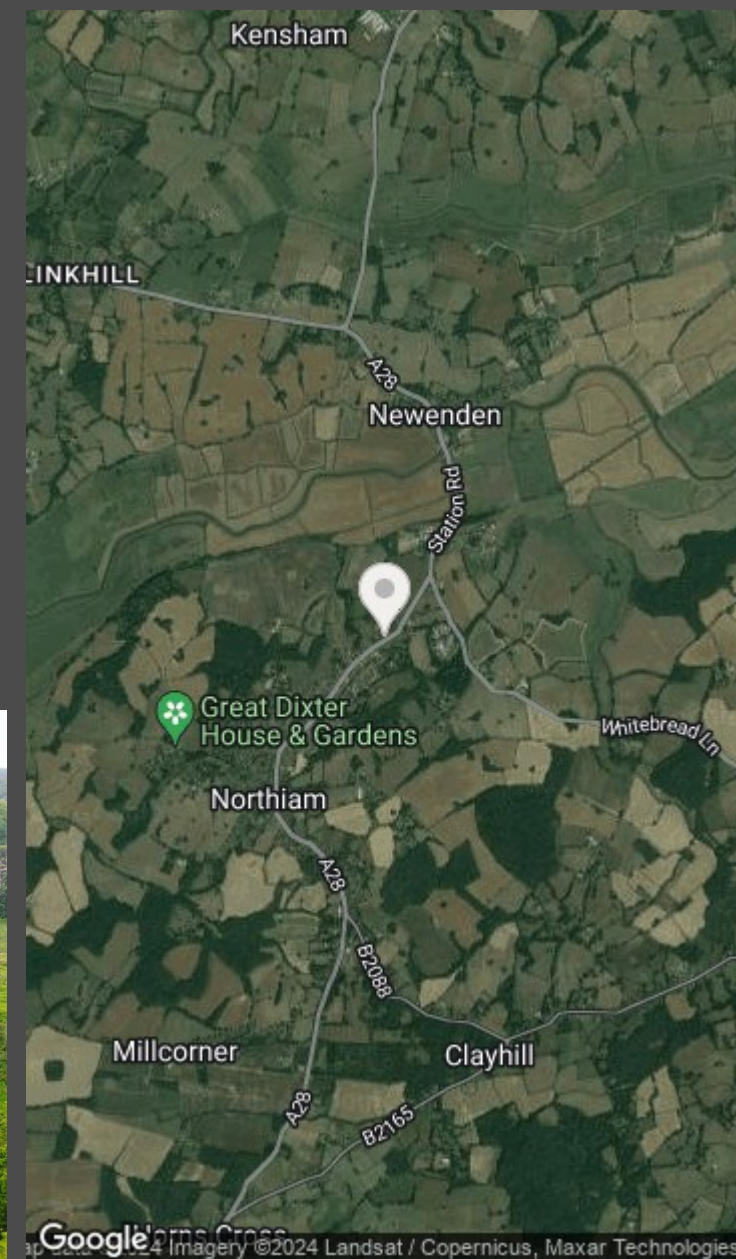


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**Land Adj Ivy Lodge ESX29722, Station Road, Northiam , East Sussex, TN31 6QL
£200,000 Freehold**

An opportunity has arisen to acquire a parcel of land measuring 4.71 acres located within the highly desirable Village of Northiam. The land benefits from gated roadside access and is fully enclosed by established boundaries hosting a variety of beautiful specimen trees which are subject to preservation orders. It should be noted that there are no approved planning consents available and the land currently resides outside of the current permitted development envelope for Northiam Village. A 30% overage clause will be applied as part of the sale. The property is located within walking distance to the popular Village amenities including two convenience stores, well regarded bakery and hardware store, award winning doctors surgery, dentist and opticians. Further High street shopping is available both at the nearby Cinque Port towns of Tenterden and Rye.



**RUSH
WITT &
WILSON**

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