



**LAND AND BUILDINGS OFF SWEETHAWS LANE
CROWBOROUGH
EAST SUSSEX
TN6 3SS**

A parcel of south-east facing pasture with an agricultural barn.
Located off a country lane on the outskirts of Crowborough.
In all about 2.62 acres (1.06 ha)

**GUIDE PRICE:
OFFERS IN EXCESS OF £125,000**

LOCATION

The land is located off a country lane within the High Weald AONB (Area of Outstanding Natural Beauty), approximately 2 miles to the south-west of Crowborough, and approximately 3.5 miles to the north-east of High Hurstwood.

DESCRIPTION

The land comprises a single south-east facing pasture field with an agricultural **Barn** located within the north-western part of the field. The four-bay steel frame Barn (approximately 70' x 20') is of block and corrugated fibre cement sheet elevations beneath a corrugated fibre sheeting roof (in need of renovation), with a concrete floor.

Located to the north-east of the barn there is a small derelict brick shed, which is believed to have once been a dairy building.

The land has been within the vendors' ownership for nearly sixty years, and it originally formed part of their family farm, until that was sold away in 2019.

DIRECTIONS

From the centre of Crowborough, head south-east on the A26 towards Uckfield. Continue on the A26 for approximately 1.5 miles and then turn left onto Sheep Plain (signposted Jarvis Brook, Station and Rotherfield) then turn immediately right onto Sweethaws Lane. Continue along Sweethaws Lane for approximately 0.75 of a mile, whereafter the 'southern' track leading to the field will be found on the left-hand side (marked 'A' on the attached plan.

What3Words: totally.hissing.jubilant

SERVICES: Mains water.

LOCAL AUTHORITY: Wealden District Council

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.

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.

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.

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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.

PLEASE NOTE

A restrictive covenant prevents any buildings (either existing, temporary, or new) from being used for any purpose other than agricultural, without written consent from the owners of a neighbouring property. Further details available from the Agent.

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.

MINERALS, SPORTING RIGHTS AND TIMBER

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

ACCESS

Access is via the tracks shaded brown on the attached plan.

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.

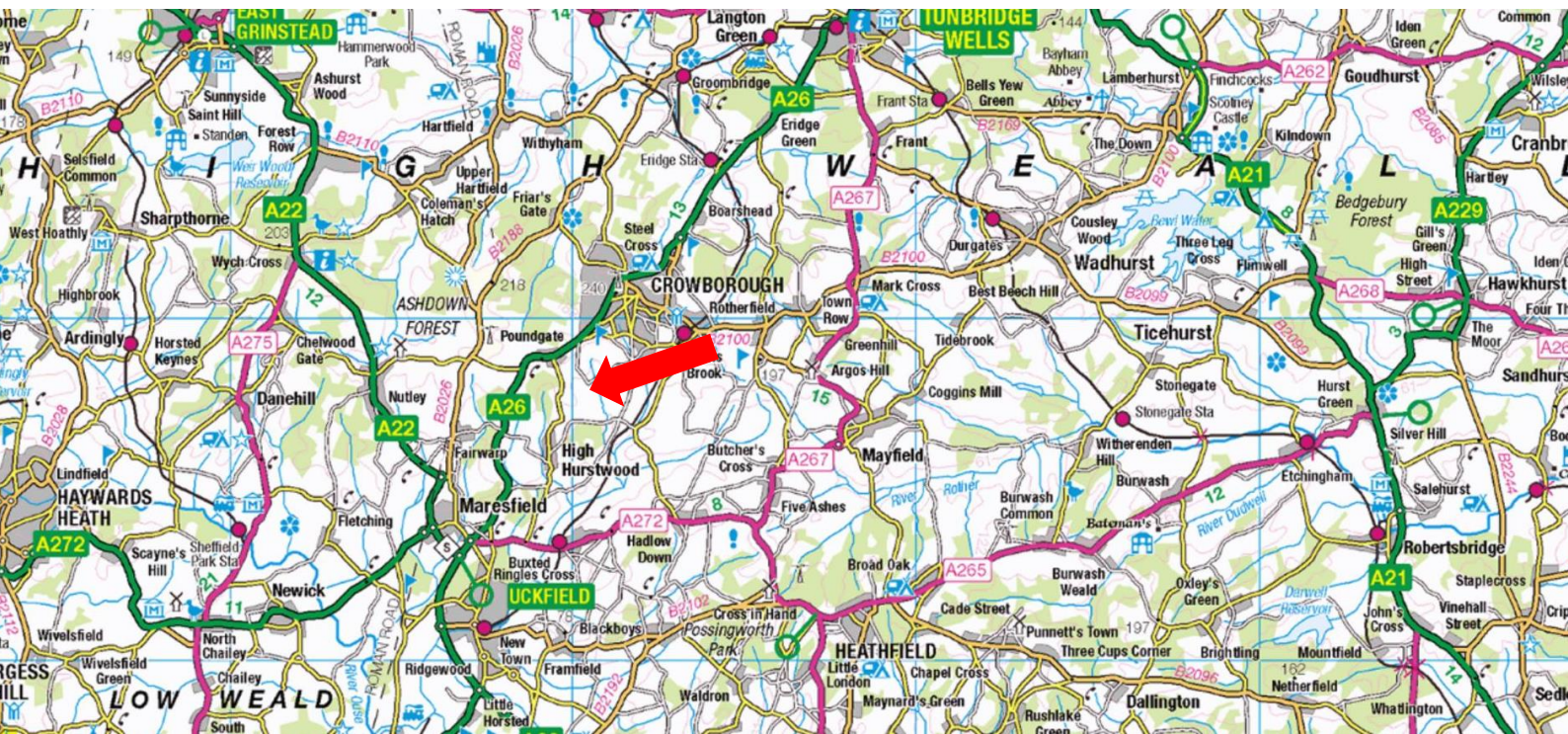
VIEWING

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.



VIEW FROM THE BARN



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.