



Land at Copwood House

Rocks Road, Uckfield, East Sussex, TN22 3PT

Batcheller
Monkhouse

Our Corner of England



LAND AT COPWOOD HOUSE

A useful and rarely available block of gently undulating pasture land situated in a semi-rural yet very convenient position on the fringes of Uckfield with shared access over adjoining paddock. In total approximately 13.5 acres.

- Shared Access Over Adjoining Paddock
- Gently Undulating Block of Pasture
- Convenient Position
- Natural Pond
- In Total Approximately 13.5 Acres



DESCRIPTION

The land is accessed towards the end of a private driveway with a right of way over an adjoining paddock through a gated entrance and is made up of gently undulating pasture surrounded by mature hedging and trees with some attractive distant views and a small natural pond in one corner. In total approximately 13.5 acres.

SITUATION

The land is situated in a semi-rural yet very convenient position on the western edge of Uckfield with easy access into Uckfield High Street in approximately five minutes. The A22 is also within easy reach to the east, heading towards Eastbourne and the A26 to the west leading towards Lewes then Brighton.

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.

VIEWINGS

By prior appointment only with the sole agent, Batcheller Monkhouse. Please contact our Haywards Heath office on 01444 453181, email: hh@batchellermonkhouse.com

AMENITIES

Local: Piltdown has a popular local pub and useful garage/local store. Newick (2.9 miles) is well served by a number of shops, pubs, a restaurant, café and doctors' surgery.

Towns: Uckfield (2 miles), Lewes (8.6 miles), Haywards Heath (9.8 miles), Brighton (17 miles) Tunbridge Wells (16 miles)

Transport: Uckfield Station (2 miles) services to London is approximately 1 hour. Haywards Heath Station (10.4 miles) services to London in approximately 45 minutes. Gatwick Airport (24 miles).



Schools: Fletching Primary School www.fletchingschool.org Newick Primary School www.newickschool.org Chailey School www.chaileyschool.org Uckfield College www.uckfield.college Lewes Old Grammar School www.logs.uk.com Great Walstead School www.greatwalstead.co.uk Cumnor House www.cumnor.co.uk Bedes www.bedes.org Burgess Hill Girls www.burgesshillgirls.com

Leisure: Piltdown Golf Club www.piltdowngolfclub.co.uk South Downs National Park www.southdowns.gov.uk Ashdown Forest www.ashdownforest.org

DIRECTIONS

From the A272 in Piltdown turn into Shortbridge Road and follow this road past The Peacock Public House. After a short distance the road bends and becomes Rocks Road. Continue and after a short distance turn right, signposted Copwood. Follow this driveway past several houses until reaching a small paddock on the right with a metal gate. Cross through the first small paddock on foot until reaching the large paddock beyond where the land begins as per the plan on the brochure.

What3Words: ///frost.persuade.tonal

Additional Information

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

Services (not checked or tested): (Not checked or tested.) No mains services 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 ESX35994

GUIDE PRICE £400,000

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;

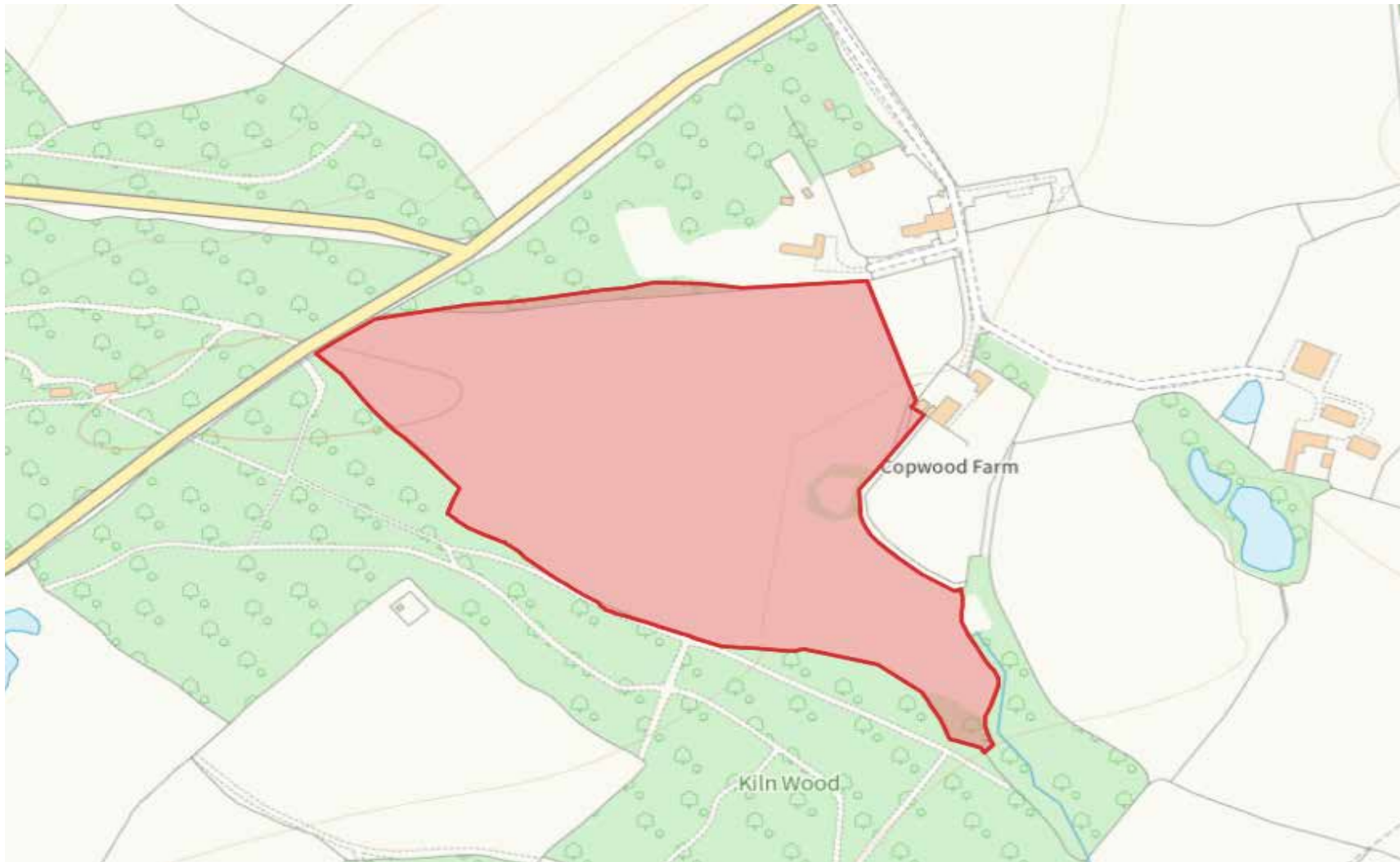
5. All measurements and distances are approximate;

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.



For identification purposes only