



**LAND OFF OLD FORGE LANE
HORNEY COMMON
MARESFIELD
EAST SUSSEX
TN22 3EL**

A useful parcel of amenity grassland with stream frontage

In all about 6.05 acres (2.45 hectares)

Available as a whole or in two lots

GUIDE PRICE: OFFERS IN EXCESS OF £75,000 (As a whole)

LOCATION

The land is set off a country lane in a semi - rural location on the Ashdown Forest within the hamlet of Horney Common, approximately two miles south east of Nutley village and three and a half miles south east of Uckfield.

DESCRIPTION

The property comprises a parcel of amenity grassland, extending to a total of approximately 6.05 acres, which benefits from three separate access points leading from Old Forge Lane and with frontage to Att's Bridge Stream, a tributary of the River Ouse.

The property is available as a whole or in two lots which briefly comprise:

LOT 1 – EDGED RED

Situated to the east of Att's Bridge Stream, Lot 1 extends to a total of approximately 5.95 acres, with a pleasant south westerly aspect, and benefits from long stream frontage and two gated access points from Old Forge Lane.

Guide Price: OIEO £60,000

LOT 2 – EDGED BLUE

Situated to the west of Att's Bridge Stream, Lot 2 extends to a total of approximately 0.1 acres. The land is principally laid to grass with an area used for vehicular parking immediately adjacent to Old Forge Lane and adjoining a public footpath along the southern boundary.

Guide Price: OIEO £15,000



ACCESS

Both Lots 1 and 2 have road frontage and are independently accessed from Old Forge Lane.

DIRECTIONS

From the centre of Nutley, head south on the High Street for just over one and a half miles and then turn left into Old Forge Lane. Continue along Old Forge Lane for approximately 300 yards and the land will be found on the right-hand side.

Please refer to the Location Plan overleaf.

SERVICES

There are no services connected.

TENURE

The land is offered for sale by private treaty with vacant possession upon completion.

LOCAL AUTHORITY

The property is situated within the jurisdiction of Wealden District Council.

MINERALS, SPORTING RIGHTS AND TIMBER

All mineral rights, sporting rights and standing timber are included in the Freehold.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A public footpath passes along the southern boundary of both lots.

The property is sold subject to and with the benefit of all existing rights whether public or private including Rights of Way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi easements and all wayleaves whether referred to or not within these particulars.

SPECIAL NOTE

In addition to the land, the sole agents have been instructed to offer Old Forge and Dreweries Cottages for sale which are situated immediately opposite Lot 2. Please contact the agent for further details.

AGENT'S NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained within these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

PLANS

The attached boundary plan is for identification purposes only with boundaries shown edged red and blue. Purchasers should satisfy themselves on the location of all external or internal boundaries prior to offering.

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

VIEWING

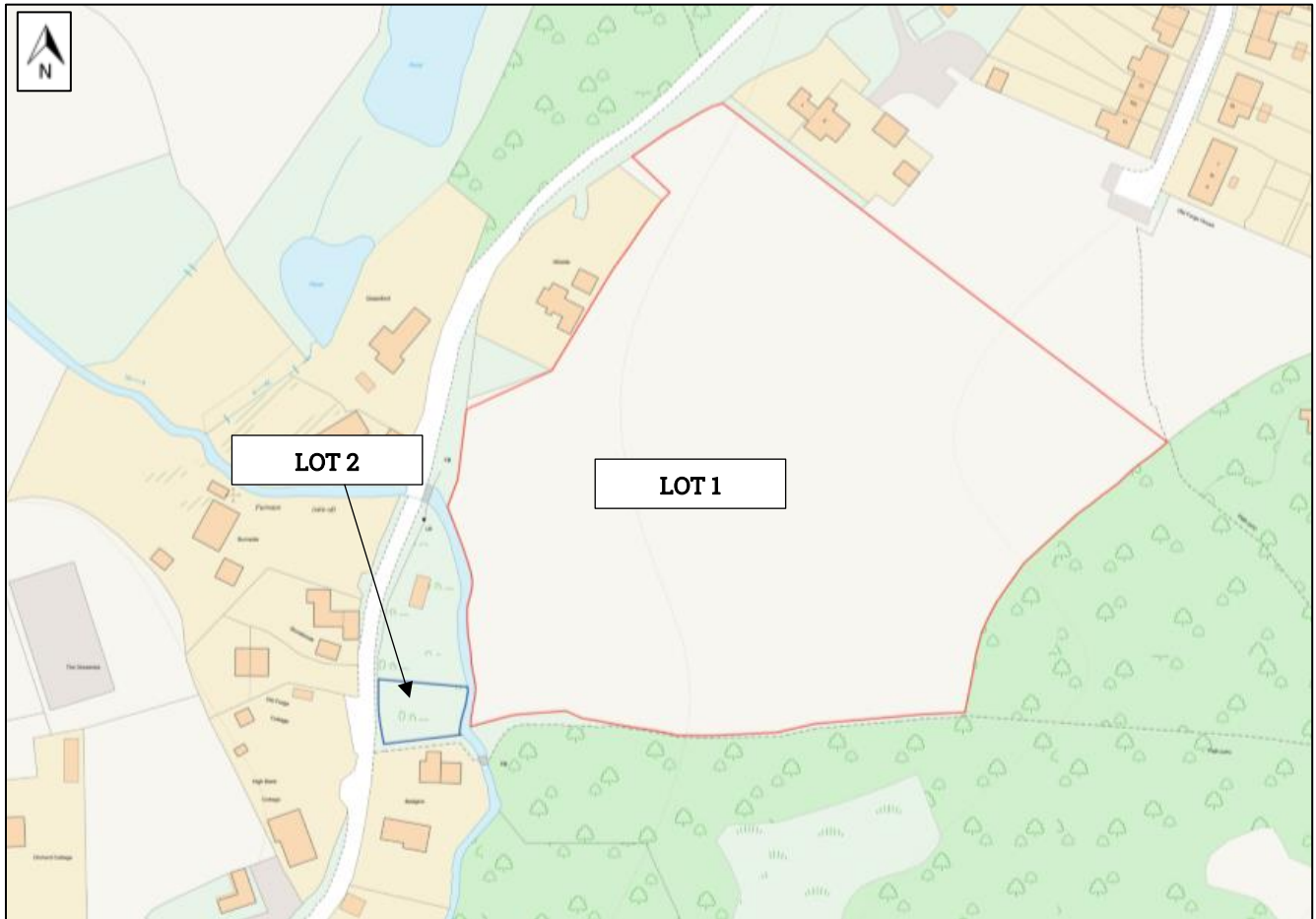
During daylight hours only and strictly by prior appointment with the Vendor's Sole Agents, BTF Partnership – Telephone: 01435 864455 Please ensure that when viewing the property, you do so with due care, taking responsibilities for your actions. Please do not drive vehicles on the land, and ensure all gates are closed behind you.

CLIENT IDENTIFICATION

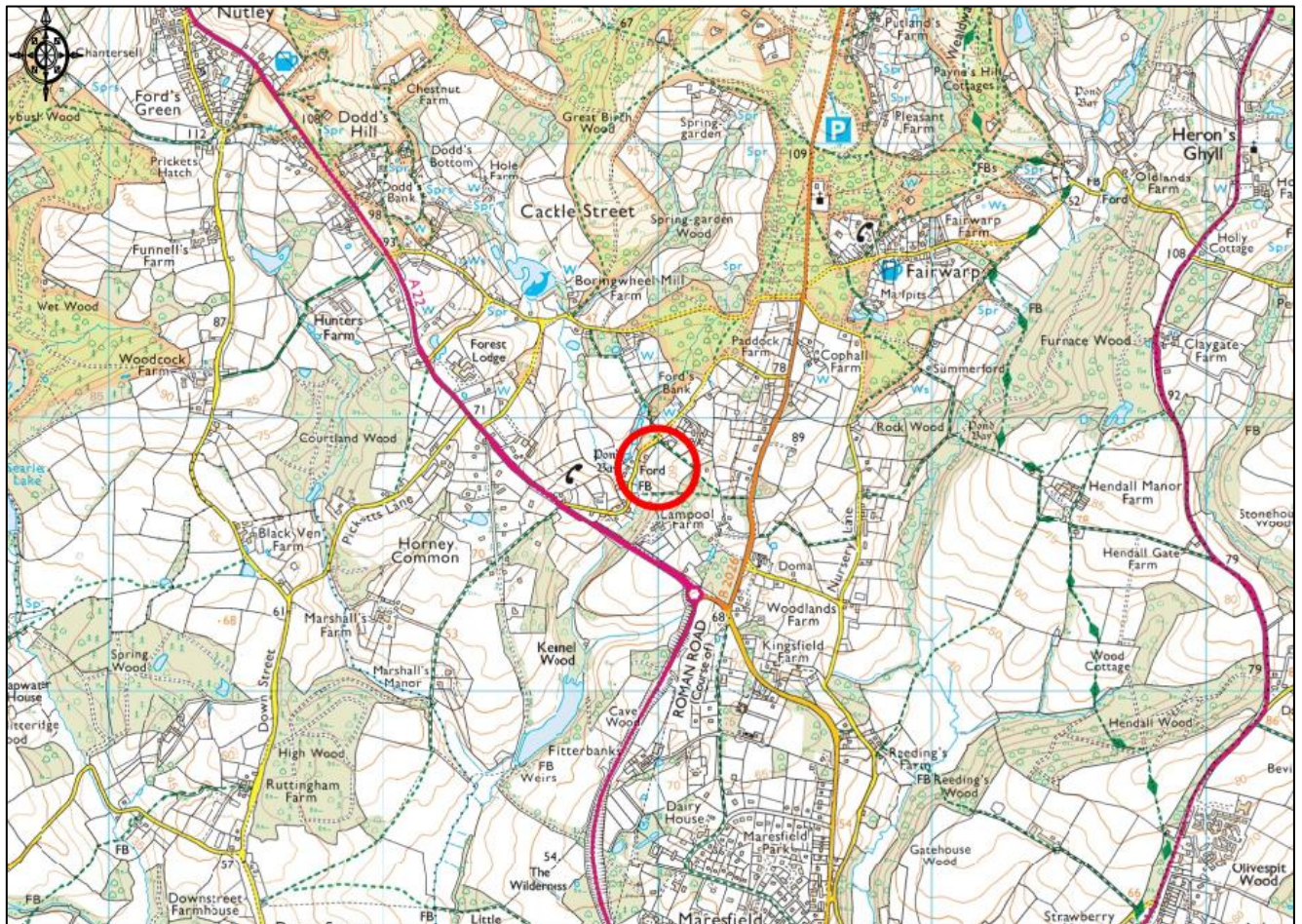
In accordance with the Anti - Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.



BOUNDARY PLAN



LOCATION PLAN



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.