

**LOT 1**

Land at Churches Green
N^r Dallington
East Sussex
TN21 9NX

Pasture with a woodland shaw and pond.
Located within the High Weald Area of Outstanding Natural Beauty (AONB).

In all about 9.57 acres (3.87 hectares)

GUIDE PRICE – OFFERS IN EXCESS OF £150,000

LOCATION

The property is located off a rural country lane, approximately 1.9 miles to the south-west of Dallington, and 2 miles to the south-east of Rushlake Green.

DESCRIPTION

Lot 1 comprises a gently sloping pasture field with a woodland shaw running the southern boundary, within which there is a naturally fed pond.

Additional land available. For further information, please refer to the sale particulars for Lots 2 and 3.



DIRECTIONS

From the village Green in Rushlake Green, head south-east on Bodle Street Road (signposted Bodle Street and Windmill Hill). Continue for approximately 1.5 miles and then turn left into Churches Green Lane, and then (after approximately 460m) turn right into Sandhill Lane. Continue on Sandhill Lane for approximately 360m, whereafter the gate leading to Lot 1 will be found on the right-hand side.

What3Words: shield.continued.rise

SERVICES

There are no services connected to Lot 1.

TENURE

The property is offered for sale freehold.

LOCAL AUTHORITY

Wealden District Council.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private including Rights of Way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi easements, and all wayleaves, whether referred to or not within these particulars.

A short section of public footpath (approximately 30m) runs through the woodland shaw to the south-east corner, as indicated on the attached boundary plan by a broken black line.

MINERALS, SPORTING RIGHTS AND TIMBER

All mineral rights, sporting rights and standing timber so far as they are owned are included in the Freehold.

PLANS

The attached boundary plan is for identification purposes only with boundaries shown edged red. Purchasers should satisfy themselves on the location of all external or internal boundaries prior to offering.

ACCESS

Gated access from Sandhill Lane.

AGENTS NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained within these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

The purchaser of Lot 1 will be responsible for erecting and thereafter maintaining a stock-proof fence along the western boundary, as indicated by 'T' marks on the attached boundary plan.

CLIENT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify the identity and residence of purchasers.

ACREAGES

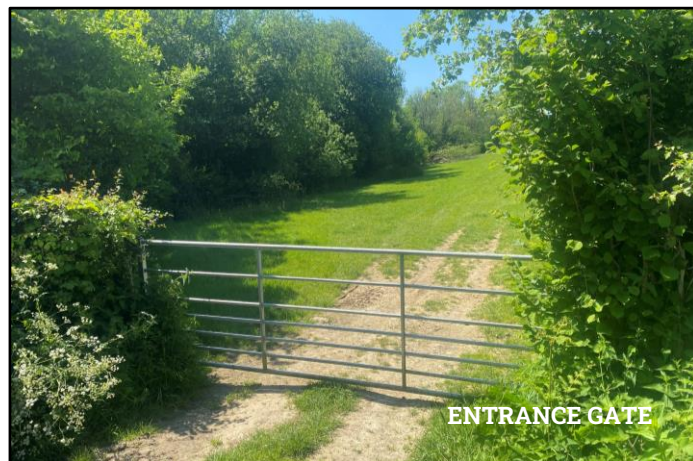
The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

VIEWING

During daylight hours only and strictly by prior appointment with the Vendor's Sole Agents, BTF Partnership – Telephone: 01435 864455.

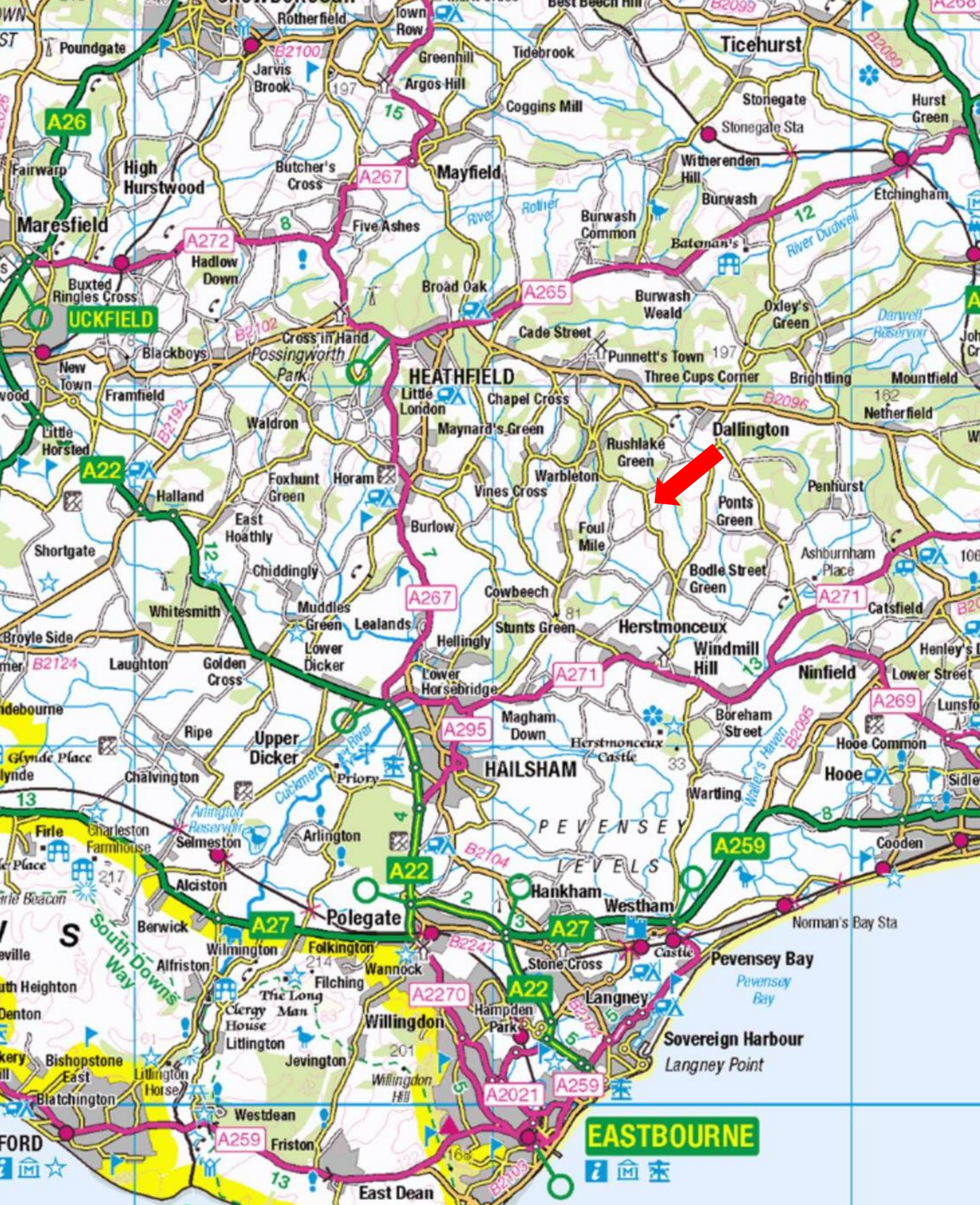
Please ensure that when viewing the property, you do so with due care, taking responsibilities for your actions.

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.



**BOUNDARIES EDGED IN RED
FOR IDENTIFICATION PURPOSES
ONLY.**





BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.