

**RUSH
WITT &
WILSON**



**CHESTNUT
WOOD**

**Plot of land at Chestnut Wood, Udimore Road, Udimore, Rye TN31 6FU
Guide Price £35,000**

Rush Witt & Wilson are pleased to offer the opportunity to acquire a parcel of land of approx. 0.2 of an acre.

A gently sloping site comprising a lightly wooded area, further cleared / coppiced area and wild flowers.

Considered suitable for a variety of uses, subject to any necessary consents.

Access is via a shared track that leads to the rear of the land.

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

Locality

Occupying a rural setting between the villages of Udimore and Broad Oak and only a short drive from the ancient town of Rye.

Rye offers a range of daily amenities including a supermarket, many specialist and general retail stores, as well as a fine selection of public houses and restaurants. There is primary and secondary schooling in Rye as well as a sports centre offering a range of well-being activities. A railway station offers regular services to the city of Brighton in the West and to Ashford where there is a high speed service (approx. 38 minutes) to London. The Abbey town of Battle is also near by, as is the historic coastal town of Hastings and Tenterden each offering extensive facilities.

Situated in an area of outstanding natural beauty surrounded by undulating countryside containing many places of general and historic interest as well as rural walks.

The Site

Comprising a parcel of land title number ESX413309 (approx. 0.2 of an acre)

Agents Notes

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



