

**Land Agents
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Charles Clark & Co.

CHARTERED SURVEYORS

Agricultural & Rural Property Agents

RK/11/08/2595

**LAND OFF MOUNTFIELD LANE
HOLLINGROVE
BRIGHTLING
ROBERTSBRIDGE
EAST SUSSEX
TN32 5HU**



(Lot 1)



(Lot 2)

**ATTRACTIVE AND APPEALING PASTURE OR WOODLAND
SPLIT INTO THREE LOTS**

All in quiet location with surrounding views.

LOT 1: 16.0 ACRES PASTURE GUIDE PRICE: £140,000

LOT 2: 10.4 ACRES WOODLAND GUIDE PRICE: £50,000

LOT 3: 13.1 ACRES PASTURE GUIDE PRICE: £120,000

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.

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

DESCRIPTION:

Lot 1 comprises 16.0 acres of sloping pasture. Access is via a gate set back from the road. South facing with 2 ponds.

Lot 2 comprises 10.4 acres of mixed deciduous woodland, young underwood with some oak stands. Access from gate way off the road.

Lot 3 comprises 13.1 acres of sloping pasture. Split into 3 pasture fields and area of pasture and trees. Good long road frontage with 2 gateways leading onto Mountfield Lane. Dry pond.

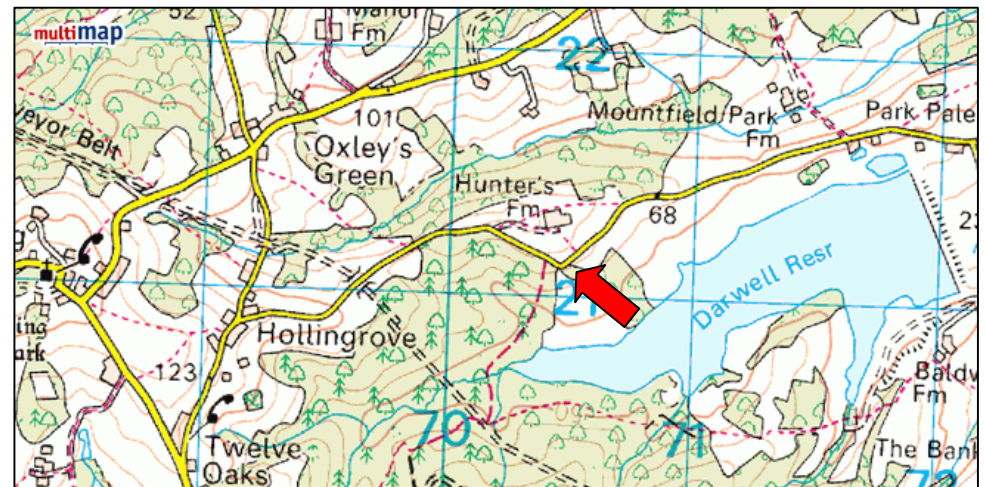
The land is considered ideal for grazing, amenity, equestrian or conservation use.

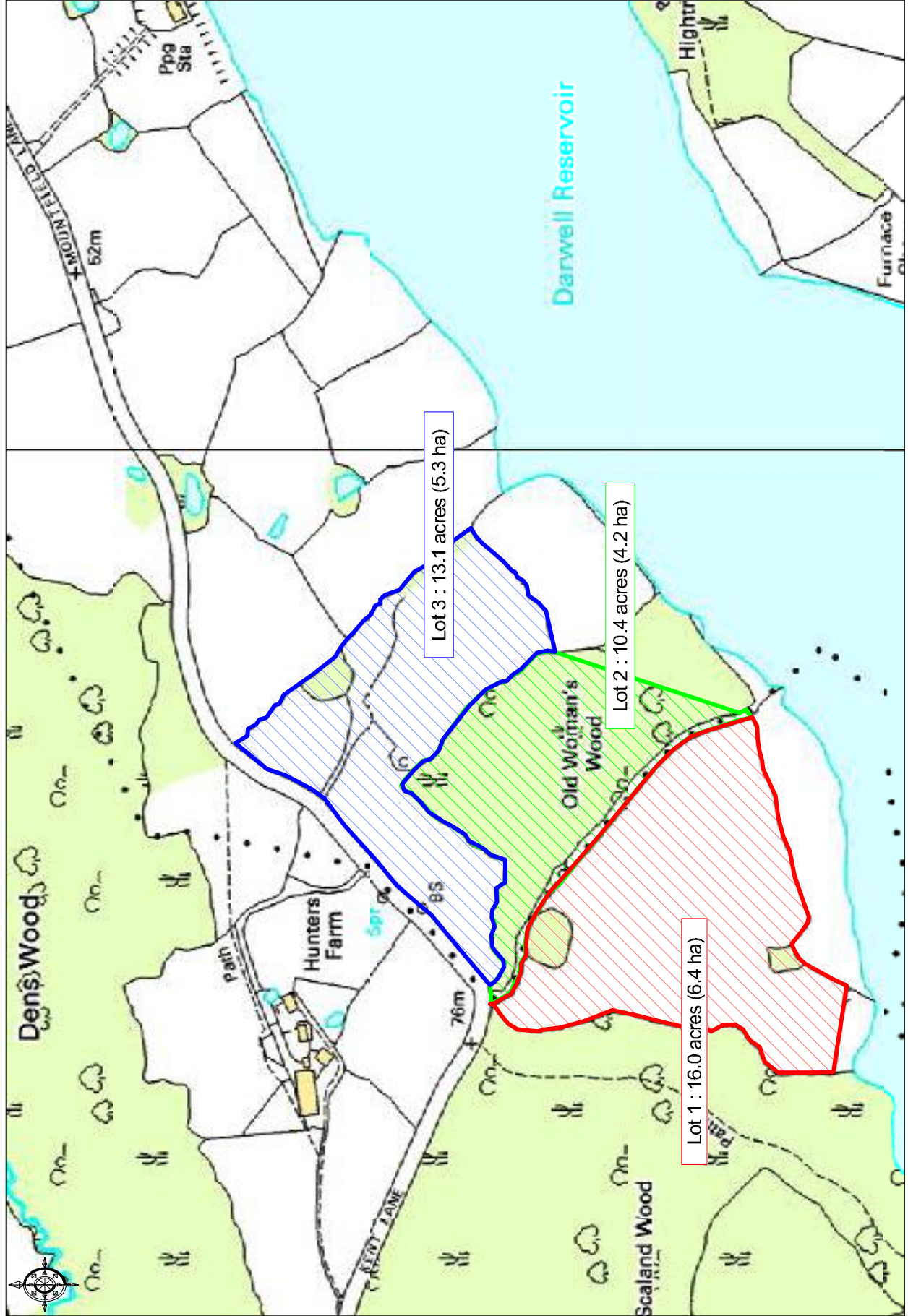
SITUATION: The land is situated outside of Hollingrove and close to the village of Brightling. Robertsbridge is approximately 4 miles away with access to the A21.

SERVICES: There is no water or electricity connected to the site.

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

DIRECTIONS: From our office in Heathfield proceed east out of town on the A265 turning right (south east) opposite The Crown Public House on to the B2096 Battle Road towards Dallington. Proceed through Punnetts Town and at Woods Corner, Dallington, turn left opposite The Swan Public House signposted Brightling. Continue along this road passing through Brightling village 'S' bend and take the next left hand turning towards Robertsbridge and then take the first right by Jack Fuller's and proceed under the Gypsum conveyor belt and on entering Hollingrove, turn left at the triangle onto Kent Lane. Continue along this road and pass the entrance to Hunters Farm. The entrance to Lot 1 and 2 can be found on the right hand side as indicated by our For Sale board. The entrance to Lot 3 can be found slightly further on, on the right side again indicated by our For Sale board.





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