



## Anchor Field, Lewes, BN8 5QN By Auction £110,000 Freehold

### SOLD PRIOR TO AUCTION

Rare opportunity to purchase this vacant freehold land with the benefit of planning permission granted on 31st May 2023 for a 4 bedroom house to be built attached to the existing property.


The approximate GIA is:  
103 Square Metres  
1108 Square Foot


The land which is flat and level, is very easily accessible and it located within the village of Ringmer, a highly desirable countryside village within the heart of Sussex close to local facilities as well as providing easy access to Lewes and Brighton via the A27 Bypass together with other parts of Sussex.

Please contact the auction team to receive a set of the relevant planning information including the consent, drawings and all other relevant documents.

Situated within this highly popular Sussex Countryside Village of Ringer with both Lewes and Brighton all easily accessible.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC 		

**VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY**  
**TEL: 01273 274 040**

**THE PROPERTY MISEDDESCRIPTIONS ACT 1991:**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998:**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent