



Follingers Field Church Lane, Ripe, Nr Lewes, BN8 6AU

ROWLAND
GORRINGE

Follingers Field Church Lane Ripe, Nr Lewes BN8 6AU Guide Price £225,000

Immediately available at our revised guide asking price, is this highly functional, serviceable and rarely available block of pasture land. Ideally located in a rural yet highly convenient position, within immediate level walking distance of the heart of Ripe Village centre. Lewes, Hailsham and Ringmer are conveniently to hand, all close by. The land as is, provides a good grass cover surrounded by mature hedgerows. In all totalling approaching 14 acres (TBV). Ideal for recreational or livestock purposes.

Location:

This prime plot of the East Sussex countryside, that is designated as being of outstanding natural beauty, is simply accessed via a galvanised metal five bar gate, thus providing pedestrian and vehicular access. The south/western boundary runs adjacent to 'Carriage Mews' a development of six timber framed houses, built as recently as 2018.

Ripe village has its own 13th century Parish Church, highly acclaimed Village Store with Post Office and enjoys an active social calendar. There is a Nursery School in the village, and a wide choice of schooling for all ages close by. The mainline railway station at Berwick is about 3 miles away connecting to Lewes. There is a half-hourly train service from Lewes to London Victoria in just over the hour. The historic county town of Lewes with its comprehensive shopping and schooling is just 7 miles distant, and the famous Glyndebourne Opera House is about 6 miles away on the edge of Ringmer.

Tenure:

The freehold interest is for sale by private treaty

Services:

No services are appointed to the land, whilst there is a defined public footpath that leads across the plot.

Local Authority:

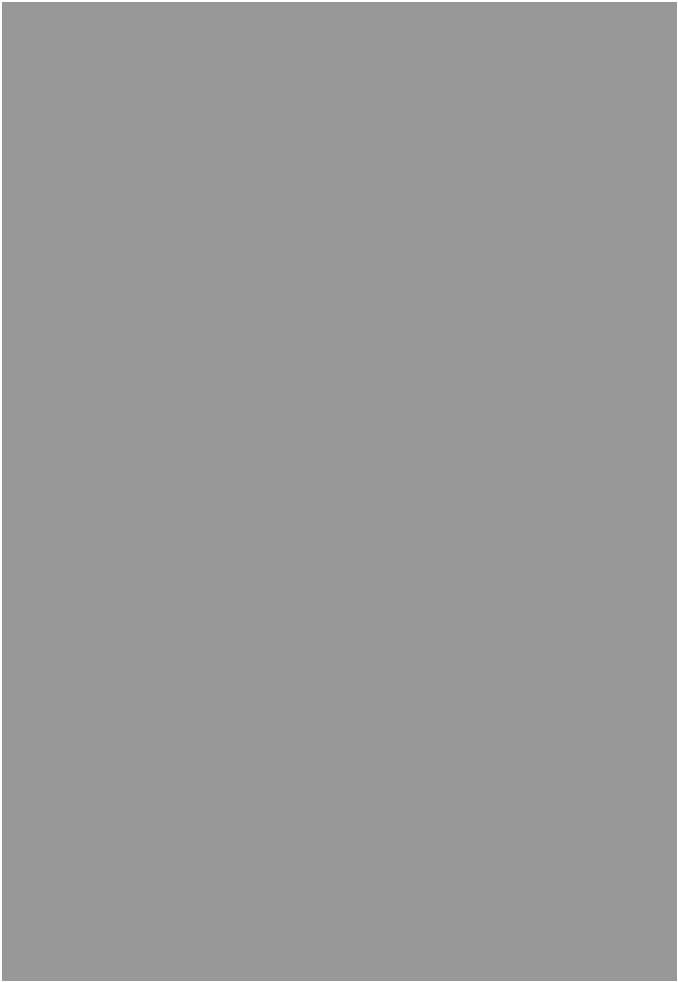
Wealden District Council: <https://www.wealden.gov.uk/>

Details, plans and description:

These are based on the Ordnance Survey and are for reference purposes. The proposed purchaser shall be deemed to have satisfied himself or herself as to their accuracy, through any error or statement shall not annul the sale nor entitle any party to compensation in respect thereof.



- Tenure: Freehold
- Grazing/pasture land
- Good road access to Lewes, Hailsham & the coast
- Rarely available
- Edge of favoured Village location
- Ideal for recreational or livestock purposes





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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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