



Land at Etchingwood

Buxted, East Sussex

A GENTLY SLOPING BLOCK OF
LAND, EXTENDING TO 4.42
ACRES (1.79 HECTARES) ON THE
EDGE OF THE HIGH WEALD
NATIONAL LANDSCAPE

Pasture | Woodland

In all about 4.42 acres (1.79 hectares)

For sale as a whole

Distances: Uckfield 2 miles (London Bridge from 80 minutes), Lewes 10 miles, Royal Tunbridge Wells 16 miles, A23 (Bolney Junction) 19 miles, Brighton 20 miles, London 44 miles

(All distances are approximate)





LAND

This useful and attractive block of land with gated roadside access extends to 4.42 acres (1.79 hectares) in a single paddock with the woodland surrounding the northern boundary.

The land comprises 3.66 acres of pasture and 0.76 acres of broadleaf woodland. The land is classified as Grade 3.

SITUATION

Situated near the peaceful rural hamlet of Etchingwood in Buxted.

SERVICES

We understand there is a mains water supply to the property. This has not been checked or tested.

TENURE

Freehold for sale with vacant possession.

Land Registry Title Number ESX239520

OVERAGE

The vendor intends for a new deed of overage to be entered into with the purchaser at date of sale.

Further information and draft documentation is available from the selling agent.

GENERAL REMARKS AND STIPULATIONS

Method of Sale:

The property is offered for sale by private treaty and is offered Freehold with vacant possession.

Guide Price:

Guide price £125,000

Easements, wayleaves and rights of way:

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

Sporting, timber and mineral rights:

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

VAT:

Any guide prices quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

Plans, areas and schedules:

These are based on Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agent and purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.





Viewings: All viewings are strictly by appointment with the Vendor's agent. Please contact our team to arrange an appointment.

Local Authority: Wealden District Council
www.wealden.gov.uk

Postcode: TN22 4PT

What3Words: [///curly.proven.finally](https://www.what3words.com/curly.proven.finally)

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