

**RUSH  
WITT &  
WILSON**



**Land at the back of 98 Udimore Road, Rye, East Sussex TN31 7DY  
Guide Price £60,000**

## AMENITY LAND / INVESTMENT OPPORTUNITY

Rush Witt & Wilson are pleased to offer the opportunity to acquire a parcel of land, extending to approx. 0.15 acre, on the outskirts of Rye.

Ideal garden plot, storage or a variety of purposes, subject to any necessary consents being obtained.

Located to the rear of Udimore Road and accessed from Udimore / West Undercliff via a public footpath ( 1066 country Walk ) and Southern Water Authority's service road, subject to licence, detail on request.

For further information and to arrange a site visit please contact our Rye Office 01797 224000.

### Locality

The land is located only a short walk from the town centre, accessed via a public footpath / service road, subject to licence.

Rye offers a range of daily amenities including a supermarket, specialist and general retail stores and a fine selection of public houses, wine bars and eateries, all contributing to the cosmopolitan feel of the town.

Rye also offers primary and secondary schooling, weekly market and a sports centre with indoor swimming pool.

There is a railway station with regular services to Brighton and to Ashford where there are connecting, high speed, services to London.

The Rye Bay is only a short drive away comprising the

famous Camber Sands, beautiful shingle beach at Winchelsea and Rye Harbour where mooring and launching facilities are available.

### The Land

The site comprises a parcel of sloping / terraced land, approx. 24 meters wide, on the south side of Udimore Road.

There is a gate from the service road.

Far reaching views are enjoyed from the side.

### Agents Notes

Viewing is strictly by appointment with the sellers agent.

Access is via a gated service road owned by Southern Water. A purchaser would need to obtain a licence to use the road. Further details available on request.



