

**Land Agents
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Charles Clark & Co.

CHARTERED SURVEYORS

Agricultural & Rural Property Agents

CC/2630

LAND AT BURGH HILL ETCHINGHAM EAST SUSSEX

**AN ATTRACTIVE PARCEL OF AMENITY PASTURE LAND AND WATER MEADOW
with scattered parkland trees and frontage onto the River Limden**

Pond



(Lots 1 & 2)

IN ALL ABOUT 13 ACRES

Available as a whole or in 2 Lots

GUIDE PRICE: As a whole: £92,000

Or alternatively

Lot 1: 7.674 Acres £54,000

Lot 2: 5.265 Acres £44,000

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 or in 2 Lots. Please note Lot 1 will not be sold before Lot 2.

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

DESCRIPTION: An attractive parcel of parkland-type and amenity pasture land with picturesque scattered oak trees lying on a gentle westerly aspect and sloping down to the lower water meadow with single bank frontage onto the River Limden along the entire western boundary being a tributary to the River Rother which it adjoins in the extreme southern corner. The land lies within a ring fence and each Lot is divided into 2 enclosures having extensive frontage to Lot 1 along its south eastern boundary on to Haremere Hill. There is a gated access way including useful holding pen in the south east corner of Lot 1 just above the junction with Burgh Hill which will be shared with Lot 2 for which there is access by right of way for agricultural and equestrian purposes only to a width of 20ft along the north eastern boundary of Lot 1 between the points A-B.

The land extends in all to 12.939 acres divided as to: Lot 1: 7.674 Acres Lot 2: 5.265 Acres.



Lot 1



Lot 2

SITUATION: The land is situated on the A265 Heathfield to Hurst Green Road on the north eastern outskirts of Etchingham having extensive frontage along the south east boundary on to Haremere Hill and access off Burgh Hill. Hurst Green on the A21 London-Hastings Road is about 1½ miles to the north east, Burwash just under 3 miles to the south west and Heathfield about 9 miles.

SERVICES: Mains water is supplied to a cattle drinking trough adjacent to the access gate and holding pen. There is no electricity to the site.

RIGHTS OF WAY: There is a public footpath which runs approximately north-south for a short distance in the extreme southern corner of the land.

A right of way for agricultural purposes only will be granted for the purchaser of Lot 2 between the points A-B.

FENCING: If the land is sold in two Lots, the purchaser of Lot 2 will be required to erect and thereafter maintain a stockproof fence along the south eastern boundary to Lot 2 as shown by inward facing 'T' marks.

DIRECTIONS: From Hurst Green on the A21 proceed in a westerly direction towards Heathfield and at the bottom of Haremere Hill just after the school sign, turn sharp right into Burgh Hill where the entrance gate and holding pen will be found immediately on the left hand side.

Alternatively from our office in Heathfield proceed eastwards on the A265 passing through Burwash and Etchingham and just after the railway crossing and bridge over the River Rother, the land will be found on the left hand side with gated access off Burgh Hill.

