



LAND OFF DEWLANDS HILL ROTHERFIELD EAST SUSSEX

A parcel of gently sloping land on the outskirts of Rotherfield.
In all about 20 acres (8 ha)

GUIDE PRICE: £160,000

LOCATION

The land is located approximately 1.3 miles to the south-west of Rotherfield and approximately 3.2 miles to the north-west of Mayfield.

DESCRIPTION

The land comprises a former landfill site which was put back to grass many years ago and has subsequently been used for the grazing of livestock. The land is currently subdivided into fence-enclosed fields with woodland shaws.

A leachate lagoon to the southern boundary is leased to East Sussex County Council and details regarding the annual income generated are available from the selling agents.

Further information regarding the former landfill site can be found here (pages 13-15):

<https://apps.eastsussex.gov.uk/environment/planning/applications/register/documents/datawright%20saved%20documents/scannedinfo/planning/rr-784-cm/tcps%20648%20pdas%20appendices%202%20-%209.pdf>



DIRECTIONS

From Heathfield take the A267 to Tunbridge Wells Road. Continue through Cross-in-Hand and Five Ashes. Soon after leaving Five Ashes, turn left towards Rotherfield. Continue along this road for about 2 miles, and then bear left at 'T' junction onto Castle Hill. Continue for about 500 yards and turn left onto Dewlands Hill, whereafter the gate leading to the concrete access track and public footpath will be found on the left-hand side after approximately 50 yards.

PLEASE NOTE

When viewing the land please do so on foot via the public footpath and refrain from obstructing the gateway or parking on the land belonging to the property adjacent to it.

What3Words: coached.guessing.confetti

SERVICES

There are no services connected.

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.

TENURE

The property is offered for sale freehold with vacant possession upon completion subject to the terms of the current lease with East Sussex County Council regarding the leachate lagoon.

LOCAL AUTHORITY

Wealden District Council.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A public footpath runs along the concrete track and council tankers also pass over it when emptying the lagoon.

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.

ACCESS

The land is accessed via a concrete track leading from Dewlands Hill, part of which is within third-party ownership.

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.

VIEWING

During daylight hours only and strictly by prior appointment with the Vendor's Sole Agents, BTF Partnership – Telephone: 01435 864455.

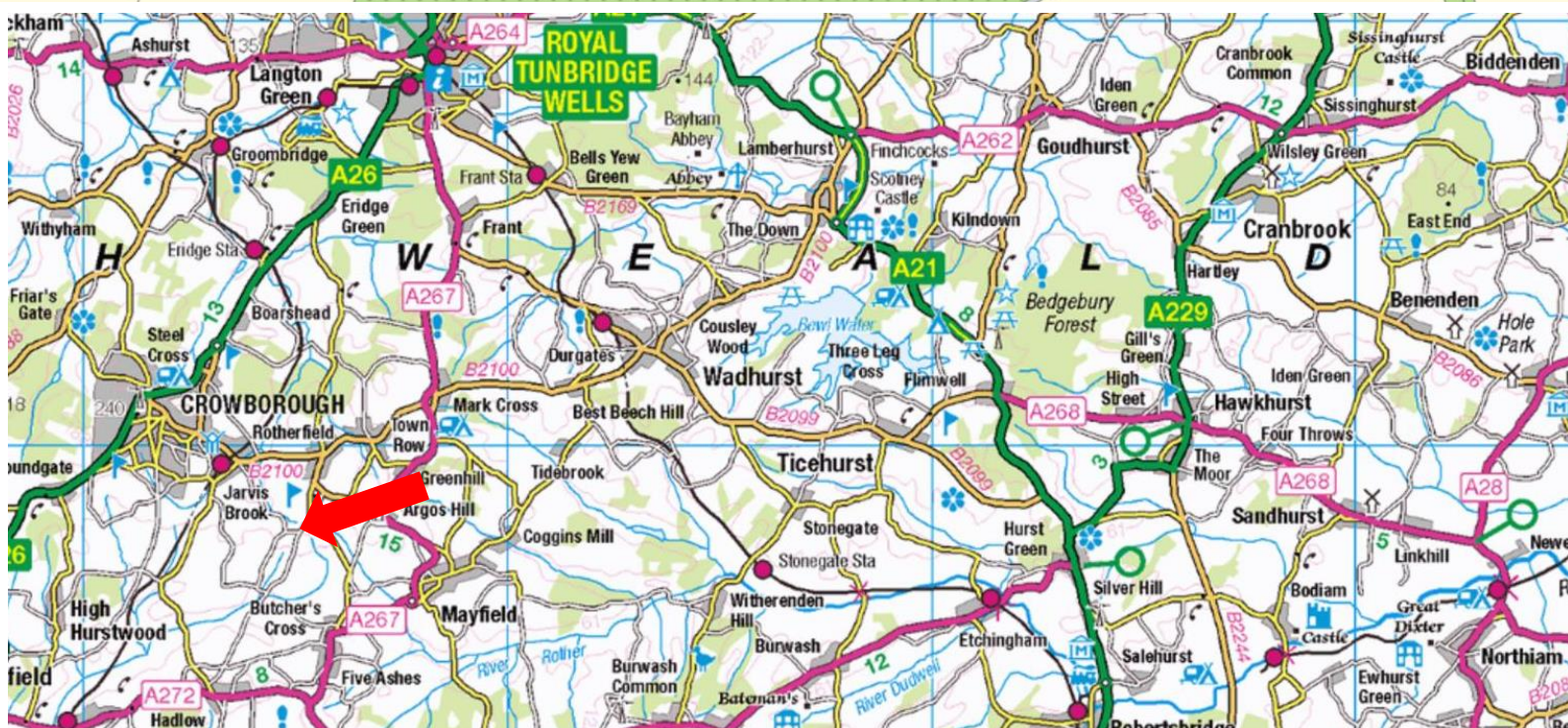
Please ensure that when viewing the property, you do so with due care, taking responsibilities for your actions.

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.**

The map shows a large area of land with various features. A red boundary outlines a specific region. Key features include:

- Castle Hill**: Located in the top left corner.
- Castle Wood**: A large green area in the center and right.
- Track**: A road running through the center.
- Pond**: Several small blue areas labeled "Pond".
- Turner's Wood**: A green area on the right side.
- DEWLANDS HILL**: A road on the left side.
- Co. Const. Ely & Ward Bdy**: A boundary line at the bottom right.
- 0.91m RH**: A measurement label near the bottom right.
- Def**: A label near the bottom right.
- Issue 6**: A label near the top right.



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.