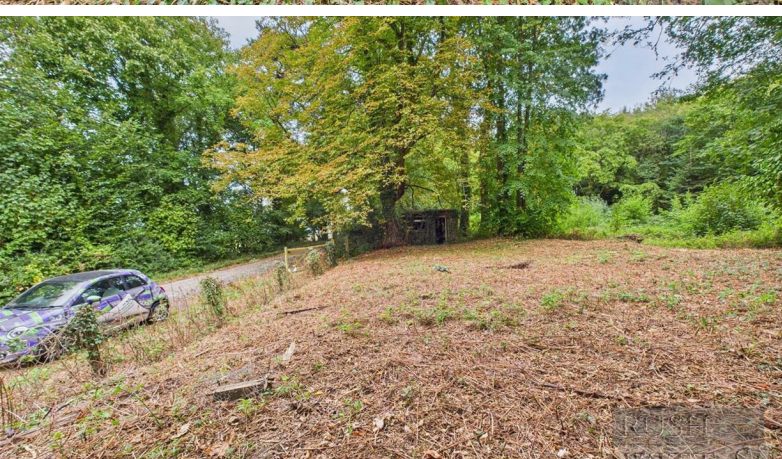
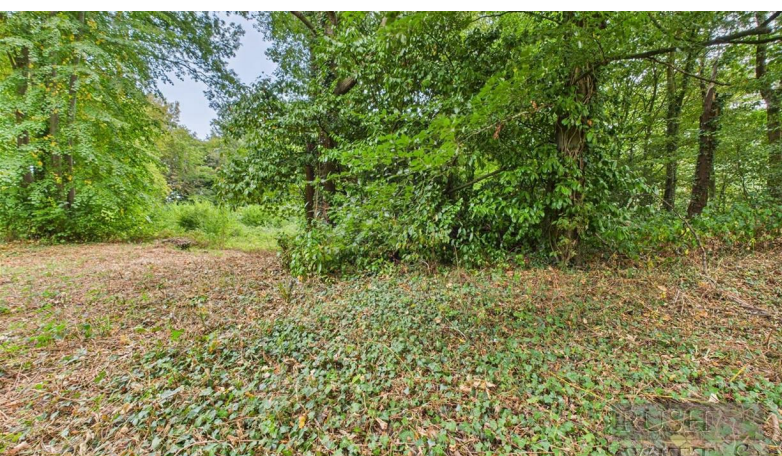




**Land Next to Woodside Vinehall Road,
Robertsbridge, TN32 5JN
Guide Price £175,000 Freehold**

A rare opportunity to acquire a generous plot of land in the heart of the Sussex countryside. Extending to approximately 1.25 acres (TBV), this parcel of land includes a variety of trees and shrubs and offers potential for development, subject to the necessary planning consents. The plot is approached via a side lane, providing convenient access while being set back from the main road. Set within the quiet, rural hamlet of Mountfield, the land enjoys a genuine countryside feel while remaining well connected. Families are particularly well served here, with a good choice of well-regarded local schooling in the surrounding villages. The historic town of Battle, with its famous Abbey, characterful high street and selection of independent shops and eateries, is just a few miles away, while the seaside town of Hastings, with its picturesque Old Town and seafront, is also within easy reach. Robertsbridge mainline station provides direct rail links into London, making this an appealing spot for those wanting a peaceful, rural lifestyle without sacrificing access to nearby towns and the coast. Offered for sale with no overage provision, this is a straightforward opportunity to acquire the land outright.



Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson 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 the agents, seller(s) or lessor(s).
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3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
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