



LAND AT HARTFIELD
EAST SUSSEX | TN7 4JG
Guide Price £225,000



**Lambert
& Foster**

LAND AT HARTFIELD, EAST SUSSEX, TN7 4JG

An opportunity to purchase an attractive parcel of land with conservation/BNG potential within the High Weald Area of Outstanding Natural Beauty extending to some 23.44 acres (9.49 hectares) and incorporating 1.5km of frontage to the River Medway.

HARTFIELD 0.4 MILES | ASHURST RAILWAY STATION 4.2 MILES | CROWBOROUGH 5.7 MILES



DESCRIPTION

An opportunity to purchase an attractive parcel of land in a desirable rural location just north of the village of Hartfield extending in all to some 23.44 acres (9.49 hectares) of predominantly permanent pasture, interspersed with woodland shaws and shelter belts.

The land is sandwiched between the Forest Way (bridleway) which is used by pedestrian, cyclist and equestrian users to the south, and the River Medway to the north.

The land is located within the High Weald Area of Outstanding Natural Beauty and Flood Zone 3. The land is considered to have conservation/BNG potential.

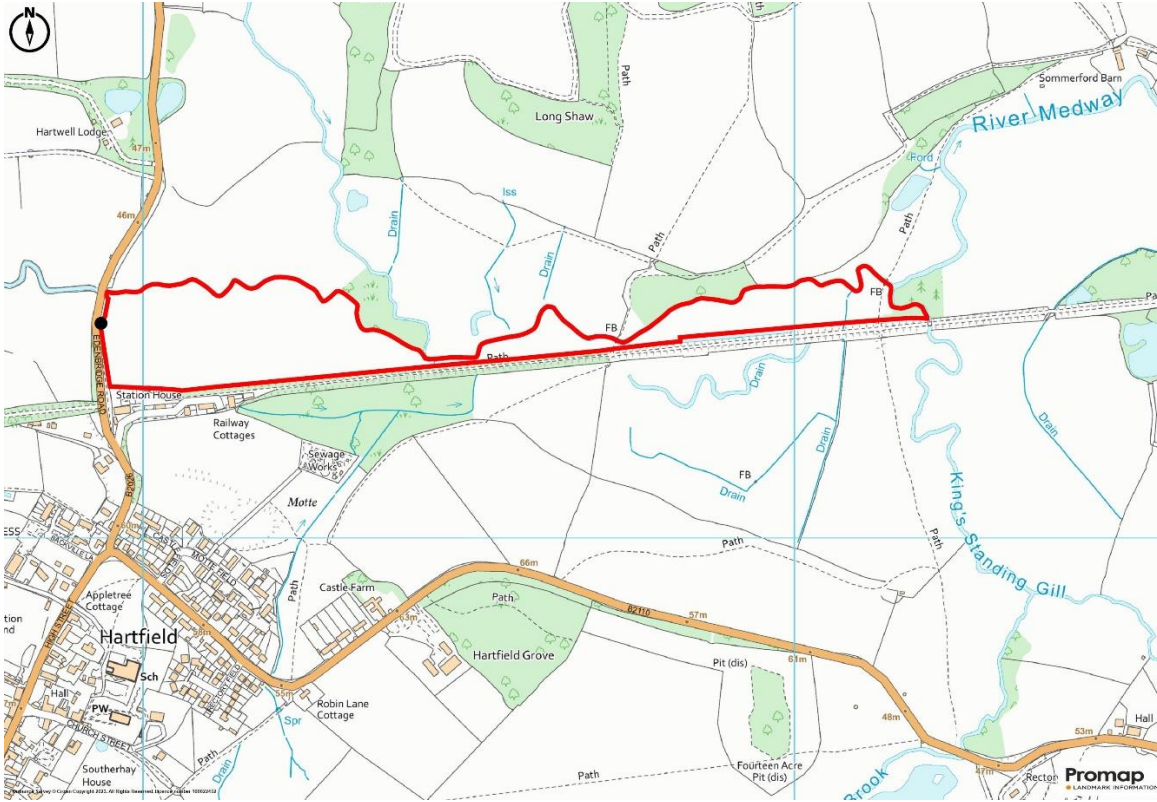
Access to the land can also be gained via the B2026 Edenbridge Road at the point marked with a black circle on the sale plan.

DIRECTIONS

From Hartfield village centre follow the B2026 (High Street) north for some 0.2 miles. Turn right onto the B2026 (Edenbridge Road) where access to the land can be found after approximately 0.2 miles on the right hand side.

METHOD OF SALE

The land 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.



PUBLIC RIGHTS OF WAY

Short sections of the public footpaths HAR/22/2 and HAR/24/1 cross the land from the Hartfield Way.

TENURE

Freehold with vacant possession upon completion.

SERVICES

No services are connected to the land. Prospective purchasers should rely on their own enquiries with regards to local availability of any further service connections.

MINERAL, SPORT AND TIMBER RIGHTS

Included in the freehold sale.

LOCAL AUTHORITY

Wealden District Council, Vicarage Lane, Hailsham, BN27 2AX.

VIEWING

At any reasonable time during daylight hours, together with a hard or e-copy of the sales particulars, having notified the selling agent Lambert & Foster's Wadhurst office (01435 873999) or Paddock Wood office (01892 832325). Contact Dan Page or Will Jex for further information.

WHAT3WORDS

Using the free What3Words App, access to the land is located at army.full.stance.

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 of your passport or photo driving licence. 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.

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.



Lambert & Foster



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