



Land at Attwood Farm

Bodle Street Green, Hailsham, East Sussex, BN27 4RA

Batcheller
Monkhouse

Our Corner of England

LAND AT ATTWOOD FARM

A rare opportunity to purchase approximately 89 acres of permanent pasture and woodland situated in the High Weald AONB. The Land is available as a whole or in 7 lots.



SITUATION

Attwood Farm is located in an attractive position surrounded by beautiful open countryside.

The Property is close to the popular village of Bodle Street Green and the larger market town of Hailsham is approximately 6.8 miles distant to the south.

For those with equestrian aspirations there is a network of country lanes, nearby bridleways, and TROT access in close proximity to the property.

The Land is located on Victoria Road heading North from Bodle Street Green.

DESCRIPTION

The Land comprises approximately 89 acres of Grade 3 permanent pasture and woodland. The land is available as a whole or in 7 lots and the lots can be described as follows:

LOT 1 – GUIDE PRICE £175,000

Extends to 12.12 acres in total and comprises 11.03 acres of permanent pasture and approximately 0.91 acres of mature broadleaf woodland. Access is via a right of way across the relevant part of the track-coloured brown on the attached plan.

The boundaries are a combination of mature hedgerow and post and rail stock fencing. The parcel is largely level but slopes downward towards the woodland shaw to the north of the parcel. There is an electricity pylon located on the track which forms part of this lot. Access is required from time to time by the electricity board for maintenance etc. The wayleave in relation to this pylon will be transferred to the purchaser.

LOT 2 – GUIDE PRICE £170,000

Extends to 10.67 acres in total and comprises two parcels of permanent pasture. The smaller paddock has been more recently used for equestrian grazing. The larger parcel is currently in use for grass forage production. There is a small pond in the north west corner. Access is directly via the public highway. The boundaries are a combination of mature hedgerow and post and rail stock fencing.

LOT 3 – GUIDE PRICE £170,000

Extends to 17.25 acres in total and comprises 13.26 acres of permanent pasture and 2.99 acres of mature broadleaf woodland. The boundaries are a combination of mature hedgerow and post and rail stock fencing.

If bought in conjunction with Lot 2, access can be created to connect the two lots. If bought separately, access can be arranged, however the details of such are yet to be confirmed.





LOT 4 – GUIDE PRICE £245,000

Extends to 17.33 acres in total and comprises 14.74 acres of permanent pasture and 2.59 acres of mature broad leaf woodland. Access is via a right of way across the relevant part of the track-coloured brown on the attached plan. The boundaries are a combination of mature hedgerow and post and rail stock fencing.

There is a TROT bridleway which runs along the access track and then branches along the northern edge of Coneyburrow Shaw and leaves the property in the south west corner of Lot 4. There is a license in place for the TROT bridleway. The license can be transferred to the purchaser if desired or we understand that this agreement can be brought to an end with 3 months' notice (TBC).

There is an electricity pylon located in this lot. Access is required from time to time by the electricity board for maintenance etc. The wayleave in relation to this pylon will be transferred to the purchaser.

LOT 5 – GUIDE PRICE £180,000

Extends to 11.90 acres of level permanent pasture. Access is via a right of way across the relevant part of the track-coloured brown on the attached plan. This lot is currently accessible via Lot 4 or Lot 6. . If purchased separately from these lots, the purchaser will be granted a right of way over a route to be agreed. The boundaries are a combination of mature hedgerow and post and rail stock fencing.

Please note: the boundary between Lots 5 and 6 is not currently stock proof.

LOT 6 – GUIDE PRICE £150,000

Extends to 10.59 acres in total and comprises 9.57 acres of permanent pasture and approximately 1.02 acres of mature broadleaf woodland. Access is via a right of way across the relevant part of the track-coloured brown on the attached plan. The boundaries are a combination of mature hedgerow and post and rail stock fencing.

There is an electricity pylon located in this lot. Access is required from time to time by the electricity board for maintenance etc. The wayleave in relation to this pylon will be transferred to the purchaser.

LOT 7 – GUIDE PRICE £138,000

Extends to 8.99 acres in total and comprises 7.16 acres of permanent pasture and 1.83 acres of woodland. Access is via an unrestricted right of way across the track-coloured brown on the attached plan. The boundaries are a combination of mature hedgerow and post and rail stock fencing.

ACCESS AND PUBLIC RIGHTS OF WAY

There are several footpaths crossing the property. There is also a TROT path, being a permissive bridleway, which enters from the north of the access track, crosses in to Lot 4 and leaves the property in the south west corner of Lot 4. We understand that this agreement can be brought to an end with 3 months' notice (TBC). Alternatively, the purchaser could take on the license from the Vendor.

All lots will be sold with a right of access from the public highway. Lot 1 and Lots 4-7 are accessible via the track-coloured brown on the attached plan. Each user will be responsible for a fixed contribution to the maintenance of the track. The ownership of the northern section of the track will be sold together with Lot 4 and the southern section with Lot 1.







OVERAGE

The Vendor will retain an overage across the whole of the property at 25% for a period of 40 years to cover any residential development beyond one single residential property. It shall also cover any commercial development. It is intended that the overage payment will be triggered by the implementation of the planning permission or the sale of the land with the benefit of planning permission. Whichever is the sooner.

RESTRICTIVE COVENANT

For the benefit of the vendors retained property, the land will be sold subject to a Restrictive Covenant preventing the following:

- Not to use the Property for the permanent siting of caravans or mobile homes for either private or commercial use.
- Not to use the property for the installation of commercial renewable energy equipment or battery storage facilities, including but not limited to solar panels or wind turbines.

WAYLEAVES AND EASEMENTS

The relevant wayleave agreements for the electricity cables will be transferred to the purchaser.

BASIC PAYMENT SCHEME AND ENTITLEMENTS

We understand that the land is registered with the Rural Payments Agency and the Basic Payment Scheme has been claimed by the Vendor. To confirm, no Basic Payment Scheme Entitlements will be included in the sale or transferred upon completion of the sale.

There is not currently any Environmental or Countryside Stewardship Scheme in place on the land.

SPORTING AND TIMBER

All sporting and timber rights are in hand.

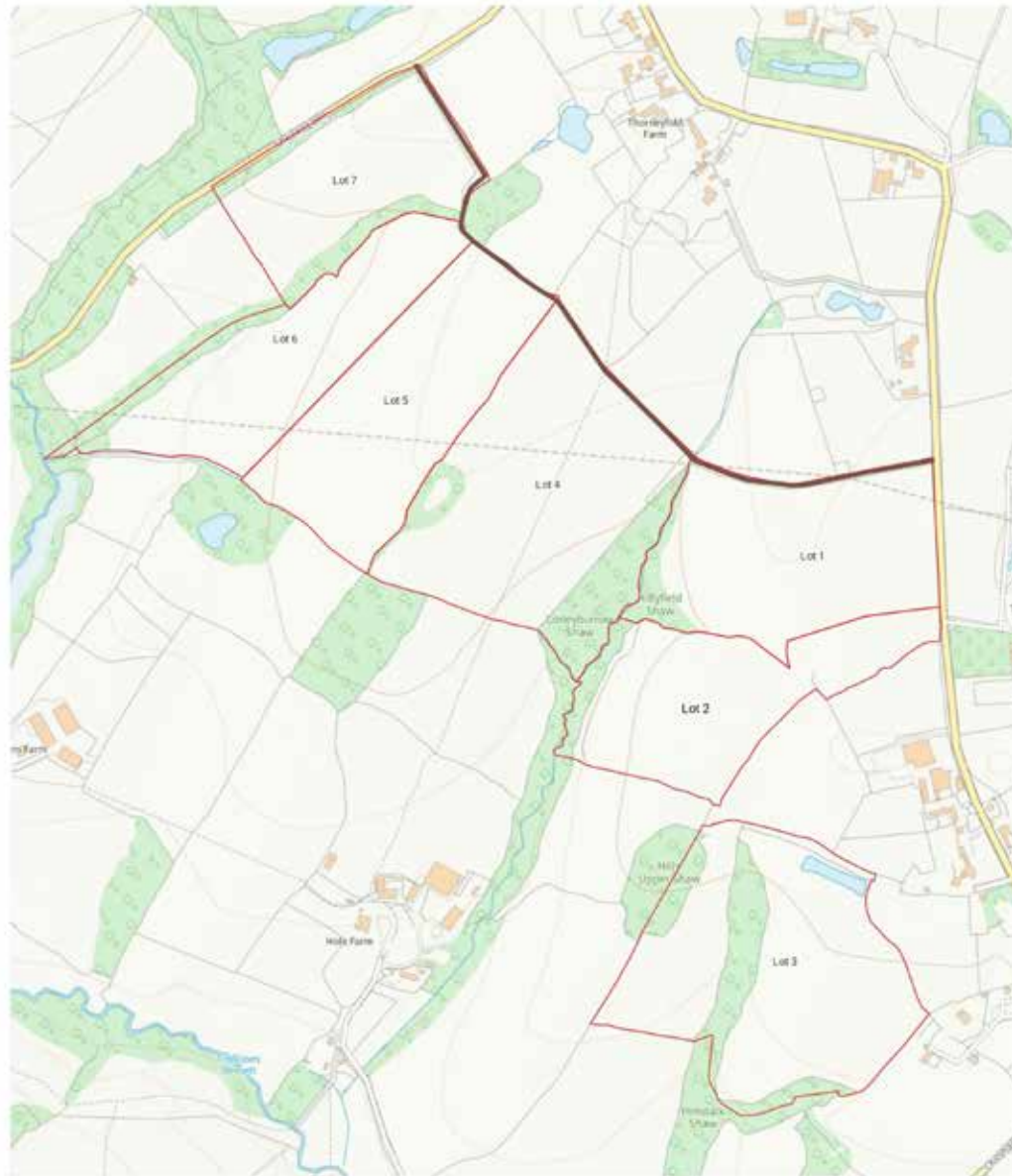
PLANS AND AREAS

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

RIGHTS OF WAY

The land is sold subject to and with the benefits of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplied and any other wayleaves or easements. There are several public rights of way crossing the property.





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Additional Information

Tenure: Freehold.

Local Authority: Wealden District Council, Council Offices, Vicarage Lane, Hailsham, BN27 2AX www.wealden.gov.uk 01323 443322

Services: There is currently mains water connected to the majority of field parcels. This is via a mains meter from the retained property. We cannot confirm that mains water will be available in each lot and purchasers should be prepared to make their own connection to the mains if necessary. There are no other services connected.

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

DIRECTIONS

From Hailsham take Hawkswood Road east towards Bexhill. Continue along the A271 for approximately 3.5 miles. Pass through the small village of Herstmonceux. Approximately 0.75 miles after Herstmonceux take the left-hand turn with a white finger post sign posting Bodle Street. Turn left here and follow Victoria Road for approximately 2.1 miles. The land is then located on the left behind the Attwood Farm Nursery and Units.

What3Words: [twigs.divisions.crispier](https://www.what3words.com/twigs.divisions.crispier)







LOT 1: GUIDE PRICE £175,000
LOT 2: GUIDE PRICE £170,000
LOT 3: GUIDE PRICE £170,000
LOT 4: GUIDE PRICE £245,000
LOT 5: GUIDE PRICE £180,000
LOT 6: GUIDE PRICE £150,000
LOT 7: GUIDE PRICE £138,000
WHOLE: GUIDE PRICE £1,228,000

Viewings

Viewings will be strictly accompanied.

Please register your interest with the sole agents

Batcheller Monkhouse by contacting Emer Edwards MRICS on:

e.edwards@batchellermonkhouse.com

or 01590 509280.

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;

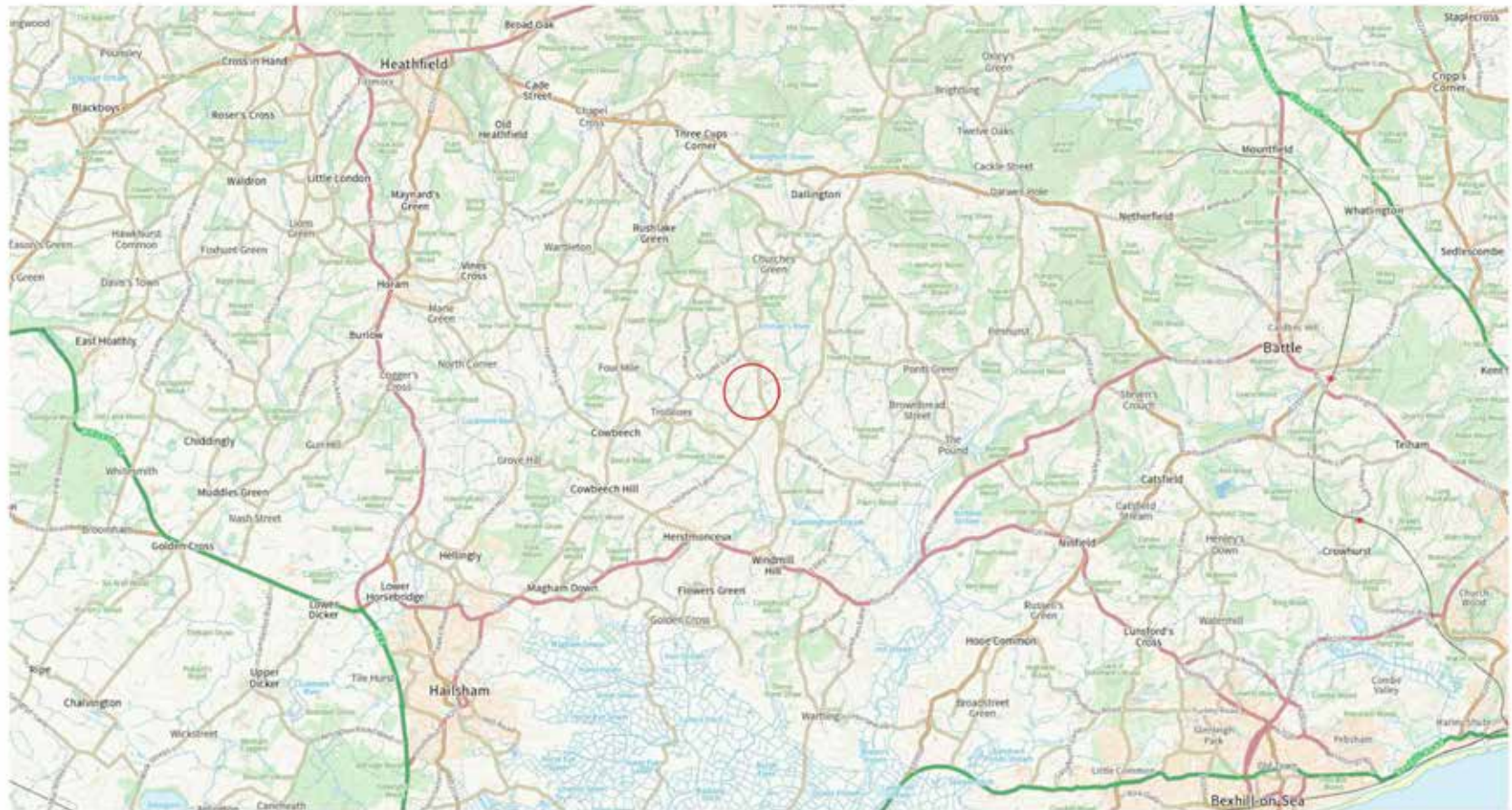
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

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.

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