



Phie Forest Gardens

Adjacent to the Ashdown Forest, East Sussex

Private
Estates. 

PRIME PROPERTY FROM ROBERT LEECH
LONDON & GLOBAL MARKETING



A UNIQUE OPPORTUNITY TO ACQUIRE ABOUT 42 ACRES OF WOODLAND, INCLUDING A LARGE SECOND WORLD WAR STORAGE BARN. BEAUTIFUL SETTING ADJACENT TO THE ASHDOWN FOREST

This represents an unusual opportunity to acquire about 42 acres of mixed woodland in a glorious rural position adjacent to the Ashdown Forest. There is a large storage barn which is believed to have housed armoured tanks during the Second World War. The barn and land are served by hard surfaced roads and there are also a number of disused concrete bases. The woodland is a haven for wild life and borders the Forest, where there are extensive views.

The land falls within the Special Protection Area Housing Exclusion Zone. A small area is also a Site of Special Scientific Interest. Potential buyers, therefore, are advised to obtain planning advice or discuss any planned uses with the local authority, Wealden District Council (wealden.gov.uk)

- 144ft x 35ft steel framed tank barn, 15ft at eaves, plus brick store at one end.
- Hard surfaced roads.
- Various disused hard bases.
- Water supply.



The land is freehold, available only in its entirety.

Plans and Areas

The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed. A purchaser should conduct their own survey.

Easements, Wayleaves and Rights of Way

The property is offered for sale, subject to and with benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether specifically mentioned or not.

The vendors advise us there are no public rights of way.

Location

The land borders the historic Ashdown Forest. The nearby town of Crowborough has an excellent choice of supermarkets and numerous independent shops, restaurants and cafes. The mainline station provides trains to London Bridge. The spa town of Royal Tunbridge Wells is approximately eight miles to the north where you will find the mainline station, and an excellent mix of retailers, restaurants and pavement cafes spread through the historic Pantiles and the old high street. Central London is about 40 miles distant.



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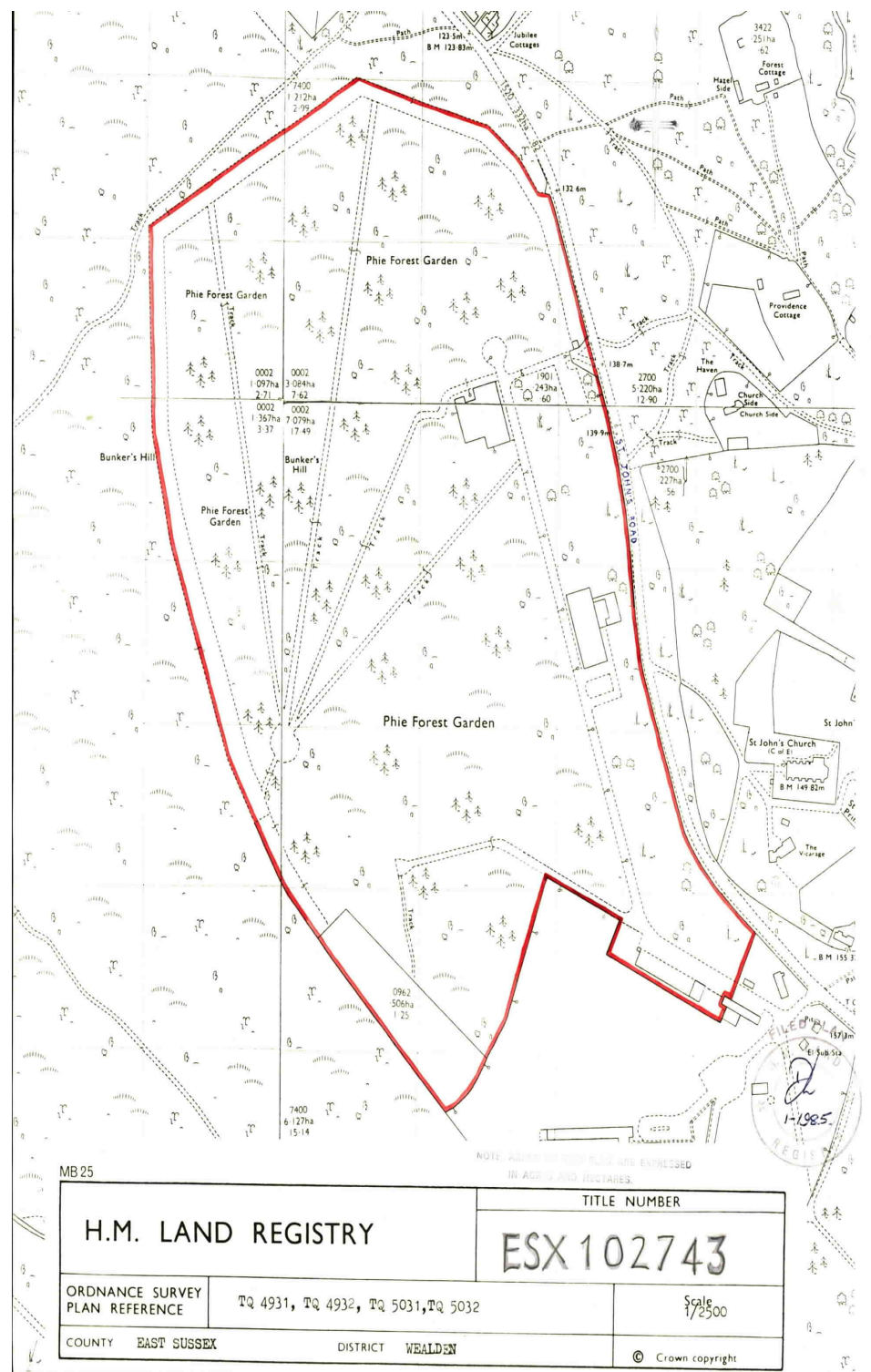
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