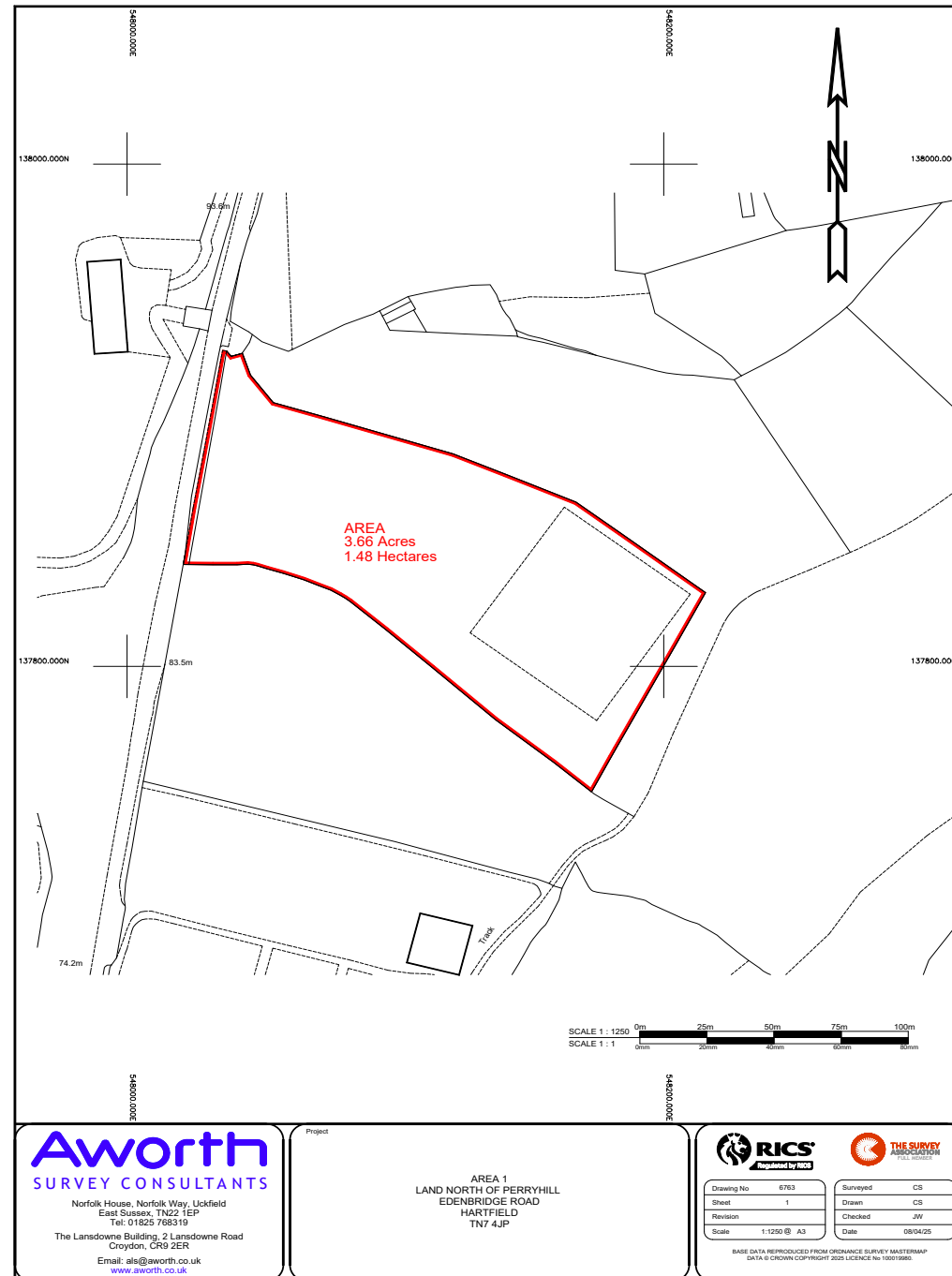
Overage Agreement: There is an Overage Agreement with the previous owner of the land which states that a buyer will be responsible for 30% of any increase in value if planning consent is granted for buildings (apart from agricultural buildings up to 50 sq meters). The agreement is dated April 2022 and runs for 25 years. The full deed is available on request.

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