



Land & Property Experts



**LOT 2, CONSTER MANOR  
BROAD OAK, NEAR RYE, EAST SUSSEX TN31 6EP**



**LOT 2, CONSTER MANOR  
NORTHIAM ROAD  
BROAD OAK, NEAR RYE  
EAST SUSSEX  
TN31 6EP**

|           |   |           |
|-----------|---|-----------|
| Northiam  | - | 2.3 miles |
| Westfield | - | 4.1 miles |
| Rye       | - | 7.3 miles |
| Tenterden | - | 10 miles  |

**An opportunity to purchase a pair of semi-detached bungalows requiring renovation. Set within approximately 27.39 acres (11.08 ha) in the picturesque Tillingham Valley within the High Weald National Landscape.**

- One semi-detached four-bedroom bungalow
- One semi-detached one-bedroom bungalow
- Pasture fields
- First time on the open market for 60 years
- Extending in all to about 27.39 acres (11.08 ha)

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: OIEO £700,000**

**VIEWING:** - Strictly by appointment via the sole agents:

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

BTF Partnership  
Clockhouse Barn  
Canterbury Road  
Challock  
Kent  
TN25 4BJ  
01233 740077

**LOCATION**

The bungalows are located on the outskirts of Broad Oak village (0.8 miles), approximately 2.3 miles to the south of Northiam, and 7.3 to the north-west of Rye.



**DESCRIPTION AND BRIEF HISTORY**

Lot 2 at Conster Manor comprises a pair of semi-detached bungalows requiring renovation (or replacement, subject to any necessary permissions) set well back from the road within approximately 27.39 acres.

The bungalows and adjoining pasture fields were originally purchased by the vendor's family in about 1965 as part of a larger agricultural estate, which is now being offered for sale in two lots.

For further information regarding Lot 1, the Manor House, outbuildings, and 70.4 acres, please contact BTF Partnership.

Lot 2 briefly comprises:

**1 CONSTER MANOR BUNGALOWS**

An attached timber-framed four-bedroom bungalow of timber and composite weatherboard elevations beneath a tiled roof.

The accommodation benefits from oil-fired central heating, and briefly comprises:



**Entrance Porch** (fully enclosed).

**Living Room:** Wood burning stove set into fireplace with mantelpiece above.

**Kitchen:** Worktops with inset sink and drainer, matching base and wall-mounted storage units, integral electric oven with inset electric hob above, space and plumbing for washing machine. Door to rear garden.

**Bedroom 1** (accessed via the kitchen).

**Bedroom 2.**

**Bedroom 3:** Fitted hanging cupboard.

**Bedroom 4.**

**Family Bathroom:** Panelled bath with wall-mounted shower attachment and screen, wall-mounted wash basin with cabinet above, and W.C.



NUMBER 1

## 2 CONSTER MANOR BUNGALOWS

An attached timber-framed one-bedroom bungalow of timber weatherboard elevations beneath a tiled roof.

The accommodation benefits from LPG-fired central heating, and briefly comprises:

**Entrance Porch** (fully enclosed).

**Living Room.**

**Kitchen:** Worktops with inset sink and drainer, matching base and wall-mounted storage units. Door leading to:

**Family Bathroom** (accessed via the Kitchen): Panelled bath with wall-mounted shower attachment, wash basin set into vanity unit with cupboard above.

**Bedroom 1** (accessed via the Kitchen).

## OUTSIDE

Steps lead from the parking area and **Garages** up to the bungalows. The garden surrounding the bungalows is predominantly laid to lawn.

## THE LAND

Divided into two principal parcels, the Grade 3 agricultural land is currently down to grass for grazing or mowing.



NUMBER 1

The field to the north-east benefits from approximately 150m of single bank river frontage to the River Tillingham.

## LOCAL AUTHORITY

Rother District Council

## COUNCIL TAX

1 Conster Manor Bungalows - Band B

2 Conster Manor Bungalows – Band A

## TENURE

The property is to be sold freehold with vacant possession.

## ACCESS

Via the privately owned drive, over which properties within third-party ownership have a right of way



NUMBER 2



NUMBER 2

## DIRECTIONS

From the crossroads at Broad Oak head north towards Northiam on the A28. After approximately 0.8 miles, just past the bridge over the River Tillingham, at the bottom of the hill, turn right into the drive on the right-hand side.

**What3Words:** hardy.dressy.dried

## SERVICES

Mains electricity and water, private drainage (not tested)

## EPC RATINGS

Both bungalows are Band E

## METHOD OF SALE

The property is offered for sale by private treaty.

## 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.

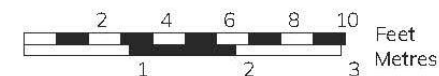
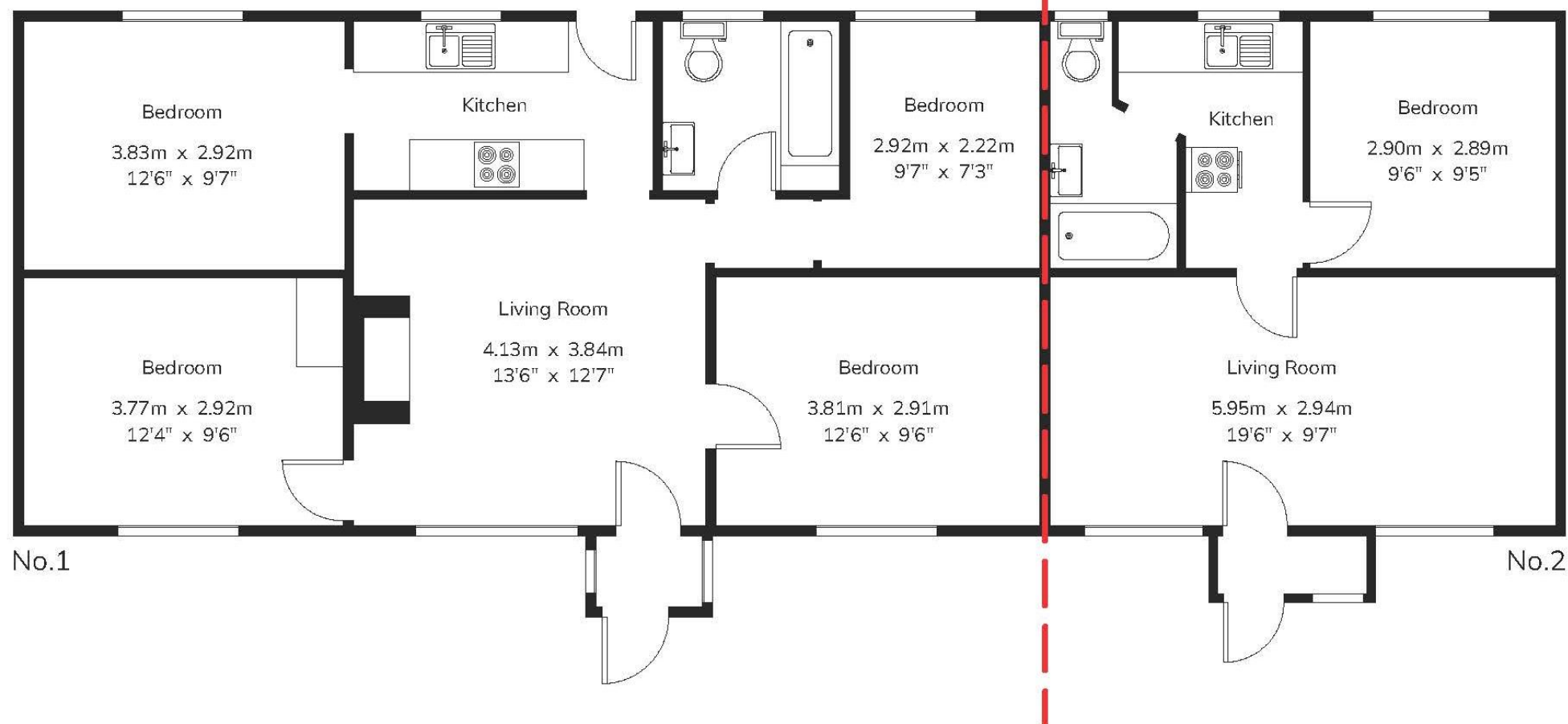
Two public footpaths cross the land. Further details available from the selling agents.

# Conster Manor Bungalows

No. 1 Gross Internal Area : 72.3 sq.m (778 sq.ft.)

No. 2 Gross Internal Area : 36.8 sq.m (396 sq.ft.)

Total Gross Internal Area : 109.1 sq.m (1,174 sq.ft.)

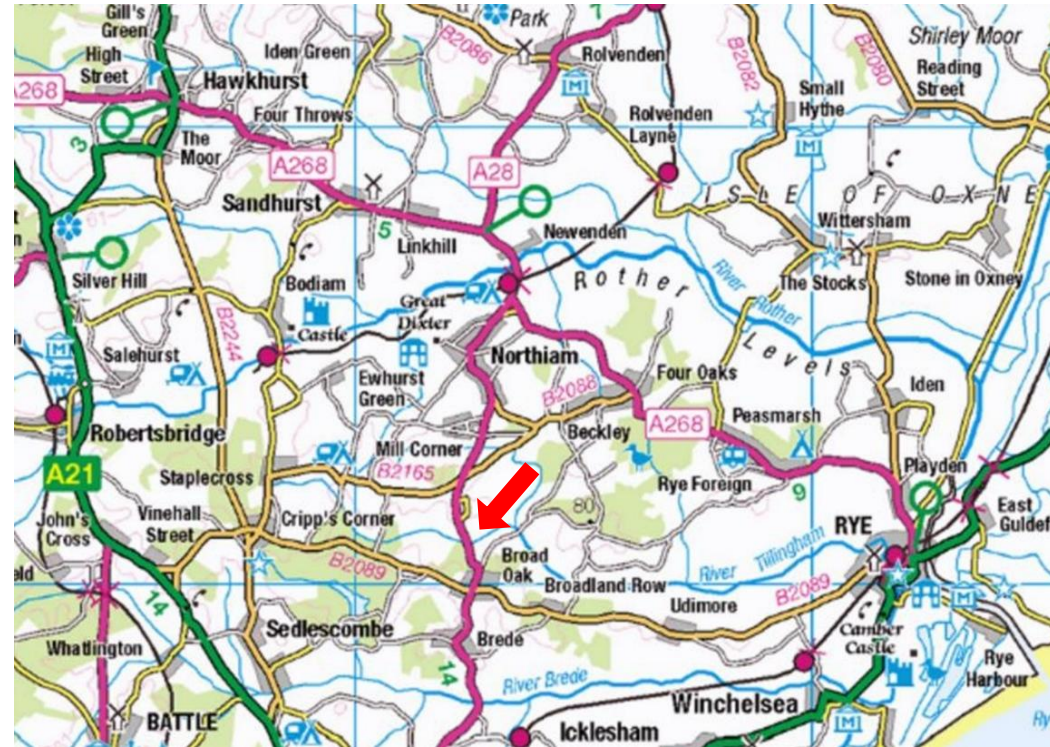


For Identification Purposes Only.

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## PLANS AND BOUNDARIES

the plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries and must satisfy themselves on the location of boundaries from the Land Registry plans available and their site inspection on the ground 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 NOTE

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.

## VIEWINGS

Strictly by appointment with the selling agent. 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.





Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

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