

**Land Agents
Valuers & Auctioneers**

Euston House
82A High Street
Heathfield
East Sussex TN21 8JE

Tel: (01435) 864455
Fax: (01435) 865875

info@charlesclark.co.uk
www.charlesclark.co.uk

Charles Clark & Co.

CHARTERED SURVEYORS

Agricultural & Rural Property Agents

Nutley ¾ Mile Maresfield 3½ Miles Newick 5 Miles

**LAND AND STABLES KNOWN AS HAWTHORNS
DOWN STREET
NUTLEY, UCKFIELD
EAST SUSSEX
TN22 3LU**



**SOUGHT AFTER BLOCK OF PASTURE, WOODLAND AND POND
WITH STABLES AND HAY STORE**

IN RURAL LOCATION WITHIN EASY REACH OF THE ASHDOWN FOREST

Particularly suited for equestrian use and located in a popular riding area

IN ALL ABOUT 3.88 ACRES

***** GUIDE PRICE £90,000 *****

PARTICULARS OF SALE Whilst every care has been made in the preparation of these particulars they are intended as a guide only and their accuracy cannot be absolutely guaranteed. Any intending purchaser should satisfy himself as to the correctness of statements contained within by inspection or otherwise.

The plan accompanying these particulars is reproduced from the Ordnance Survey with the sanction of Her Majesty's Stationery Office. It is not to scale and is for identification purposes only.

GENERAL REMARKS & INFORMATION

VIEWING: Strictly by appointment with the Vendor's Sole Agents, Charles Clark & Co – Telephone: 01435 864455.

METHOD OF SALE: The land is offered for sale by private treaty as a whole.

TENURE: The land is offered for sale Freehold with vacant possession available upon completion.

DESCRIPTION: The property has road frontage and direct access from Down Street leading to a hardcore parking area. The land comprises approximately 2.2 acres of pasture split into two paddocks and approximately 1.4 acres of mixed woodland with stands of Scots Pine. There is a pond located in one of the fields. The buildings comprise of a small concrete yard with two **Stables** (24' x 12'), a **Hay Store** (22' x 7'9) and **Metal Container** (8' x 9'6). The land is hedge and fence enclosed and extends in all to about 3.88 acres. There is a track to the side which runs along the southern edge of the pasture.

SITUATION: The land is easily accessible from the A272 via Down Street and is within close reach of the Ashdown Forest. The land is near to Piltown, Fletching and Nutley with Haywards Heath 11 miles to the west and Uckfield 7 miles to the south.

SERVICES: We have been informed a mains water supply will be provided. There is a tap located next to the Stables and a drinking trough connected to the field. There is no mains electricity. Previous occupiers have used a generator.

RIGHTS OF WAY: There are no public rights of way over the property.

TITLE: The property is held under Title Numbers: ESX245165 and ESX101393.

It is understood there is an overage clause already attached to the land in the event of residential development.

DIRECTIONS: From our office in Heathfield proceed west on the A267 through Cross-in-Hand turning left onto the A272 through Hadlow Down and Buxted. Turn left on to the A26 and then right onto the A22 at the next roundabout. At the further roundabout turn left back on to the A272 and after about 1 mile take the first turning on the right at the top of the hill signposted Down Street. Follow this road for about 2 miles and the land will be found on the left hand side shortly after a property known as Woodcock Farm. The entrance gate is marked Hawthorns and is indicated by our sale board.



