



Land & Property Experts



THE OLD STABLE YARD, VINEHALL ROAD, ROBERTSBRIDGE,
EAST SUSSEX TN32 5JL

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<i>Robertsbridge</i>	-	<i>2.3 miles</i>
<i>Battle</i>	-	<i>3.8 miles</i>
<i>Hastings</i>	-	<i>8.6 miles</i>
<i>Tunbridge Wells</i>	-	<i>18.5 miles</i>

An investment opportunity with potential for further development (subject to obtaining any necessary consents) comprising of a courtyard complex with five residential dwellings and a range of storage buildings and workshops.

- 1 x Three Bedroom Cottage - EPC Rating: D
- 2 x Two Bedroom Cottages – EPC Ratings: D
- 1 x One Bedroom Flat- EPC Rating: D
- 1 x Two Bedroom Bungalow - EPC Rating: D
- A range of Storage Buildings and Workshops
- Gross rental income from residential dwellings: £39,240 per annum.
- In all about 1.06 acres

**FOR SALE BY INFORMAL TENDER.
CLOSING DATE FOR OFFERS: 12 NOON ON 28th
SEPTEMBER 2020.**

OFFERS IN EXCESS OF £1,000,000

BTF Partnership
Euston House
82 High Street
Heathfield

LOCATION

The Old Stable Yard is located approximately 2.3 miles to the south-east of Robertsbridge, and approximately 3.8 miles to north-east of Battle.

Mainline railway stations providing direct services into London are located in both Robertsbridge and Battle.

DIRECTIONS

Heading south on the A21, the entrance to The Old Stable Yard will be found on the right-hand side, approximately half a mile south of the John's Cross roundabout on the A21 (approximately 1.6 miles to the south-east of Robertsbridge) and 35 yards after the second Vinehall School driveway.

DESCRIPTION

Currently located within the grounds of the prestigious Vinehall Boarding School, The Old Stable Yard comprises a range of residential dwellings, workshops and storage buildings. Four of the five residential dwellings are currently let under the terms of Assured Shorthold Tenancy Agreements, with the fifth currently inhabited by an employee of Vinehall School under the terms of a Service Occupancy.

The individual properties within The Old Stable Yard briefly comprise:

STABLE COTTAGE

Attached to the northern elevation of Garden Cottage and the southern elevation of the workshops, Stable Cottage is of brick elevations beneath a tiled roof, with a small area of flat roof covered with mineralised felt.

The accommodation benefits from gas-fired central heating, and briefly comprises:

GROUND FLOOR

Entrance Hall with storage cupboard.

Living Room with open fireplace.

Dining Room with two storage cupboards.



Kitchen with tiled floor, fitted worktops with units above and below, integrated gas hob with electric cooker, and extractor fan over. Space and plumbing for washing machine. Gas-fired boiler.

Bathroom with fully tiled walls and floor. Bath with electric shower over, wash basin and W.C.

FIRST FLOOR

Landing with hatch to loft space (not inspected)

Bedroom 1

Bedroom 2

Bedroom 3 (accessed via Bedroom 2)

OUTSIDE

Situated to the front of the property, and accessed directly from the courtyard, there is a small fully enclosed garden which is laid to lawn. Adjacent to the northern boundary is a Shed (18'6" x 8'32") of brick and timber construction, with timber door and a monopitch corrugated iron roof.



GARDEN COTTAGE

Attached to the southern elevation of Stable Cottage, Garden Cottage is of brick elevations beneath a slate roof.

The accommodation benefits from gas-fired central heating, and briefly comprises:

GROUND FLOOR

Hallway (shared with Garden Flat)

Living Room with open fireplace.

Dining Room with storage cupboard and stairs to **First Floor**.

Kitchen with linoleum floor covering, fitted worktops with units above and below, integrated gas hob with electric cooker, double stainless-steel sink, space and plumbing for washing machine and tumble dryer. Gas-fired boiler. Hatch to roof space (not inspected).

Rear Hallway with storage cupboard and door to outside.

FIRST FLOOR

Landing with hatch to loft space (not inspected).

Bedroom 1 with covered fireplace.

Bedroom 2 with airing cupboard

Bathroom bath with wall-mounted shower over, wash basin and W.C.

OUTSIDE

The garden is situated to the rear of the property and laid to lawn.



GARDEN FLAT

Attached to the southern elevation of Garden Cottage, Garden Flat is of brick elevations beneath a slate roof. The accommodation benefits from gas-fired central heating, and briefly comprises:

Hallway (shared with Garden Cottage)

Kitchen/Living Room (double aspect) fitted worktops with stainless-steel sink and drainer, base and wall-mounted storage cupboards, integrated electric cooker with gas hob and extractor over. Space and plumbing for washing machine, cupboard housing gas-fired boiler and door to outside.

Bedroom 1 with **En-suite** comprising bath with shower over, wash basin and W.C.

OUTSIDE

The garden is situated to the rear of the property and laid to lawn with an area of shingle and a covered seating area.



PARK VIEW

Park View is a detached bungalow of brick elevations beneath a concrete tile roof with an attached lean-to beneath a slate roof to the eastern elevation.

Hallway with door to **Utility Room**.

Living Room (double aspect) with sliding doors to outside.

Kitchen/Dining Room (double aspect) fitted worktops with stainless-steel sink and drainer, base and wall-mounted storage cupboards, integrated electric cooker with hob. Space and plumbing for washing machine and slimline dishwasher and cupboard housing gas-fired boiler,

Bedroom 1 (double aspect).

Bedroom 2 with hatch to roof space (not inspected).

Bathroom with wash basin, shower cubicle, and W.C.

OUTSIDE

The garden is situated to the rear of the property and laid to lawn with paved terrace.

A single **Garage** (14' x 16') adjoins the western elevation.



Wisteria Cottage

WISTERIA COTTAGE

Wisteria Cottage is of brick elevations beneath a slate roof with attached Storage Buildings to the northern and southern elevations.

The accommodation benefits from gas-fired central heating, and briefly comprises:

GROUND FLOOR

Entrance Hall with stairs to First Floor.

Living Room with open fireplace and storage cupboard.

Kitchen with fitted worktop and stainless-steel sink, base and wall-mounted storage cupboards, integrated electric cooker with hob. Space and plumbing for washing machine, fridge and tumble dryer. Wall mounted gas-fired boiler.

Bathroom with bath, wall mounted 'Mira' shower unit, wash basin and **Cloakroom** off with W.C.

FIRST FLOOR

Landing with storage cupboard and hatch to roof space (not inspected).

Bedroom 1

Bedroom 2

Outside

There is a small paved seating area to the front of the property.

OUTBUILDINGS

Storage Building 1

Attached to the southern elevation of Wisteria Cottage, the single storey building is of brick elevations beneath a slate roof and divided into two rooms with a combined internal footprint of approximately 49.5 m². (532.8 ft²).

Storage Building 2

Attached to the northern elevation of Wisteria Cottage, the single storey building is of brick elevations beneath a corrugated roof and divided into two rooms with a combined internal footprint of approximately 65.3 m² (702.8 ft²).

Garage/Workshop Block

Attached to the northern elevation of Stable Cottage, the single storey building is of brick elevations beneath a slate and corrugated iron roof, and divided into four garages, three of which have up and over doors, with access to the forth currently being available via a personnel door. The combined internal footprint of the garage/workshop block is approximately 112.7 m². (1,121ft²)

SERVICES

All the residential dwellings are connected to mains electricity and water and a shared private drainage system.

ACCESS

Access to the property is via a Right of Way (hatched blue on the attached plan) over a driveway within third party ownership.

METHOD OF SALE

The property is offered for sale by Informal Tender as a whole. **CLOSING DATE FOR OFFERS: 12 NOON ON MONDAY 28th SEPTEMBER 2020. TENDER FORMS AVAILABLE FROM THE AGENT.**

TENURE

The property is to be sold with vacant possession upon completion, subject to the existing tenancies. Further

details regarding the individual tenancy agreements are available from the selling agent.

LOCAL AUTHORITY

Rother District Council: 01424 787000

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are no public Rights of Way over the property.

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.

COUNCIL TAX

Stable Cottage, Garden Cottage and Park View – Band C
Garden Flat – Band A
Wisteria Cottage – Band B

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with 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.

AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them 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. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.



STORAGE 1
WISTERIA COTTAGE
STORAGE 2

PARK VIEW

GARDEN FLAT
GARDEN COTTAGE
STABLE COTTAGE
WORKSHOP
GARAGES

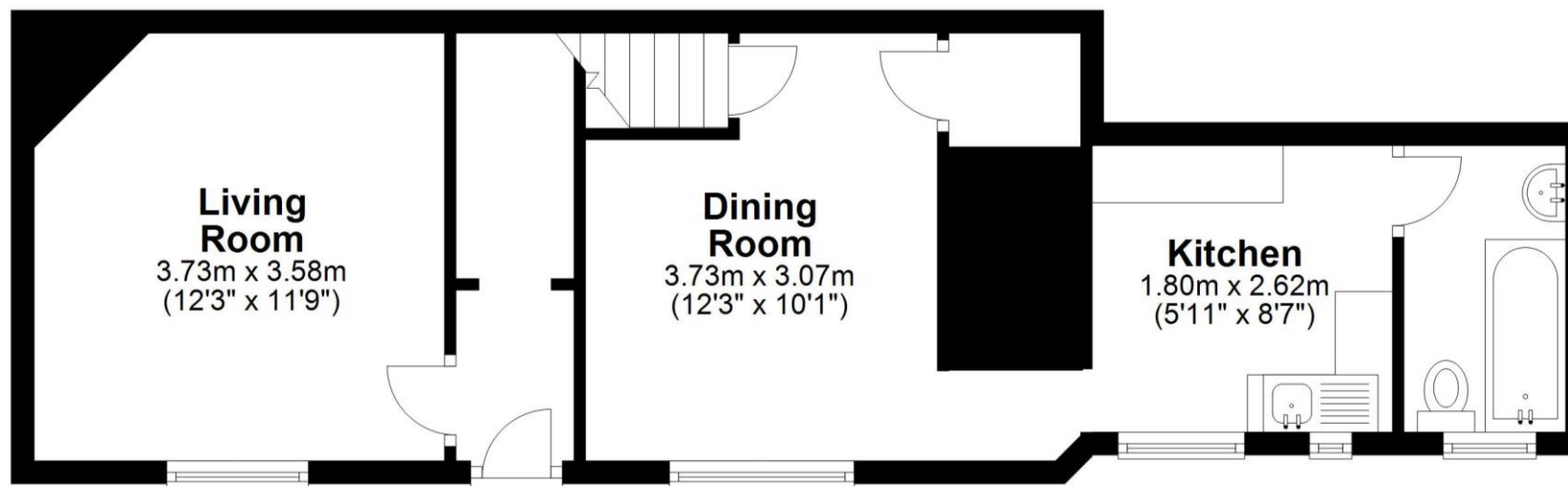
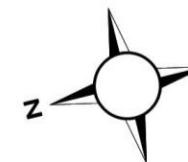
Vinehall Road

1 Old Post
Office Cottage

**BOUNDARY
PLAN
(NOT TO SCALE)**

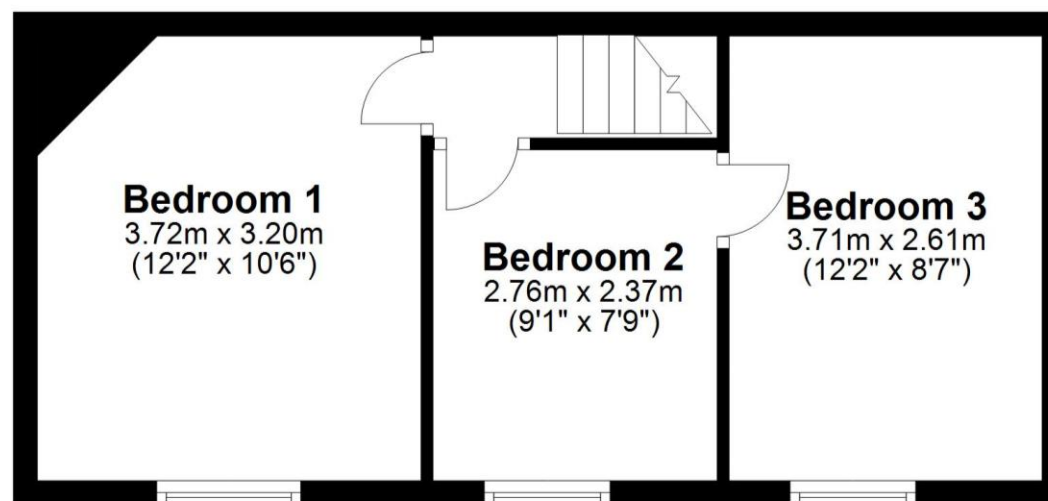
Ground Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.0 sq. feet)

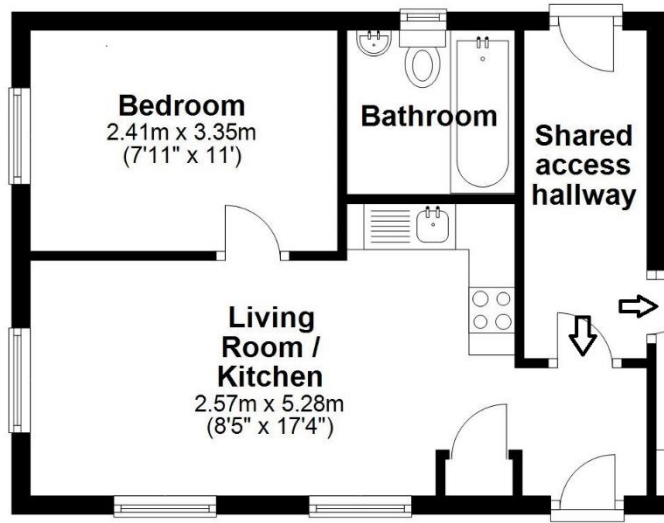


**STABLE
COTTAGE**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser. Copyright ProSurv Home Inspections Ltd 2020
Plan produced using PlanUp.

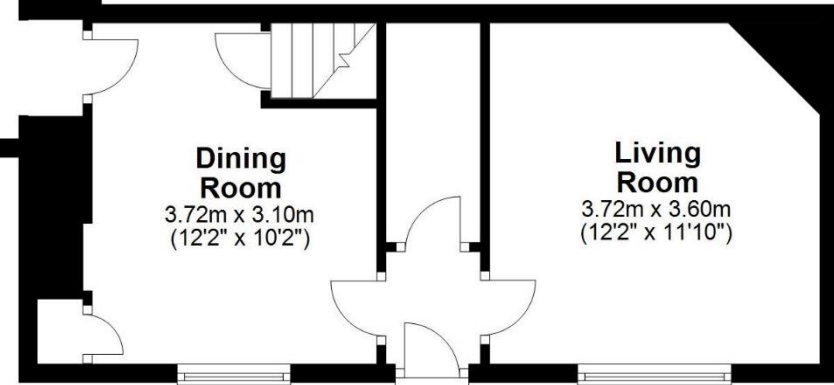
Ground Floor

Approx. 78.7 sq. metres (846.8 sq. feet)



Garden Flat

Garden Cottage - Ground Floor



Garden Cottage - First Floor

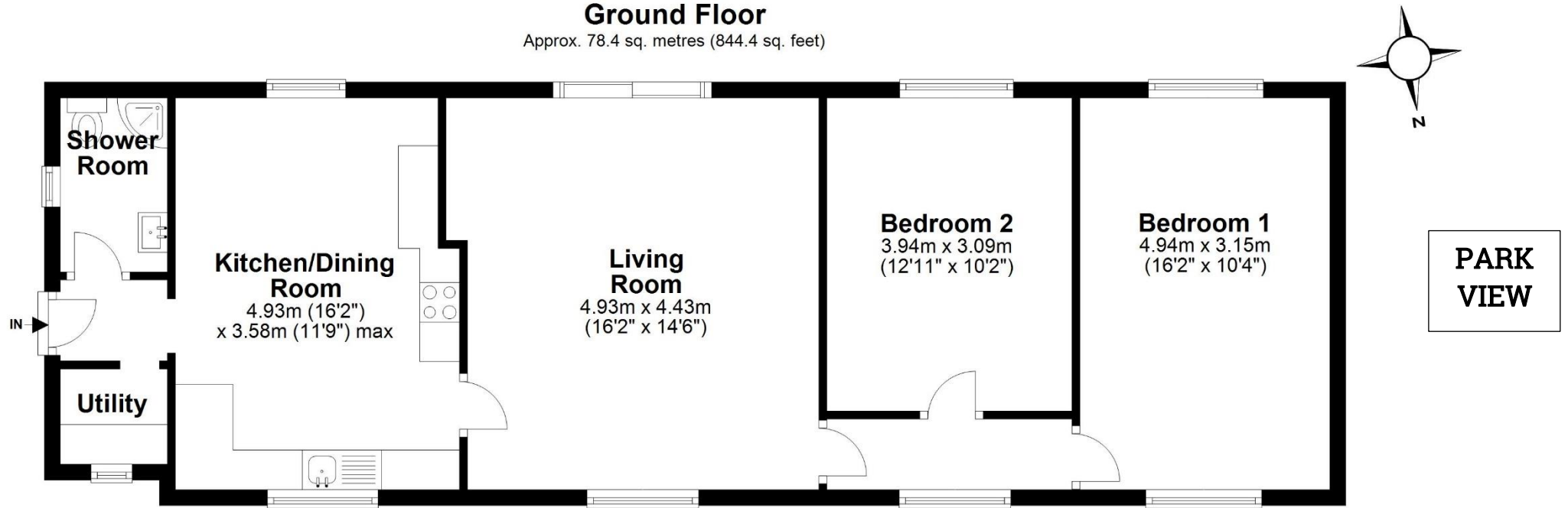
Approx. 31.5 sq. metres (339.4 sq. feet)



**GARDEN COTTAGE AND
GARDEN FLAT**

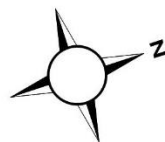
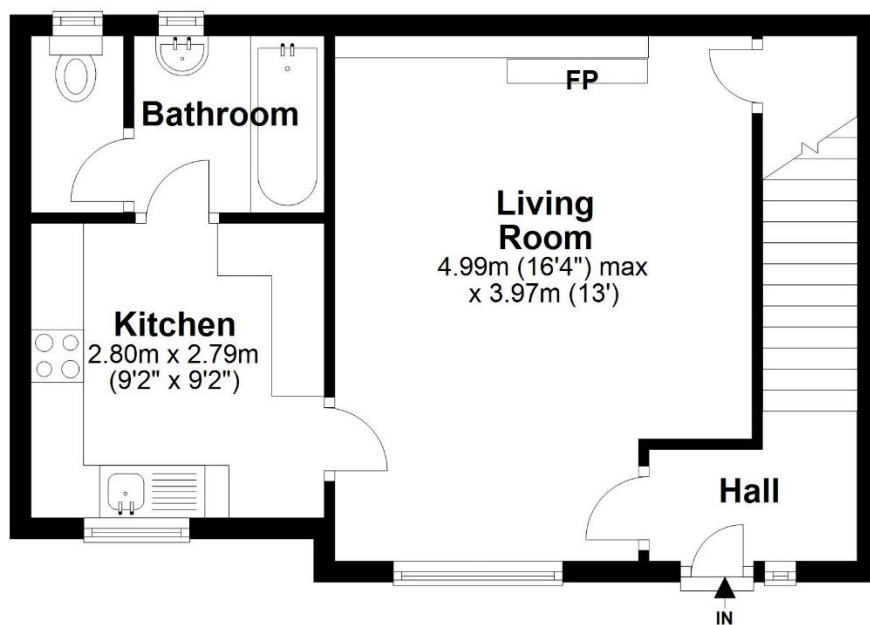
Ground Floor

Approx. 78.4 sq. metres (844.4 sq. feet)



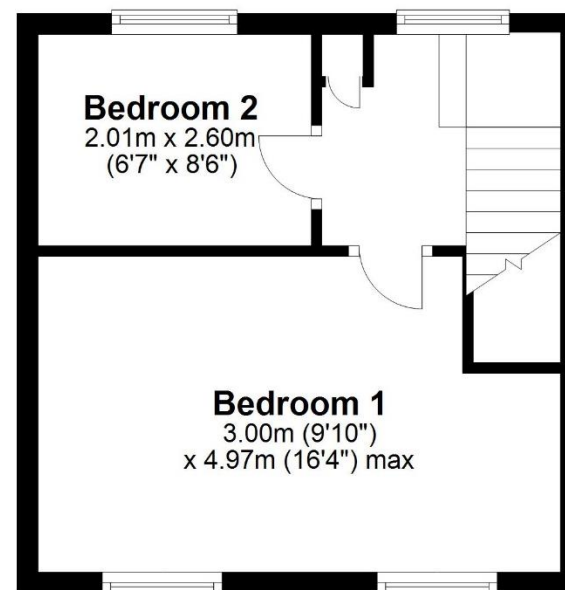
Ground Floor

Approx. 38.0 sq. metres (409.4 sq. feet)

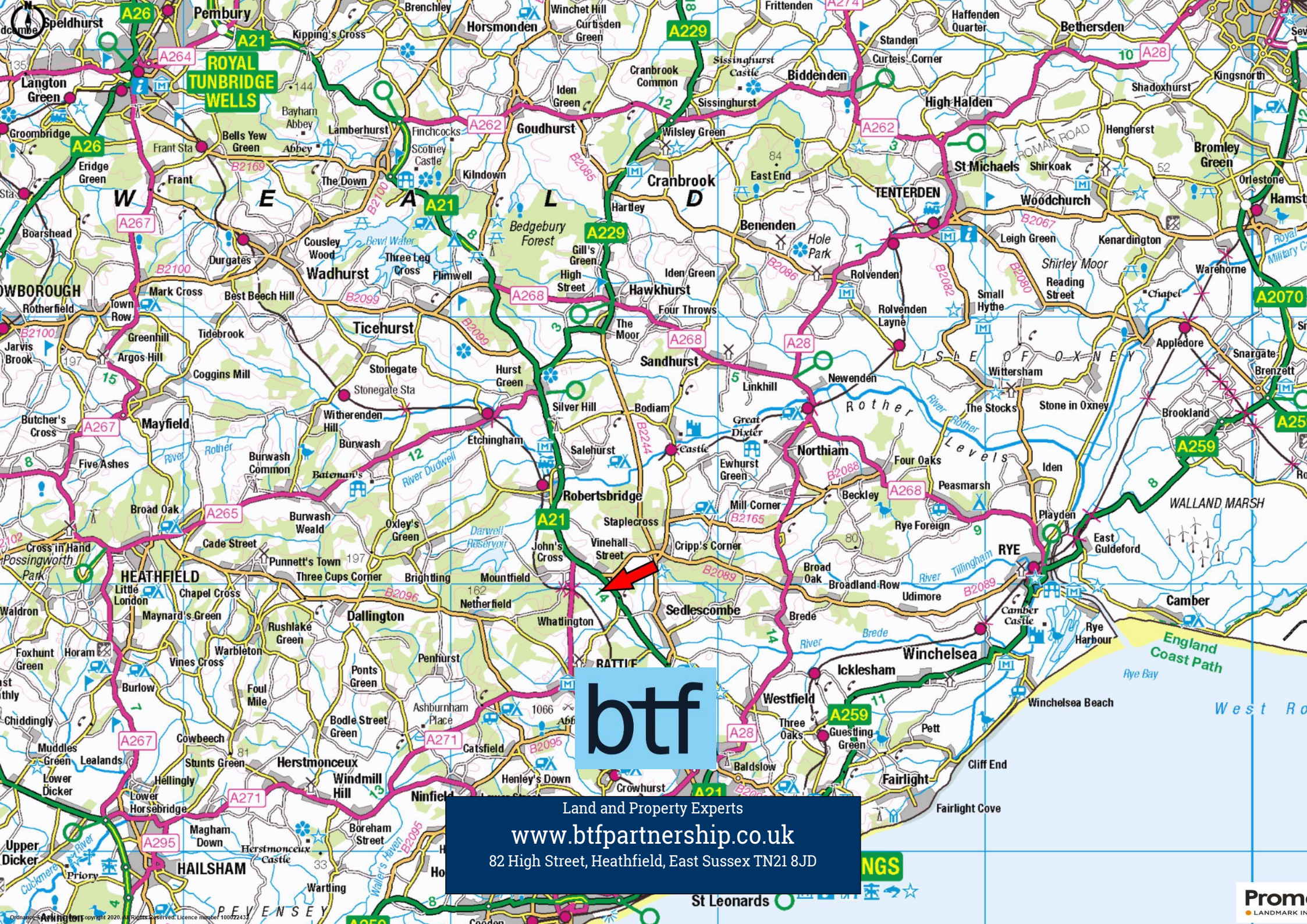


First Floor

Approx. 25.4 sq. metres (273.3 sq. feet)



**WISTERIA
COTTAGE**



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