



LAND AT LADYMEADS FARM, WADHURST



**LAND AT LADYMEADS FARM
BEWLBRIDGE LANE
WADHURST
EAST SUSSEX TN5 6HH**

Wadhurst 3 miles • Hawkhurst 8 miles
Tunbridge Wells 7 miles • Crowborough 13 miles
(All distances are approximate)

**A good block of pastureland with
stunning views over Bewl Water
31.91 acres (12.91 ha)**

**FREEHOLD FOR SALE
as a whole or in 2 lots**

VIEWING

Viewing strictly by confirmed appointment only with
RH & RW Clutton - James Tillard MRICS
Tel: 01342 410122 Extn.1 DDI: 01342 305825
JamesT@rhrwclutton.co.uk

SITUATION

The land abuts the northern side of the western spur of Bewl Water 3 miles east of Wadhurst in East Sussex. Hawkhurst to the east is 8 miles and the A21 close by leads up to Tunbridge Wells 7 miles, Sevenoaks 19 miles and the M25/M26 junction just beyond.

DESCRIPTION

This fine block of pastureland standing above and then falling down to the boundary fence of Bewl Water is offered in two lots:

Lot 1 – 4.29 acres (1.73 ha) A useful paddock with an attractive copse in the middle.

Lot 2 – 27.62 acres (11.18 ha) A solid block of pastureland running down to the reservoir and having a shelter belt shaw of Sycamore, Oak and Pine along its northern and eastern boundary. A further shaw, classed as an ancient woodland, along the southern boundary has Beech, Oak and Chestnut cover and a track leading through to a naturally rewilded area and paddock directly adjoining the reservoir.

The land is all Grade 3.

In all about 31.91 acres (12.91 ha).



VIEWING

Strictly by confirmed appointment only with the sole agents RH & RW Clutton – 01342 410122/305825.

HEALTH & SAFETY

Whilst there are no immediate known risks, care must be taken when walking round. **No dogs may be taken onto the ground.**

TENURE & POSSESSION

The property is offered freehold and is currently let on a grazing licence until March 2023.

RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefit of all existing rights of way whether public or private, including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not.

A footpath adjoins the northern boundary and exits at the main access point to the land.

Lot 1 will be granted a right of access into the ground at the north-east corner if sold separately.

Lot 2 has a separate access off the lane in the north-west corner.

SERVICES (Not tested and therefore not warrantied)

A metered mains water trough supply is laid onto the land. The vendor may wish to retain a submetered supply to adjoining ground.

TOWN & COUNTRY PLANNING

The property (not withstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the Vendors or his Agents to specify them.

There are no current relevant issues affecting the land which lies within the High Weald AONB.

BPS/GRANT SCHEMES

Such entitlements as are held by the vendor and attached to the land will be transferred proportionally on completion. The land for the previous 30 years until recently has been organic and registered with the Soil Association. (A previous CSS agreement expired in 2020 and has not been renewed).

PLAN

The plan and stated acreages in these details are for

identification and information purposes only and potential purchasers must rely on their own investigations.

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including all farm and stock related equipment.

SPORTING RIGHTS, MINERALS & TIMBER

These are included within the freehold in so far as they are owned.

LOCAL AUTHORITIES

East Sussex County Council	03456 080190
Wealden District Council	01323 443322

TERMS OF SALE

There will be a restrictive covenant against any buildings (except agricultural buildings on Lot 2) and against intensive chickens or pigs, nurseries, camping or caravans on all the land - terms to be agreed.

DIRECTIONS (TN5 6HH – Sat.Nav works)

Following the B2100 Cousley Wood Road running between Wadhurst and Lamberhurst, turn off south into Bewlbridge Lane (signposted dead end) at the staggered crossroads – after a short distance park, but do not block, in the wide bell mouth on the right opposite Ladymeads Farm.





Total area - 31.91 ac

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