



DEVELOPMENT OPPORTUNITY

LAND AT BADGERS MEAD FARM

FIVE ASHES · MAYFIELD · EAST SUSSEX TN20 6JJ

BADGERS MEAD FARM HEATHFIELD ROAD, FIVE ASHES, MAYFIELD, EAST SUSSEX TN20 6JJ

Heathfield	2 miles
Mayfield	4 miles
Royal Tunbridge Wells	13 miles
Central London	53 miles

A rare opportunity to purchase a residential development plot in a rural setting with planning permission for a 4-bedroom detached dwelling with garage and garden.

- Planning Permission for the development of a brownfield site into a detached 4-bedroom residential dwelling of 3,341 Sq ft² (310.4 m²)
- Consent granted under Planning Ref: WD/2016/1746/F- Wealden District Council
- Highly accessible and desirable rural location
- Total site area is approximately 0.46 acres with an additional 2.15 acres available.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE – OIEO £350,000

VIEWING: - Strictly by appointment via the sole agents:
01233 740077 / challock@btfpartnership.co.uk

LOCATION

The property is situated within the High Weald National Landscape (formerly known as AONB), between the villages of Cross-in-Hand and Five Ashes. It lies approximately two miles north west of the popular town of Heathfield and two and a half miles south west of the picturesque and historic village of Mayfield.

The National Rail network is easily accessible from Buxted station (approximately four miles to the west) and the popular town of Royal Tunbridge Wells with extensive day-to-day shopping facilities approximately 10 miles to the north.

DIRECTIONS

From BTF's Heathfield office, head west on the A267 for approximately two and a half miles and the driveway to Badgers Mead Farm will be found on the right-hand side.

WHAT 3 WORDS

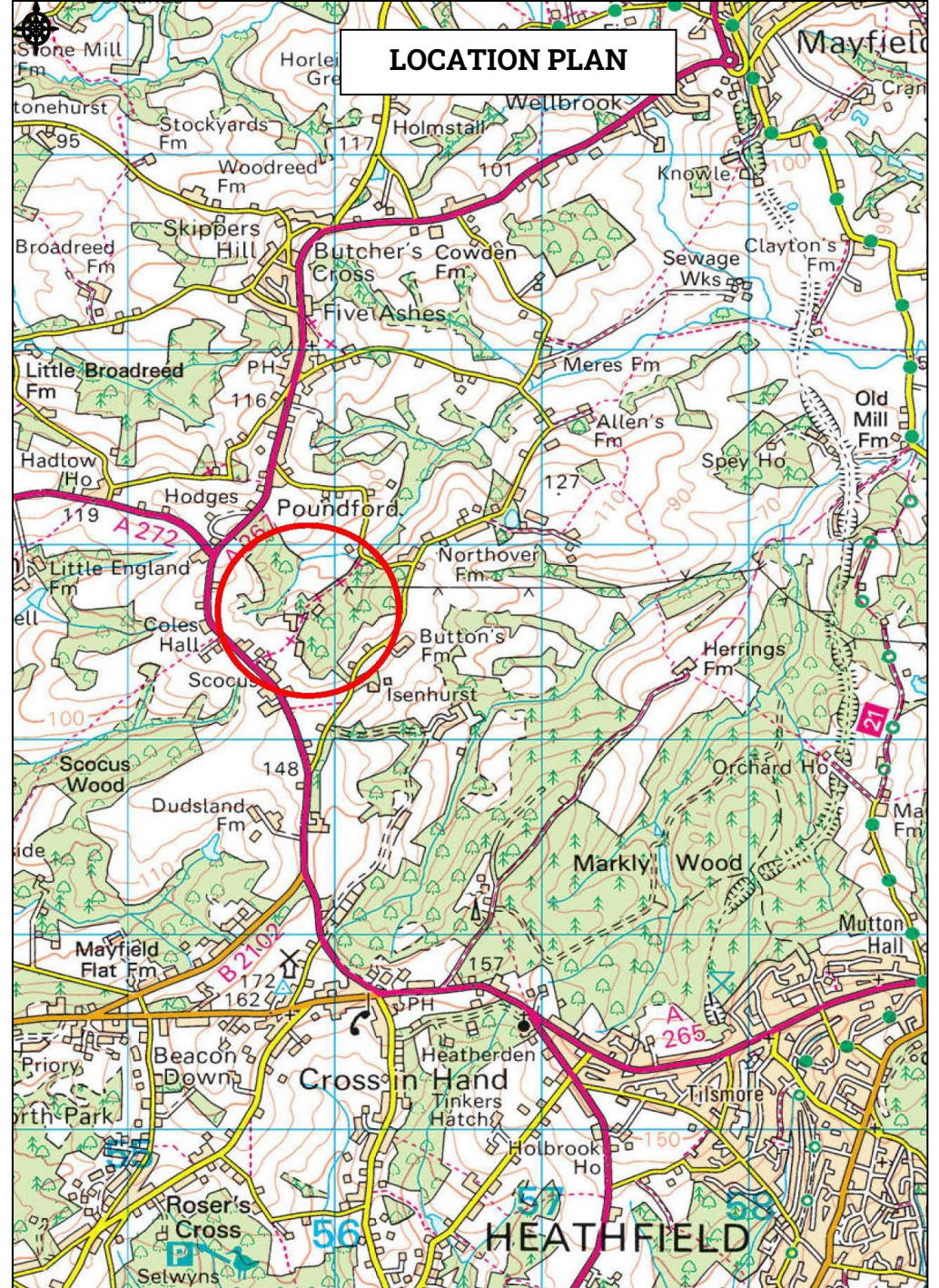
///strutting.painters.stunts

DESCRIPTION

The Land at Badgers Mead provides a rare opportunity to purchase a highly desirable rural yet accessible building plot with a contemporary design and layout already approved under planning reference WD/2016/1746/F- Wealden District Council. The approved consent grants permission for the erection of a detached four-bedroom dwelling with integral garage (shown edged red on the Boundary Plan) amounting to 0.46 acres.

There is additional amenity land available (shown edged blue on the Boundary Plan) amounting to 2.15 acres which is available via separate negotiation, subject to purchasing the building plot.





PROPOSED ELEVATIONS



Rear Elevation (NE)
1:100 scale
0m 2m
1:100 Scale Bar

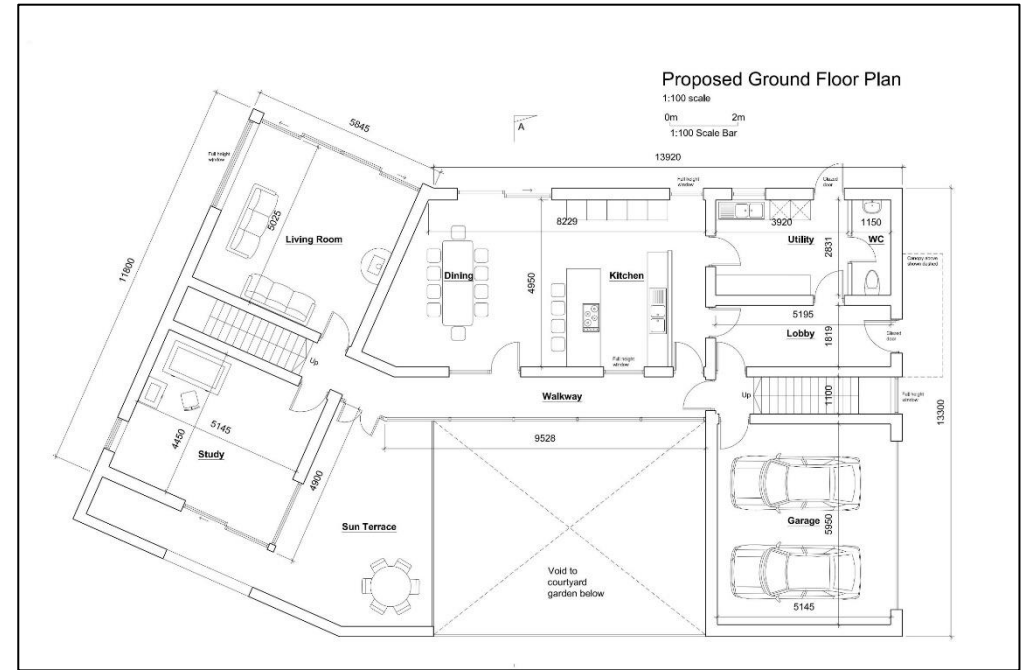
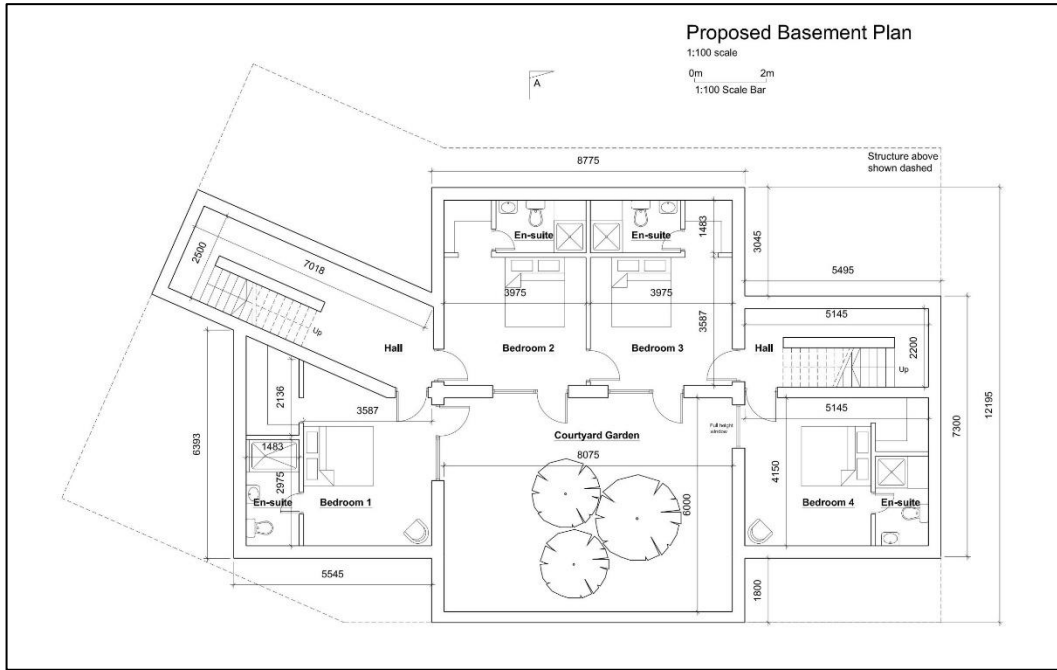


Side Elevation (SE)
1:100 scale
0m 2m
1:100 Scale Bar



Cut-through (SE)
1:100 scale
0m 2m
1:100 Scale Bar

NOT TO SCALE



Boundary Plan



SERVICES

Mains electricity and water connections we believe are available from the A267 and Private Drainage has been installed. **PLEASE NOTE:** None of these services or connections have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available prior to offering.

ACCESS

Access will be directly from a shared private track to the east of the Development plot, situated north of the A267 which we believe to be a publicly adopted highway.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. This site will be available with vacant possession upon completion.

PLANNING

Planning Permission has been granted for the erection of a detached four-bedroom dwelling, with integral garage under planning reference number WD/2016/1746/F. Consent was granted by Wealden District Council on the 22nd September 2016. Planning consent has been enacted due to implementing the drainage, qualifying as a material start to the planning. Please satisfy yourself with this. to satisfy yourself on this.

We are aware a Community Infrastructure Levy Liability Notice has been issued; however it outlines

an exemption has been applied and no payment is required. Please undertake your own due diligence

LOCAL AUTHORITY

East Sussex County Council, County Hall St Anne's Crescent Lewes East Sussex BN7 1UE. 0345 608 0190

Wealden District Council, Council Offices, Vicarage Lane, Hailsham, East Sussex BN27 2AX

TENURE

The development site is registered as part of Title Number ESX86153. Copies of the Office Copy Entries of the Title Register and Plan is available from the selling agents on request.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the development site boundaries prior to offering.

EASEMENTS, WAYLEAVES & 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. As far as we are aware there are no third-party Rights of Way over the property.

PURCHASER IDENTIFICATION

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

PHOTOGRAPHS

The photographs within these particulars were taken in June 2025.

ACREAGES & MEASUREMENTS

The acreages and measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in 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. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendor's sole agent. Please contact the agents on the contact details below if you would like to view the Property.

BTF Partnership

82 High Street, Heathfield

East Sussex TN21 8JD

Tel: 01435 864455 / 01233 740077

Email: tom.watson@btfpartnership.co.uk

olivia.hall@btfpartnership.co.uk

GUIDE PRICE

OFFERS IN EXCESS OF £350,000



Land and Property Experts
www.btfpartnership.co.uk
Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ

