



LAND AT THE BOWLINGS
SEDLSCOMBE | EAST SUSSEX | TN33 0RG
Guide Price £125,000



**Lambert
& Foster**

LAND AT THE BOWLINGS, SEDLESCOMBE, EAST SUSSEX, TN33 0RG

An attractive ring-fenced block of pasture and woodland, located on the immediate southwest side of Sedlescombe village, with frontage to the A21, extending to 11.90 acres (4.81 hectares)

BATTLE MAINLINE RAILWAY STATION 2.5 MILES | HASTINGS SEA FRONT 6 MILES | RYE 13.5 MILES



DESCRIPTION

The property is split into two parts, divided by a stream running along the northern boundary of the main parcel. It currently comprises approximately 9.8 acres of pasture and 2.1 acres of woodland shaw, and shelter belt located at the eastern end of the property.

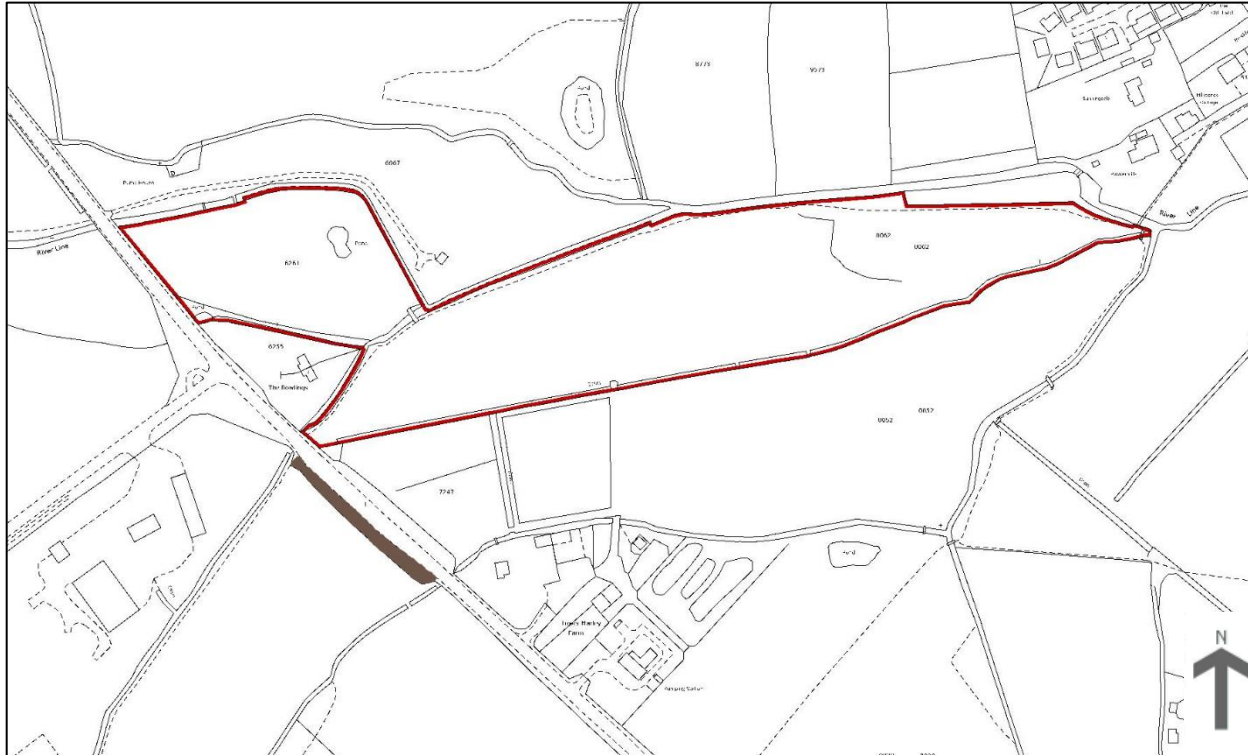
The property adjoins further agricultural land to the north and south, with the eastern boundary of the property adjoining Sedlescombe village.

SITUATION

The property is located to the immediate southwest of the East Sussex village of Sedlescombe. Battle High Street is located just 2.5 miles away, which provides local amenities. Further amenities are available in Hastings town, 6 miles from the property.

ACCESS

A five-bar gate provides direct access to the property from the A21.



RESTRICTIONS

Please note that the property will be subject to restrictions which prohibit the stationing of mobile homes or caravans on the property in the future.

METHOD OF SALE

The property is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers, in the event that significant interest is received.

DIRECTIONS

From Robertsridge, head south along the A21. After approximately 2 miles, take the first exit at the John's Cross roundabout. Continue along the A21 for a further 3 miles and the property can be found on the left hand side, just past the entrance to Marley Lane on the opposite side of the road. Please park in the lay-by shaded brown on the attached sales plan.

COUNTRYSIDE STEWARDSHIP AGREEMENT

Please note that the property is subject to a Higher Tier Countryside Stewardship Agreement until 2027, and a Mid-Tier Countryside Stewardship Agreement until 2026. The purchaser will reserve the option to maintain the agreements, or to terminate the agreements without penalty. Further details are available on request.

GENERAL

Services: No services are connected to the land.

Tenure: Freehold with vacant possession.

Local Authority: Rother District Council (Tel: 01424 787000)

WHAT3WORDS

Using the What3Words app, the access gateway is located at easy.weep.overtones.

VIEWING

Strictly by prior arrangement with the selling agent's Wadhurst or Paddock Wood office on 01435 873999 or 01892 832325, option 3. Contact Will Jex or Amelia Rogers for further information.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



Lambert & Foster



arla | propertymark

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA