



Highfield

Piltdown, Uckfield, East Sussex TN22 3XX

Batcheller
Monkhouse

Our Corner of England



HIGHFIELD

A rarely available and highly diverse rural property positioned in an outstanding rural location comprising of stable block with hard standing, a good-sized steel-framed building, private gated entrance and fenced paddocks, in all approximately 2.5 acres.

- Highly Sought-After Rural Location
- Direct Access From a Quiet Lane
- Good-Sized Steel-Framed Building
- Stable Block with Hard Standing
- Power and Water
- Fenced Paddocks
- In All Approximately 2.5 Acres



SITUATION

The property is located in a highly sought-after rural setting with plenty of open countryside close by. The surrounding countryside is well known for its outstanding natural beauty. There are many country walks and bridleways being close to Ashdown Forest and the South Downs as well as the National Trust owned Sheffield Park, Bluebell Railway and Wakehurst Estates.

DESCRIPTION

Approached via a private gated entrance directly off the lane, the property briefly comprises of several fenced paddocks, a timber-framed barn with several internal stables and an area of hard standing. There is a large area of parking just beyond the stables in front of a steel-framed barn which has recently been used with consent (WD/2014/2408/F) to run a canine hydrotherapy business. There is also planning consent for a temporary dwelling with an occupancy restriction specifically relating to this business (WD/2022/2729/FR). In all the property measures approximately 2.5 acres.

TENURE

The site is offered for sale Freehold.

PLANS AND AREAS

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

METHOD OF SALE

The land will be sold by Private Treaty and is offered for sale Freehold.

AMENITIES

Local: Piltdown has a popular local pub and useful garage/local store. Isfield also offers a local pub and farm produce shop.

Towns: Uckfield (2 miles), Lewes (8 miles), Haywards Heath (10 miles), Brighton (17 miles) Tunbridge Wells (16 miles).



Transport: Haywards Heath Station (10 miles) services to London in approximately 45 minutes. Uckfield Station (2 miles) services to London is approximately 1 hour. Gatwick Airport (25 miles).

Schools: Fletching Primary School, Little Horsted Primary School, Newick Primary School, Uckfield College, Lewes Old Grammar School, Cumnor House, Bede's, Burgess Hill Girls.

Leisure: Piltdown Golf Club, South Downs National Park, Ashdown Forest.

DIRECTIONS

From North Chailey travel east on the A272 passing through Newick and into Piltdown. After passing the Piltdown Man on your right hand side, take the second left into Down Street opposite the turning towards Piltdown Golf Club. Continue north on Down Street for just over a mile and the entrance to the property will be found on your left shortly after Daleham Lane.

What3Words: ///fire.choppy.cupboards

Additional Information

Local Authority: Wealden District Council. Tel: 01323 443322 www.wealden.gov.uk

Services (not checked or tested): Mains water, electricity and ultrafast broadband are connected as advised by the vendor.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk, www.southdowns.gov.uk

Tenure: Freehold. Land Registry Title Number ESX299816, ESX127437

OFFERS IN EXCESS OF £395,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

