

CHURCHILL

COUNTRY & EQUESTRIAN



Ridley's Field, Oldlands Hill, Uckfield, Fariwarp, TN22 3BX

The opportunity to acquire a very attractive, self-contained yard with SOME 7.2 acres and a 40m x 20m sandschool in a quiet but accessible location with access off the A26 but direct access to the Ashdown Forest via a quiet country lane.

The yard comprises 4 stables, 3 of which measure 12' x 12' and 1 foaling box measuring 16' x 12', a good-sized tack room, a hay & machinery store and c. 7.2 acres. The stables have been beautifully looked after and have water connected and solar power, and there is ample room for parking of a horsebox/trailer

The yard benefits from direct access to the Ashdown Forest which provides extensive and beautiful off-road hacking all year round (subject to permit). There are several equestrian centres in close proximity including Chelwood Equestrian training centre, Firle, Plumpton College, Felbridge showground, Golden Cross EC and Oldencraig EC.

Plans

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external and internal boundaries prior to offering.





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Viewing strictly by appointment through the Landlord's Sole Agents – Churchill Country & Equestrian Estate Agents – 01403 700222

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.