



**LAND OFF ROOKERY LANE
EARLSDOWN
DALLINGTON
EAST SUSSEX
TN21 9LY**

A parcel of pasture with woodland shaws.
Located within the High Weald Area of Outstanding Natural Beauty (AONB).

In all about 5.88 acres (2.38 hectares)

GUIDE PRICE – OFFERS IN EXCESS OF £100,000

LOCATION

The property is located off a country lane, approximately 1 mile to the north east of Rushlake Green, 1.3 miles to the north west of Dallington, and 4.8 miles to the south east of Heathfield.

DESCRIPTION

The property comprises a parcel of pasture divided into two hedge enclosed fields, with woodland shaws to the northern and south-western corners, extending to approximately 0.77 acres and 0.58 acres respectively.

The property extends in all to approximately 5.88 acres, and benefits from direct access from Rookery Lane.



DIRECTIONS

From our office in Heathfield, proceed in a north easterly direction for approximately 0.9 miles, and then turn right on to Battle Road. Continue for approximately 3.7 miles, and then turn right on to Rookery Lane, whereafter, the gateway to the land will be found on the right- hand side after approximately 0.4 miles.

What3Words: subway.guilty.socialite

SERVICES

There are no services connected.

TENURE

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

LOCAL AUTHORITY

The property is situated within the jurisdiction of 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.



OVERAGE PROVISION

The property will be sold subject to a 25% overage provision, that will be triggered in the event of planning consent being granted for residential development within a period of 25 years from the date of sale.

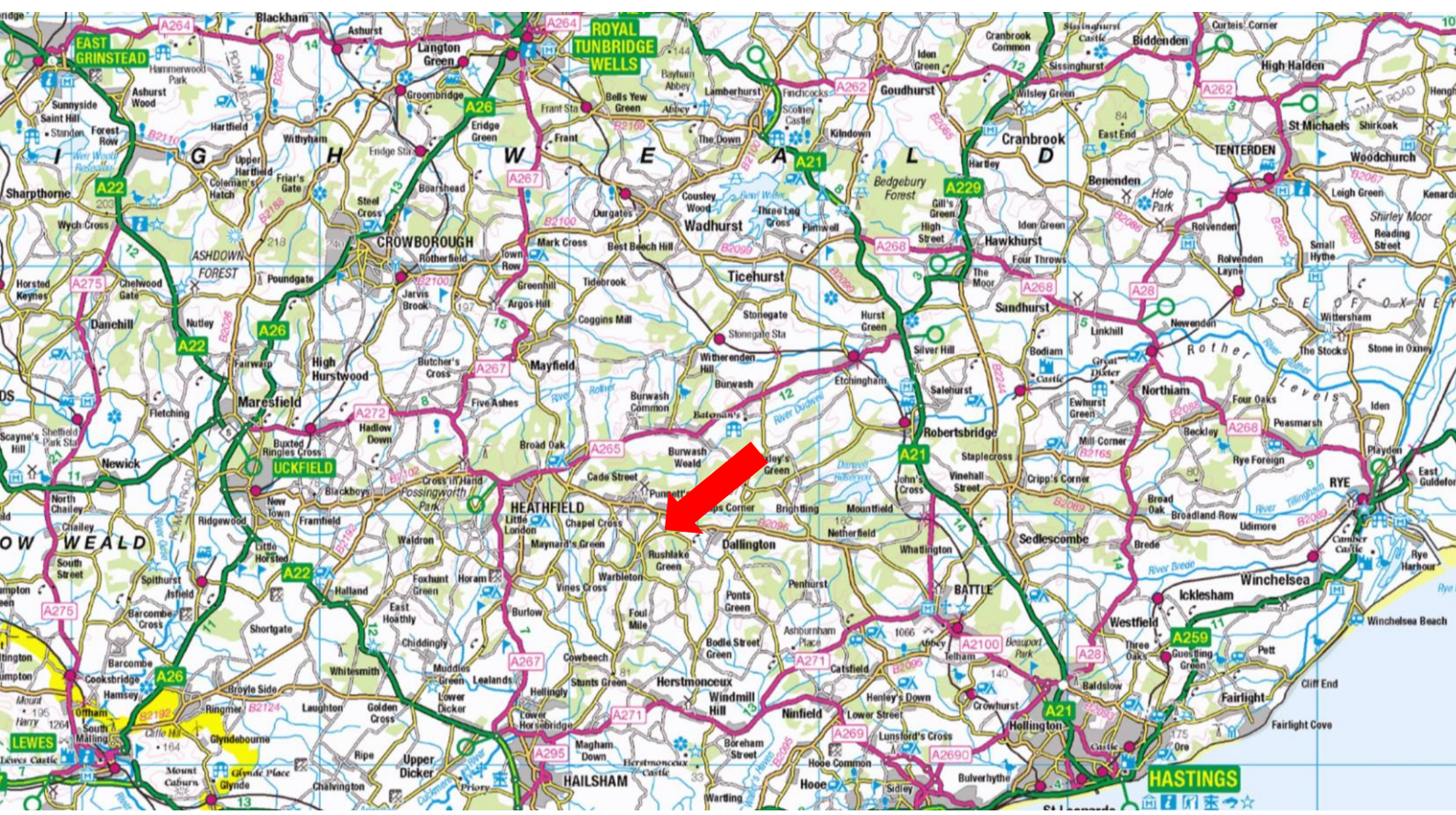
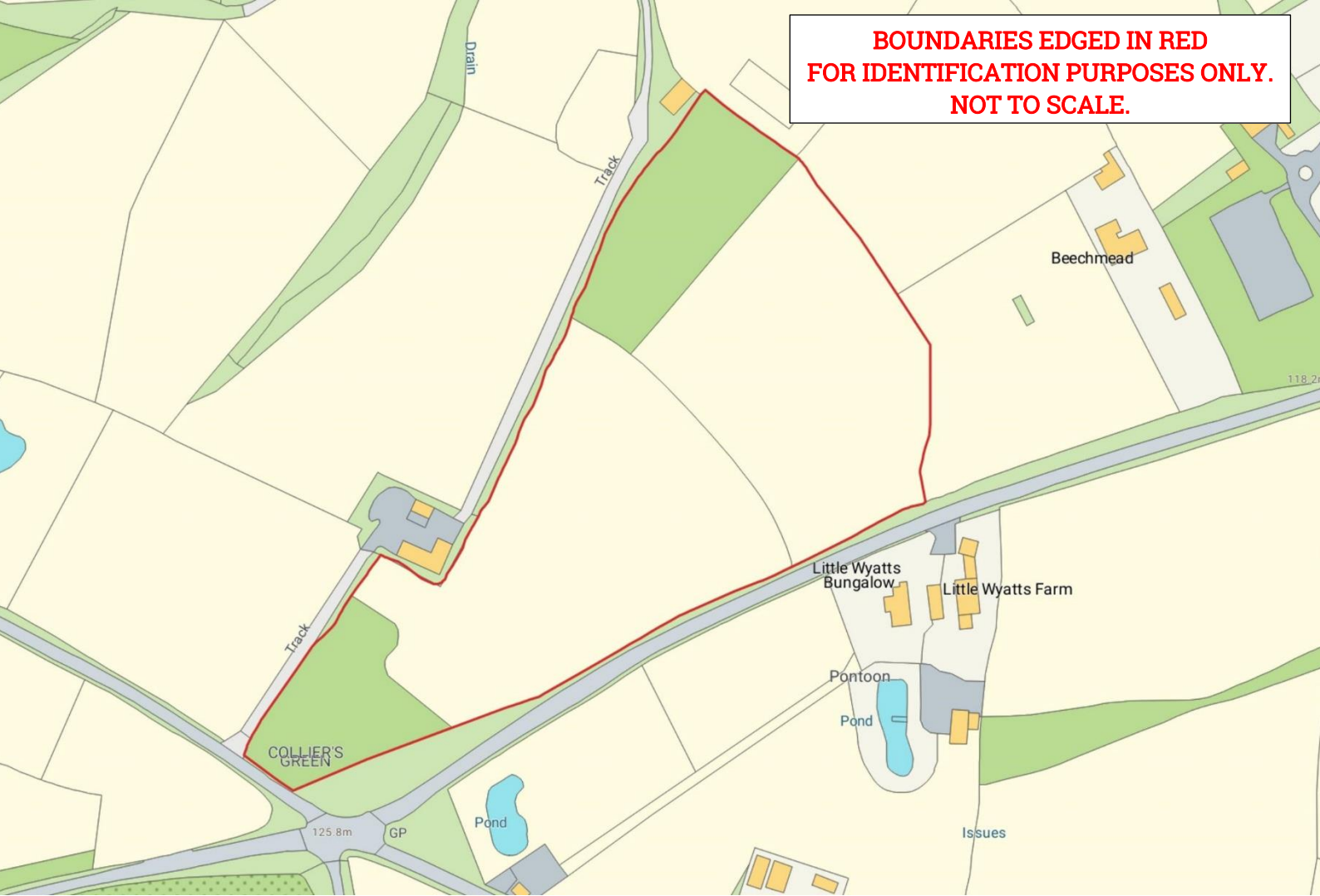
VIEWING

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.

**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.