



**LAND OFF RISEDEN ROAD
WADHURST
EAST SUSSEX
TN5 6NY**

A mixture of ancient woodland and pasture located within
an Area of Outstanding Natural Beauty.

In all about 10.67 acres (4.32 hectares)

OFFERS IN EXCESS OF £60,000

LOCATION

The property is located off Riseden Road, between the hamlet of Tidebrook (0.7 miles) and the village of Wadhurst (2.4 miles)

DESCRIPTION

The land comprises a parcel of pasture, extending to approximately 2.02 acres, and an adjoining block of ancient woodland (approximately 8.66 acres) with a stream running through it.



ACCESS

The land benefits from a Right of Way leading from Riseden Road over adjoining farmland (within third party ownership) for agricultural purposes only. Access from Riseden Road is also available via a public footpath.

The approximate route of the Right of Way is shown on the attached plan by a broken blue line, and the footpath by a broken yellow line.

DIRECTIONS

From Durgates (to the north west of Wadhurst), take the B2100 (Mayfield Lane) towards Mark Cross. After one mile, turn left on to Tidebrook Road, and then take the next lane on the left (after approximately half a mile). Continue on Riseden Road for approximately 390 yards (357m) whereafter the gateway and footpath leading to the land will be found on the left-hand side

SERVICES

There are no services connected.

TENURE

The property is offered for sale freehold with vacant possession upon completion.

LOCAL AUTHORITY

Wealden District Council.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A public footpath runs the north western boundary.

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.

MINERALS, SPORTING RIGHTS AND TIMBER

All mineral rights, sporting rights and standing timber so far as they are owned are included in the Freehold.

PLANS

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

AGENTS 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.

CLIENT IDENTIFICATION

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



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.

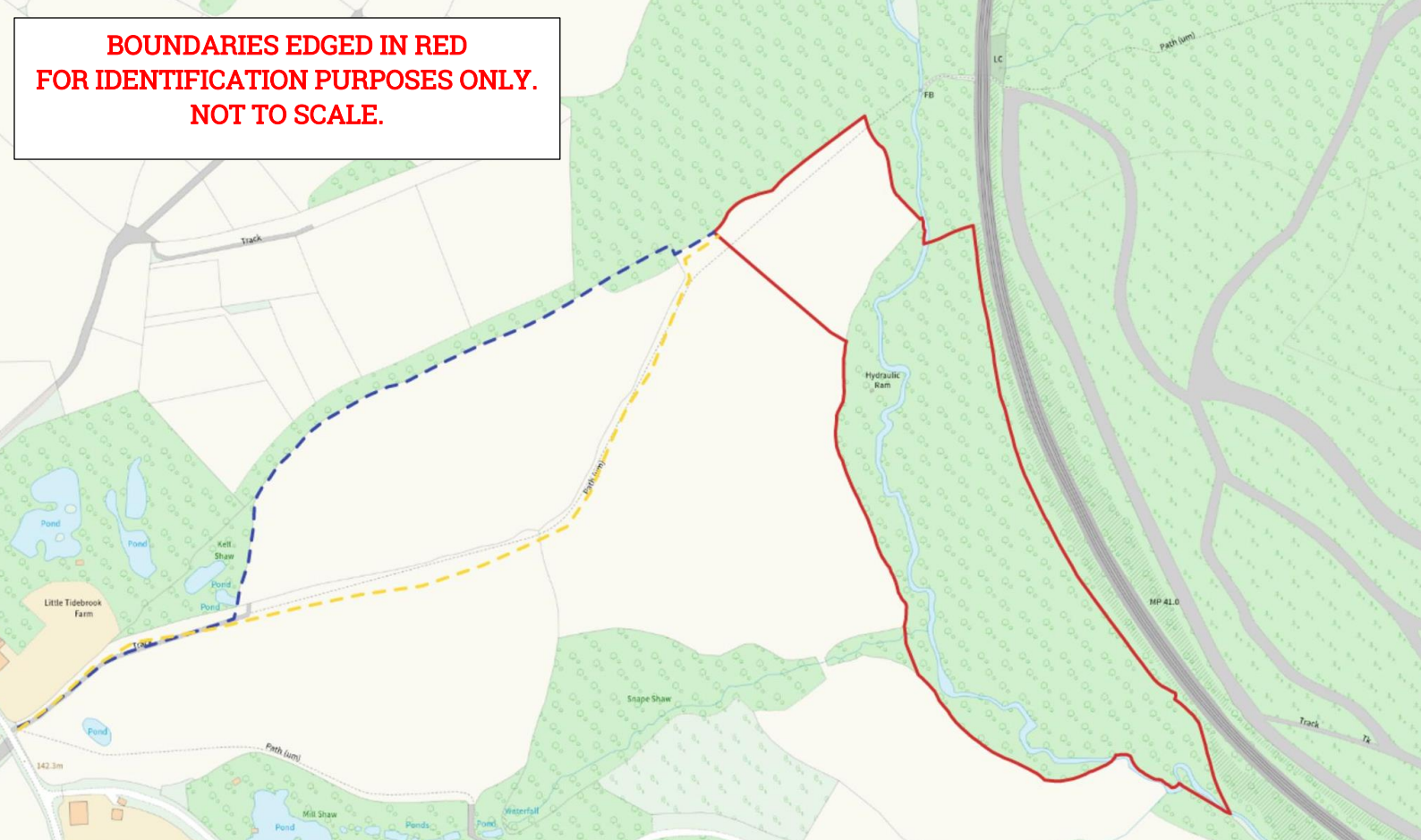
Please ensure that when viewing the property, you do so with due care, taking responsibilities for your actions.

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

WHEN VIEWING THE PROPERTY, PLEASE DO NOT OBSTRUCT THE GATEWAY ON RISEDEN ROAD, OR LEAVE ANY FIELD GATES OPEN.



**BOUNDARIES EDGED IN RED
FOR IDENTIFICATION PURPOSES ONLY.
NOT TO SCALE.**



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.