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# Charles Clark & Co.

CHARTERED SURVEYORS

**Agricultural & Rural Property Agents**

**THE GRANARY  
MARKLYE LANE  
HEATHFIELD  
EAST SUSSEX  
TN21 8QB**



**A TRADITIONAL SUSSEX FARM BUILDING WITH PLANNING  
PERMISSION FOR CONVERSION INTO A RESIDENTIAL DWELLING**

**Situated off a no-through lane in a rural location**

The Planning Permission allows for 5 Bedrooms, 2 Bathrooms, Shower Room, Living Room,  
Dining Room, Kitchen, 2 Studies, Utility Room

**IN ALL ABOUT 0.3 ACRES**

**\*\*\* GUIDE PRICE £360,000 \*\*\***

## GENERAL REMARKS AND INFORMATION

**VIEWING** Strictly by confirmed appointment with the Vendor's Sole Agents, Charles Clark & Co., Euston House, 82A High Street, Heathfield, East Sussex, TN21 8JE, telephone: 01435 864455, and then only if accompanied by the Vendors or their Agents.

Disclaimer: Visitors to the property are advised to take all necessary precautions to secure their own safety and neither the owner nor agents acting on behalf of the vendor will accept any responsibility for injuries sustained by visitors whilst visiting or inspecting the property.

**SITUATION** The Granary enjoys a rural location, approached off a no-through country lane. Heathfield town centre is less than 1½ mile distant and offers a variety of shops including two supermarkets along with banks and other services. The pretty and historic village of Mayfield is situated 4½ miles to the north and Tunbridge Wells, with its extensive range of shopping and entertainment facilities, is about 12 miles to the north. Regular train services from Stonegate about 6 miles (Charing Cross approx 75 minutes) and Wadhurst 12 miles (Charing Cross approx 70 minutes).

**DESCRIPTION** The Granary is a traditional Sussex farm building with brick elevations. A good proportion of the underpinning has been undertaken.

**SERVICES** Mains water, electricity and telephone supplies are in Marklye Lane.

**TENURE** The property is freehold and vacant possession will be granted at completion.

**TOWN AND COUNTRY PLANNING** Planning permission was granted by Wealden District Council by Notice dated 24<sup>th</sup> February 2006 (Application Number WD/2006/0582/F) for "conversion of redundant farm building and repair work to permit use as a dwelling".

Copies of the planning permission notice and approved drawings can be found on the Wealden District Council website or available for inspection at the Agent's office.

**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 each of the statements contained within these particulars by inspection or otherwise.

The sale plan accompanying these particulars is reproduced from the Ordnance Survey with the sanction of Her Majesty's Stationery Office. It has been prepared with care and is believed to be correct but its accuracy is not guaranteed. It is for identification purposes only.

We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be stated that they are in good working order or that the property is in good structural condition otherwise.