

DRAFT DETAILS ONLY
EAST SUSSEX– WARTLING
APPROXIMATELY 10 ACRES GRAZING LAND



ADDRESS: Sandhill.Wartling Road, Wartling, East Sussex, BN27 1RX

SITUATION: The land lies in this popular East Sussex tourist area to the North of Eastbourne and the village of Wartling and South of Hertmonceaux. The land lies to the East of the Wartling Road almost directly opposite the car park for The Royal Observatory and Science Centre, and the access road to Hertmonceaux Castle. Herstmonceaux Village is about 1.5 miles and has a number of local shops. Hailsham is some 5 miles and Eastbourne about 11 miles. Battle station (London Bridge/Charing Cross) are about 8 miles. Hastings is some 8 miles.

DESCRIPTION: The land has a long frontage to Wartling Road and comprises of a relatively level area of grazing land with its North & East boundaries being formed by Wartling Wood. It is considered that the land could lend itself for use as grazing or agricultural use or for the tourist industry, subject to planning. The land has also been offered for sale as investment.

DIRECTIONS: From the M25 take junction 6, the A22 and follow the road through to Hailsham, take the A271 road towards Bexhill after passing through Herstmonceaux and Windmill Hill take the turning right, Wartling Road towards Wartling, the land will be found on the left almost opposite the Royal Observatory Car Park.

SERVICES: We understand that water is connected to the site, but prospective purchasers should make their own enquiries.

PRICE: Guide price £120,000 freehold, subject to contract

VIEWING: At any reasonable time having first registered with the owners Agents Pelhams Equestrian & Land Specialists 7 York Road, Woking, Surrey, GU22 7XH Telephone: 01252 781640

LOCAL AUTHORITY: Wealden District Council, Council Offices, Pine Grove, Crowborough, East Sussex. TN6 1DH. Telephone: 01892 653311

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.
2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Pelhams, nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to this property.
3. Any photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
4. Any reference to or alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consents have been obtained, these matters must be verified by the intending purchaser.
5. Any plans, maps indicating the boundaries or accesses to a property are intended as a guidance only and should not be relied upon as fact.
6. The property is sold subject to all rights of way whether public or private, light support, drainage, water and other pipes, whether referred to in the particulars or not