



EQUUS

Country & Equestrian



OLD TOLL COTTAGE



OLD TOLL COTTAGE, Uckfield Road, Ashdown Forest, Crowborough, East Sussex, TN6 3TA

Recently refurbished and modernised detached 2 bedroom cottage with full planning permission to extend to 4 bedrooms, set in around 1.56 acres (*TBV) directly adjacent to the Ashdown Forest and a bridleway giving immediate access onto the Forest with no road work required.

The location is likely to be of great appeal to horse owners, dog lovers and those keen on the 'outdoor life' and for nearby amenities. Outside the property is approached from a side entrance drive with detached refurbished brick garage with scope to adapt this building into a home annexe / office / hobbies room etc.

The adjoining land is set to the side and rear and offers opportunities for the inclusion of stabling (subject to permissions).

It is rare to find a property of this kind offering miles of hacking out and country walks direct from the garden gate as well as retaining the historic benefit of 'Forester's Rights'. For those with competitive equestrian interests there are a number of training/competition centres in easy reach such as Chelwood training centre, Firle, Plumpton College, Golden Cross, Ardingly South of England Showground and Felbridge show centre.

ACCOMMODATION - Access to the cottage can be from the side garden to the main reception room or the kitchen from the rear garden or a further patio style door also from the side garden.

KITCHEN - with wall and base units, inset sink, HOB on one side, built in oven and separate grill, space and plumbing for washing machine, floor mounted boiler servicing the hot water and central heating. **SITTING ROOM / RECEPTION 1** - with fireplace, windows facing the front. **RECEPTION 2** - fireplace door out to side garden. **FIRST FLOOR - BEDROOM 1** - with windows facing the front. **BEDROOM 2** - window facing side garden. **FAMILY BATHROOM** - reasonably spacious with cupboards, bath, WC and wash hand basin. **NO CHAIN. eip**

LOCATION & AREA AWARENESS

The property is within walking distance of the town of Crowborough which offers a good range of shops and facilities as well as mainline rail station at Jarvis Brook connecting to London. Royal Tunbridge Wells is around 9 miles away and offers more comprehensive shopping, amenities, educational and recreational facilities. Other nearby towns include Uckfield and Haywards Heath both with Main line rail stations connecting to London and the A22 gives convenient access to the M23 motorway and to Gatwick Airport and the M25. There are a range of well-respected schools in the surrounding area including: Ardingly College, Brambletye School, Cumnor House School and Uckfield Community Technology College.

PLANNING PERMISSION

There is planning permission to extend the ground floor and first to a four bedroom property. Application Number WD/2024/2527/F / Location Address OLD TOLL COTTAGE, UCKFIELD ROAD, POUNDGATE, CROWBOROUGH, TN6 3TA / UPRN 100061940733 Proposal REAR EXTENSION, INTERNAL

ALTERATIONS AND REMOVAL/REPLACEMENT OF PORCH. Decision Approval.

RECENT WORKS TO THE PROPERTY

1. New sewage treatment plant in 2025 signed off.
2. New sash double glazing throughout.
3. New electric fuse board.
4. new wood burning stove.
5. Acoustic timber fencing along boundary plus new gates.
6. Refurbished and made good double garage.
7. Power to patio area and armoured cable to garage.
8. New shingle drive and parking area.

MATERIAL INFORMATION / SERVICES & OUTGOINGS

PROPERTY TYPE: detached / **PROPERTY CONSTRUCTION:** NUMBER & TYPE OF ROOM/S: 2 bedrooms / 2 receptions / 1 bathroom and or shower - see attached floor plans
PARKING: Off road private drive / approx. 4 cars on drive more on land near garage
TENURE: Freehold
LOCAL AUTHORITY: Wealden / **TAX BAND:** E
SERVICES: Mains Electric / Mains Water / Oil central heating with plastic tank / **NEW (*2025) Private Treatment Plant**
EPC RATING: F 33/79 - Full ratings & advisories/estimated costs are now online at the .gov web site:
<https://find-energy-certificate.digital.communities.gov.uk/>

OUTBUILDINGS & GARAGE

Refer to the floor plans - **OUTSIDE WC** - attached to the cottage on the side closest to the neighbour.
POTTING SHED - brick built to the side of the cottage.
GARAGE - Recently refurbished set away from the cottage brick and stone built with rear lean to. Double doors to the front. Subject to planning it may also suit further ancillary accommodation or holiday let (sub PP) or home office.

LAND & GROUNDS

The whole is 1.56 acres (*TBV). The cottage is tucked into to the corner of the plot with a side garden and rear garden plus the level pasture.. The access is off the main road and onto the Bridleway and then turns off that into the plot. There is a side gate from the level pasture into the Ashdown Forest. The acreage stated at the property is *TBV - (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:



www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk |
www.environment-agency.gov.uk - www.landregistry.gov.uk |
www.homeoffice.gov.uk | www.ukradon.org

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent
 Equus Country & Equestrian, South East/South West
 T: 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

Please ensure you follow the current Covid-19 property viewing protocols which can be found on <https://www.gov.uk/coronavirus>

DISCLAIMER: All prospective buyers view all properties for sale with Equus International Property Ltd at their own risk and neither the Agents, Joint Agents nor the Sellers take responsibility for any damage or injury however caused to themselves or personal belongings or property.

By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched and all gates left shut or closed after use.

DIRECTIONS

From Crowborough head out on the A26 towards Uckfield. When you get to the Crow and Gate public house on the right the cottage is 100m on the right where there is a small gap (unmarked) into the forest, the cottage is accessed via this gap and track, turn immediately right into the private drive and garage area.

DISCLAIMERS

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Equus International Property Ltd in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Equus International Property Ltd nor any joint agent has any authority to make any representations about the property, and

accordingly any information given is entirely without responsibility on the part of Equus International Property Ltd.

2. Material Information: Please note that the material information is provided to Equus International Property Ltd by third parties and is provided here as a guide only. While Equus International Property Ltd has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical.

3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

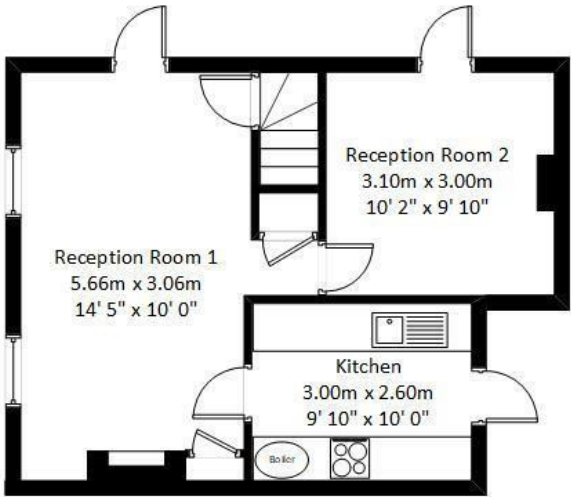
5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

6. VAT: If applicable, the VAT position relating to the property may change without notice.

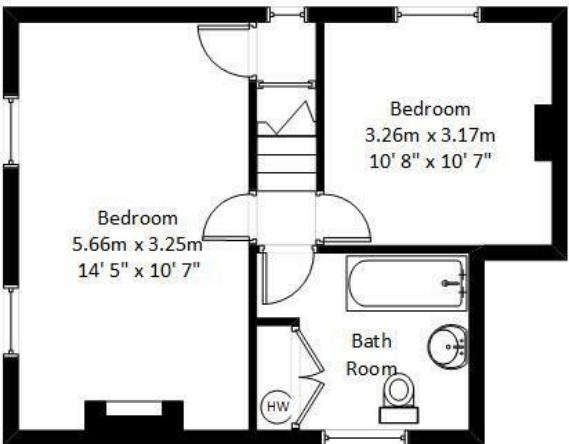
Guide price £700,000



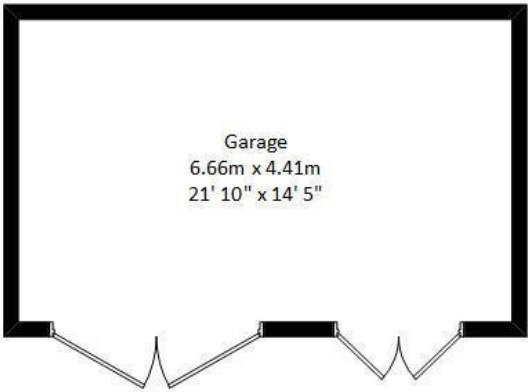
OTC - TN6



Ground Floor



First Floor



Gross internal floor area of the house
approximately 74.7 square metres
(804 square feet)

Gross internal floor area of the garage
approximately 29.3 square metres
(316 square feet)



This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.

Invicta EPC

www.invictaepc.com

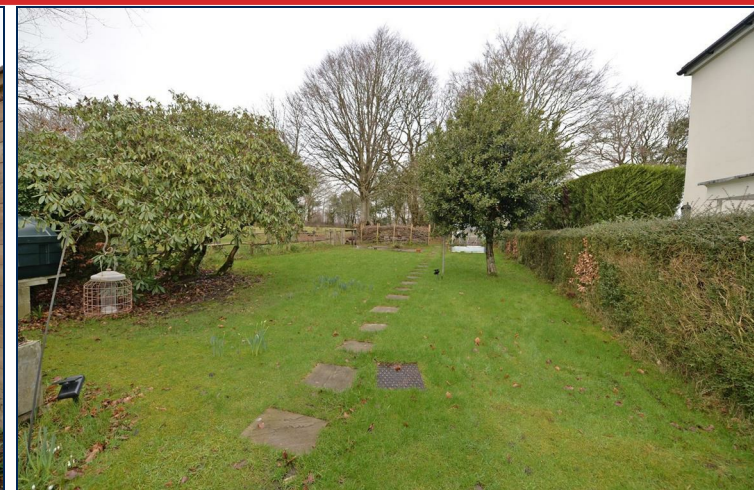
email: r.wood@invictaepc.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PROPERTYMISDESCRIPTION ACT 1991: Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the agents, not as a statement of fact. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("information") may be relied upon as a statement of representation or fact. Neither Equus Property nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Equus Property or the seller/lessor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are reproduced for general information using a 24mm wide-angle lens and are not necessarily comprehensive nor current; no assumption should be made that any content shown are included in the sale nor with regards to parts of the property which have not been photographed. Reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or any other consents have been obtained. We have not tested any appliances, services, heating systems or fixtures, and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. The information in these particulars is given without responsibility on the part of the Agent or their clients. Neither the Agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. These particulars are issued on the understanding that all viewings and negotiations are conducted through the agents.

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



www.equusproperty.co.uk

NATIONAL ADVERTISING • LOCAL KNOWLEDGE • SPECIALIST ADVICE



A member of



UKLAND and
FARMS.co.uk

