



burnett's

Individual Property : Individual Service



A dilapidated Barn, sitting in around 0.7 acres of garden with views to the South Downs, originally converted in 1985, and now in need of full restoration, with scope to renovate and extend/redevelop, using the additional outbuildings, subject to planning permission. NO CHAIN. EPC awaited

Offers in Excess of: £325,000 Freehold

Being Sold via Secure Sale. Terms & Conditions apply.



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Individual Property : Individual Service



Mayfield Office:
3 Church View House,
High Street, Mayfield,
East Sussex. TN20 6AB
mayfield@burnetts-ea.com
01435 874450

Wadhurst Office:
The Clock House,
High Street, Wadhurst,
East Sussex. TN5 6AA
wadhurst@burnetts-ea.com
01892 782287



The Barn,

Cade Street, Heathfield, East Sussex. TN21 9BS

Offers in Excess of: £325,000 FREEHOLD

Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £325,000

The Barn forms a detached brick and stone barn that was originally converted in circa 1985, and now requires full modernisation and restoration. Within the original plans, under ref: WD/1985/0422/F, planning was granted for extensions and a full layout, none of which were built, and presumed to have lapsed, although some of the conversion works were carried out, and were deemed to have started with Building Regs approval.

There are several outbuildings, including old pig-stys and hard-standings, forming more scope to enlarge the existing barn, or even create a further dwelling, subject to the necessary planning consents.

There are two accesses to the road, with the southern one providing access to the main area of parking, and the northern one providing access to the pig-stys and outbuildings. The plot is measured at approximately 0.679 acres, facing south west and offering fabulous views to the South Downs. Externally, the property now needs structural support and renovation.

Internally, the property needs extensive works, to include new windows, insulation, electrics, plumbing and heating, flooring, internal walls and decor. There is a mains water connection, and there has been a main electricity connection, but we do not know about drainage, gas or telephony connections.

It is considered that there is ample scope to redevelop the site, either forming one larger dwelling, or perhaps a couple of houses, subject to the necessary planning consents.

The property is located in Cade Street, just outside Old Heathfield and a few miles from Heathfield Town Centre and close to the village of Broad Oak. Heathfield Community College is just around the corner.

Broad Oak is a small, popular village, with a small Budgens village store, post office, gym and hairdressers, the popular Tottingworth Park Farm Shop and a short distance to the renowned Lakedown Brewing Co taproom owned by pop legend Roger Daltrey.

There are Churches of various denominations & period Inns in the area. For more comprehensive facilities the nearest town is Heathfield, approximately 3 miles away, and the larger town of

Royal Tunbridge Wells is approximately 12 miles to the north, and the coastal towns of Hastings and Eastbourne are approximately 30 minutes by car. Stonegate train station is just over 5 miles from the property, with regular South Eastern trains to London Charing Cross, London Bridge, London Cannon Street, London Waterloo East, Tunbridge Wells and Hastings. Journey time to London Bridge is approximately 1 hour.

The area provides an excellent selection of both state primary schools (Parkside & Burwash Primary Schools are both rated Ofsted outstanding) and independent schools (Sacred Heart Wadhurst and Skippers Hill). Secondary options include Heathfield Community College, Mayfield Girls School, plus the area is on the private mini bus route for other independent schools such as Bedes and Claremont.

Material Information:

Council Tax Band B (rates are not expected to rise upon completion).

We are aware of mains electricity and water connections, but not of any other utilities/connections.

The property is believed to be of brick, stone and timber construction with part tiled elevations and a tiled roof.

The property does require structural remedial works. We are not aware of any asbestos or cladding issues at the property.

The property is located within the AONB.

The title has no restrictions but does have easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a very low risk of flooding.

Broadband coverage: we are informed that Ultrafast broadband is available at the cabinet.

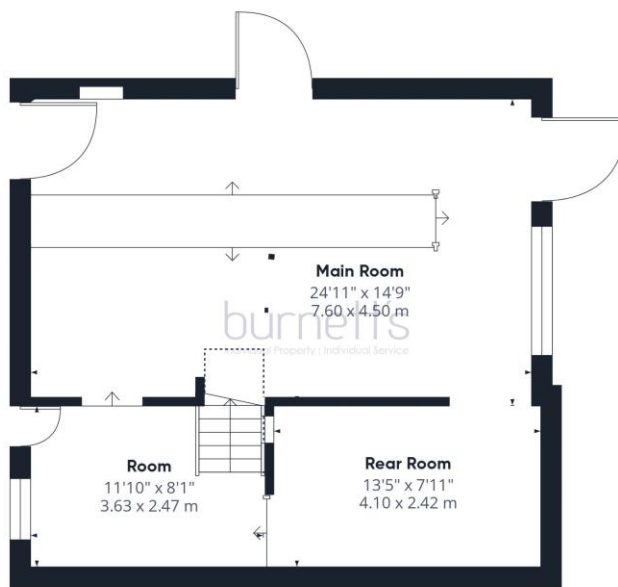
Mobile Coverage: There is limited mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

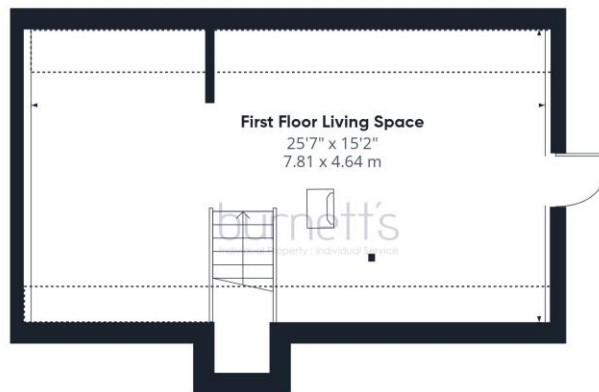
We are not aware of planning permission for new houses / extensions at any neighbouring properties. The property does not have step free access.

Viewings:

Viewings are only by booked appointment, with block viewings being available on Monday mornings, Wednesday afternoons and Saturdays.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

954 ft²

88.7 m²

Reduced headroom

112 ft²

10.4 m²

(1) Excluding balconies and terraces

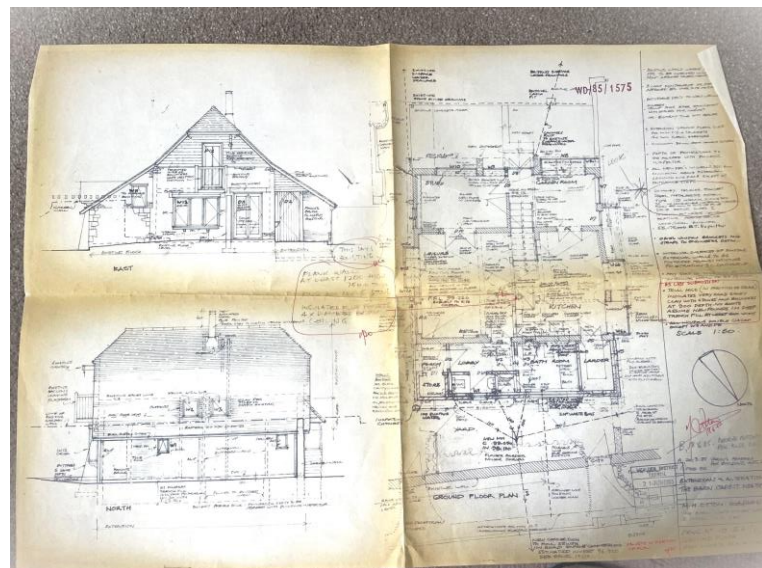
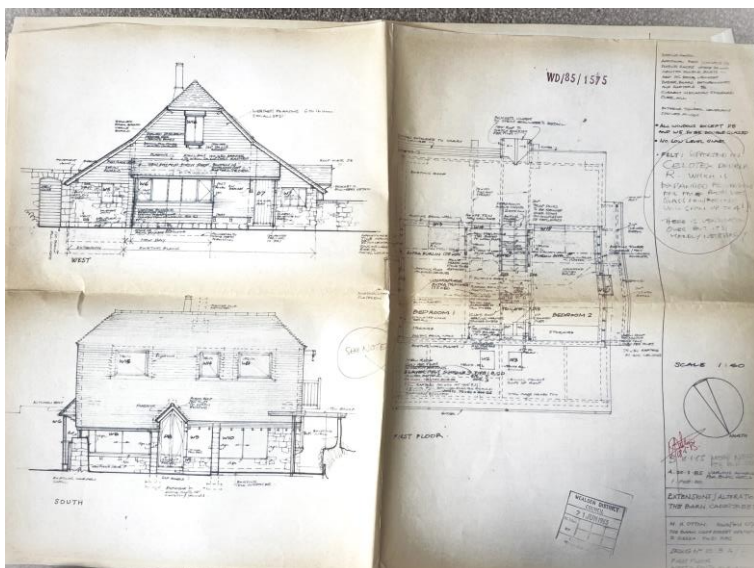
Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



"Double Click to Insert EPC"

Mayfield: 01435 874450

Wadhurst: 01892 782287

www.burnetts-ea.com

