



Hastings Road, Battle, TN33

£150,000

Land Size **5 ac**

Ashton Stripp

ashtonstripp.com | 01424 772954





This enchanting 5-acre plot offers development potential near the town centre, ideal for equestrian use. Scenic countryside views. Possible additional purchase of access road for enhanced value.

Located in the picturesque surroundings of Battle, this captivating 5-acre land parcel offers a splendid opportunity to immerse oneself in the beauty of the East Sussex countryside. This is a rare opportunity to find land so close to Battle's town center. The land backs onto woodland and has been well maintained.

Possible development opportunity subject to planning consent.

This would make an ideal equestrian facility.

The land is accessed off the road and then a gated entrance to the land which is a grass track. The hedge lined track leads down to the field which offers views across the battle countryside.

Subject to further negotiation the access road from Hastings road to the site is available to purchase. The benefits of this are that the owner of the access road benefits from any development with access payments.

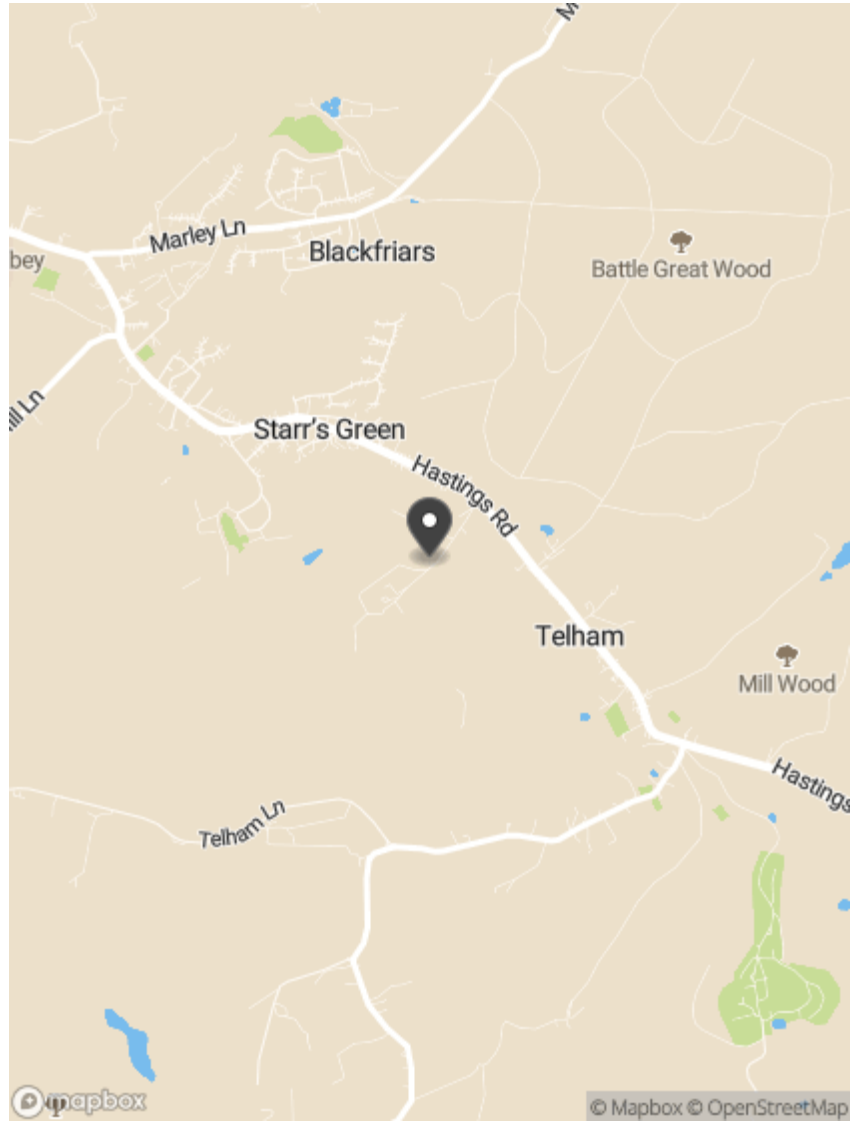
There is currently no water or electric supply to the land. The vendor has advised the water would need to be taken from Hastings Road as the supply is on an individual basis. The electric supply could be taken from the entrance of the land if required.

Viewing by appointment only



- Prime grazing land of approximately five acres
- Excellent location 1.2 miles to Battle train station
- Stunning views
- Excellent ground for equestrian
- Possible development opportunity subject to planning consent
- Access road to Loose Farm also available subject to negotiation





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33 High Street, Battle, TN33 0AE

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