



**RAMBLES MEADOW
HADLOW DOWN ROAD
CROWBOROUGH
EAST SUSSEX
TN6 3SA**

A non- residential smallholding with various livestock shelters.
Located within the High Weald Area of Outstanding Natural Beauty (AONB).

In all about 3.41 acres (1.38 hectares)

GUIDE PRICE – OFFERS IN EXCESS OF £85,000

LOCATION

The property is located off a country lane, approximately 3 miles to the south east of Crowborough, 3.8 miles to the south west of Rotherfield, and 6.8 miles to the north west of Heathfield.

DESCRIPTION

The current owners of Rambles Meadow have run the property as a non-residential smallholding, grazing livestock, keeping free-range hens, and growing vegetables. The property benefits from a range of temporary livestock shelters, and a mains water supply (privately metered).

The property extends in all to approximately 3.41 acres



DIRECTIONS

From The New Inn Public House in Hadlow Down drive in a westerly direction on the A272 and then turn right after 150 yards on to School Lane (signposted Crowborough and Rotherfield), later becoming Hadlow Down Road, and continue for approximately 2.5 miles, where the gate will then be on the left.

What3Words: sample.cloak.towel

SERVICES

Mains water (privately metered).

ACCESS

Access is over a private driveway (within third party ownership) leading from Hadlow Down Road.

TENURE

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

LOCAL AUTHORITY

Wealden District Council.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

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.

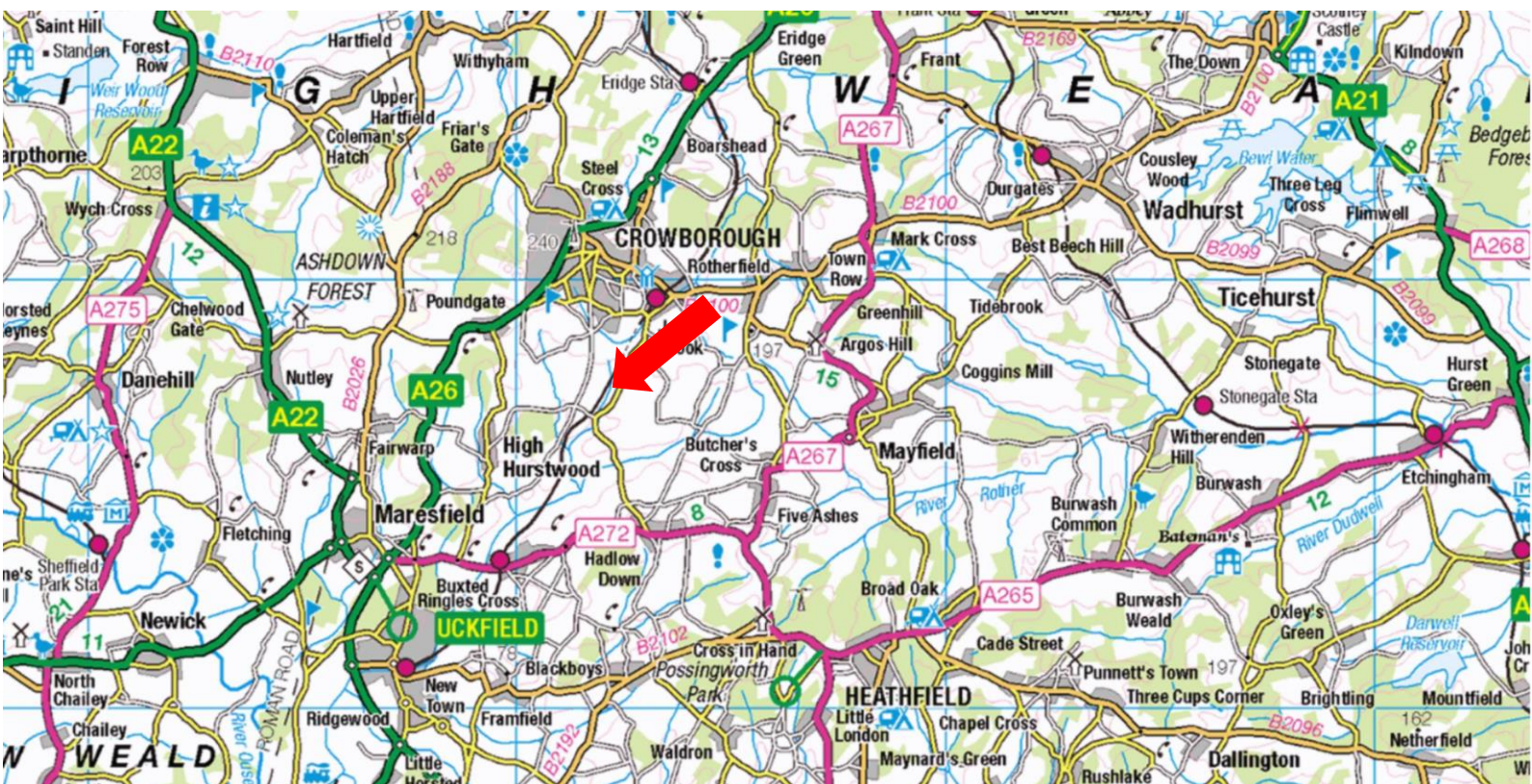
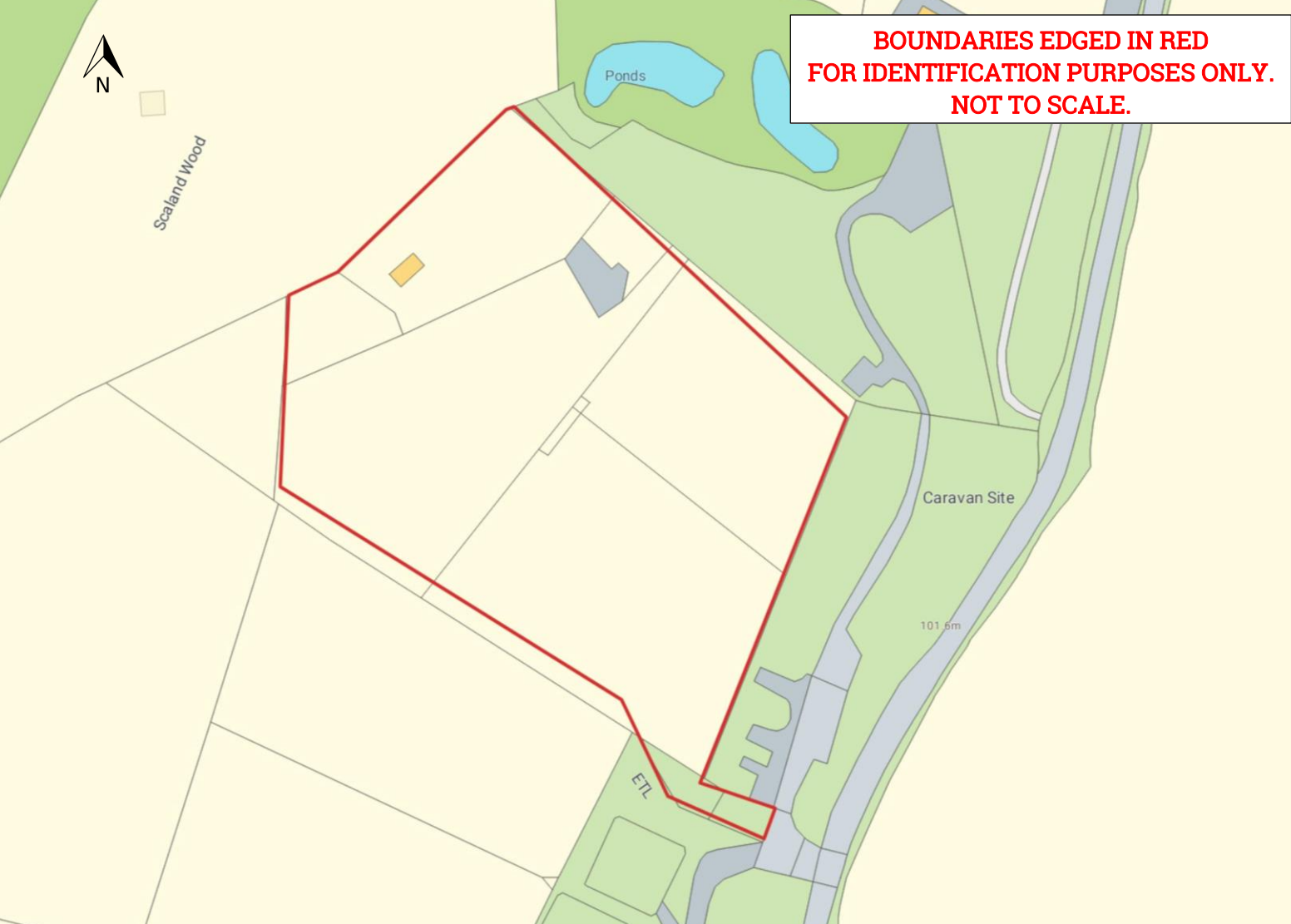


VIEWING

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.



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.