



BLENHEIM FIELDS
LONDON ROAD | FOREST ROW | EAST SUSSEX | RH18 5EW
Guide Price £99,950



**Lambert
& Foster**

BLenheim FIELDS, LONDON ROAD, FOREST ROW, EAST SUSSEX RH18 5EW

An attractive block of pasture comprising two paddocks in a semi-rural setting on the outskirts of the Wealden village of Forest Row, with road access and frontage to the River Medway, extending to 3.8 acres (1.53 hectares).

EAST GRINSTEAD 3.5 MILES | EAST GRINSTEAD RAILWAY STATION 3.7 MILES | CROWBOROUGH 9.7 MILES



DESCRIPTION

The land is split into two parcels all laid to pasture, divided by a small drainage ditch. It borders the River Medway to the north, with approximately 225m of river frontage. To the south it is bordered by residential properties, and further agricultural land to the east and west.

SITUATION

Located in close proximity to both East Grinstead (3.5 miles) and Crowborough (9.7 miles), the land has good access to an extensive range of amenities. More locally in the village of Forest Row, there are a range of local amenities. The nearby Forest Way Country Park is easily accessible from the land, linking East Grinstead and Groombridge by foot, bicycle, and horseback via a ten mile leisure route.

DIRECTIONS

From East Grinstead town centre, head south along Beeching Way for approximately 0.8 miles before taking the first exit at the roundabout onto Lewes Road (A22). Follow Lewes Road (which merges to become London Road) for approximately 2.4 miles and the entrance to the land can be found on the right hand side.

OVERAGE

The sale contract will include a retention of future development value clause reserving to the vendors 20% of any increase in the value of the land in the event of any non-agricultural or commercial equestrian planning permission being granted on the land within 10 years of completion. Please contact Lambert & Foster for further details.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

ACCESS

The land has a right of way (marked orange on the attached sale plan) via a grass track from the London Road (A22).

DESIGNATIONS

All of the land is located within the High Weald Area of Outstanding Natural Beauty, and falls within the Environment Agency's Flood Zone 3. The land is also included in the 7km perimeter of the Ashdown Forest Special Protection Area.

METHOD OF SALE

The property is offered for sale by Private Treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.

GENERAL

Tenure: Freehold with vacant possession

Services: The land is not connected to any services.

Local authority: Wealden District Council, Tel: 01323 443322

What3Words: The entrance to the access track can be located at falls.director.blink.

Easement: A South East Water easement passes through the property, as identified in brown on the sale plan.

RESTRICTIONS

The land is subject to an agricultural use only restrictive covenant. Please contact Lambert & Foster for further details.

VIEWING

Strictly by prior arrangement with the selling agent's Wadhurst office on 01435 873999. Contact Dan Page or Will Jex for further information.

PARTICULARS, PLANS AND SCHEDULES

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy, made in person, of your passport or photo driving licence. Solicitor certified copies may be accepted. Lambert & Foster apologise for any inconvenience this may cause but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.



Lambert & Foster



arla | propertymark

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High St,
Cranbrook, Kent
TN17 3DN

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe,
Kent CT21 4HU

WADHURST, SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex
TN5 6AA