



**LOT 3, LAND AT SEAVIEW FARM
VICARAGE LANE, BURWASH COMMON, EAST SUSSEX TN19 7LP**

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VICARAGE LANE
BURWASH COMMON
EAST SUSSEX
TN19 7LP

Burwash	-	2.7 miles
Stonegate (MLS)	-	3.4 miles
Heathfield	-	4.3 miles
Tunbridge Wells	-	14 miles

Pasture field set off a no-through lane in rural location within the High Weald AONB.

- Hedge enclosed pasture field
- Approximately half an acre of woodland
- Set off a no-through lane
- Extending in all to about 10.70 acres (4.33 ha)
- Please Note: Lot 3 will not be sold away before Lot 1.

FOR SALE BY PRIVATE TREATY

GUIDE: OFFERS IN EXCESS OF £160,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex
TN21 8JD
01435 864455

LOCATION

The property is set off a 'no-through' country lane on the outskirts of Burwash Common, a hamlet within the High Weald AONB (Area of Outstanding Natural Beauty). The village of Burwash is approximately 2.7 miles to the north-east, and the market town of Heathfield, approximately 4.3 miles to the south-west.

DESCRIPTION

Lot 3 comprises a single pasture field with a small block of woodland (approximately $\frac{1}{2}$ an acre) located to the south-western corner.

LOCAL AUTHORITY

Rother District Council.

DIRECTIONS

From Heathfield, head north-east towards Burwash. After 4 miles, turn right into Vicarage Road. Continue on Vicarage Lane (bearing right at the junction with Westdown Lane) for approximately 0.3 of a mile, whereafter the gateway leading to the field will be found on the right-hand side.

What3Words: perfectly.mandolin.clips

SERVICES

No services connected.

TENURE

The property is to be sold freehold with vacant possession.

METHOD OF SALE

The property is offered for sale by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A public footpath crosses the property. Further information available from the selling agent. 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.

A public footpath crosses the property.

PLANS AND BOUNDARIES

The attached plans are for identification purposes only and purchasers must satisfy themselves regarding the location of all external and internal boundaries and measurements prior to offering.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTES

We have prepared these sale particulars as a general guide and none of the statements contained within them 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. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

The property currently forms part of Seaview Farm which is being sold in three lots, and the vendors do not wish to sell Lot 3 away before Lot 1.

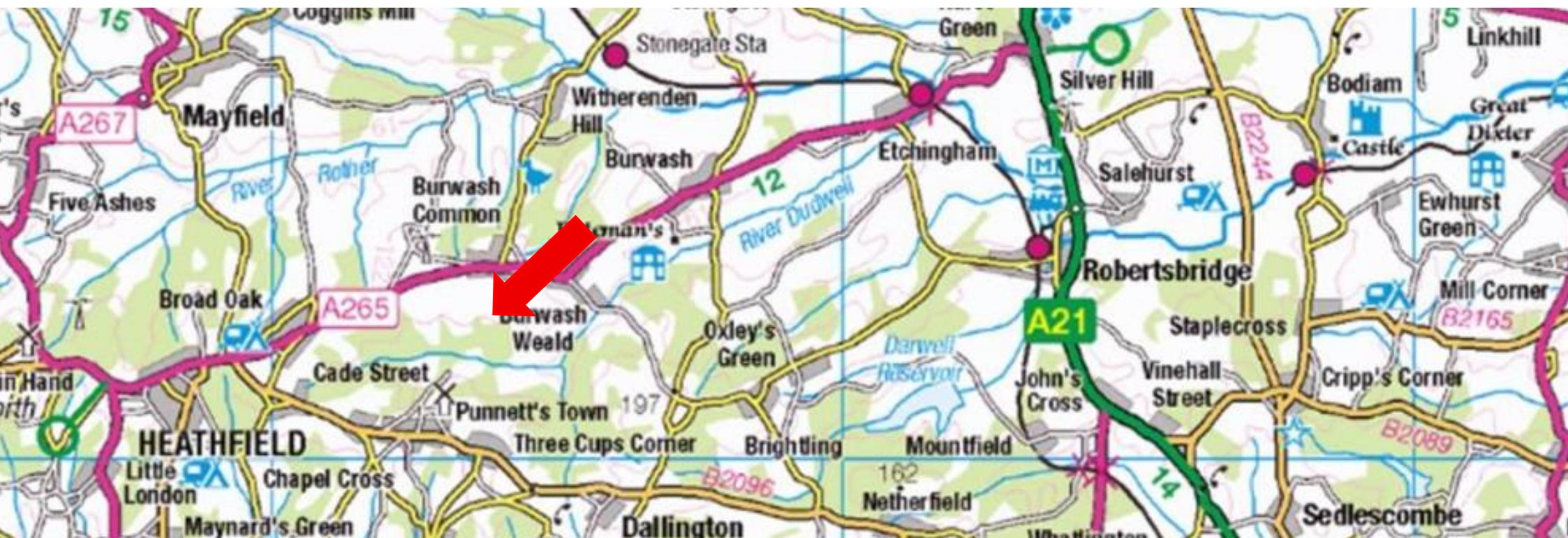
VIEWINGS

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

PURCHASER 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.

BOUNDARIES EDGED IN RED FOR
IDENTIFICATION PURPOSES ONLY.
NOT TO SCALE.





Land and Property Experts

www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD