



**PCMA**  
ESTATE AGENTS

**Land at Corner of Peter James Lane, Battery Hill, Fairlight, TN35 4AL**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Guide Price £150,000**

PCM Estate Agents are delighted to bring to the market an opportunity to purchase this approximately 2.6 ACRE PARCEL OF LAND (unverified) which is offered to the market with UNEXPLORED POTENTIAL.

Considered suitable for a variety of uses subject to any necessary consents, positioned with EXTENSIVE ROAD FRONTAGE on a CORNER PLOT with a FIELD GATE and we are advised has MAINS WATER on site.

Located on the approach to Fairlight and enjoys FAR REACHING COUNTRY VIEWS.



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

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Council Tax Band: Exempt