



Land & Property Experts



VIEW FROM THE PLOT



**BUILDING PLOT AT LITTLE COLDHARBOUR FARM
PUNNETTS TOWN, EAST SUSSEX TN21 9DN**

BUILDING PLOT LITTLE COLDHARBOUR FARM COLDHARBOUR LANE PUNNETTS TOWN EAST SUSSEX TN21 9DN

Rushlake Green	-	1.7 miles
Heathfield	-	2.9 miles
Stonegate MLS	-	7.4 miles
Battle	-	9.7 miles

Development opportunity to build a detached three-bedroom single storey dwelling in a rural and elevated location.

- Planning permission for a 3-bedroom dwelling.
- Rural Location
- Within the High Weald AONB
- Extending in all to approximately 0.86 acres

GUIDE: OFFERS IN EXCESS OF £350,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
TN21 8JD
01435 864455

LOCATION

The property is located on the periphery of Punnetts Town, a rural hamlet within the High Weald Area of Outstanding Natural Beauty, approximately 1.7 miles to the north-east of Rushlake Green, 2.9 miles to the south-east of Heathfield, and 7.4 miles to the south-west of the mainline railway station at Stonegate.

DESCRIPTION

The property comprises approximately 0.86 acre of land with planning permission (WD/2023/1493/F) to demolish two existing agricultural buildings and the erection of a new dwelling with associated residential curtilage and access.

Although purchasers must rely upon their own investigations regarding the planning status, our clients' planning consultant has advised that the planning permission remains extant due to the fact that approval has been granted to conditions 2,4,5,6,10 and 11 attached to WD/2023/1493/F.

The proposed accommodation briefly comprises:

Entrance Hall

Living Room (16'.3" x 14'.8")

Kitchen/Dining Room (26'.2" x 10'.8")

Bedroom 1 (15'.2" x 13'.5" including **En-suite**)

Bedroom 2 (12'.1" x 10'.8")

Bedroom 3 (10'.8" x 9'.5")

Family Bathroom

Cloakroom

DIRECTIONS

From Heathfield High Street, proceed in easterly direction on the A265 towards Broad Oak/Burwash and then turn right (just before Heathfield Market) towards Battle on the B2096. Continue on the Battle Road for approximately 2 miles and then turn left onto Coldharbour Lane. Continue along the lane for approximately 150 yards (137m),

whereafter the driveway for Little Coldharbour Farm will be found on the left-hand side.

PLEASE NOTE

Access over the driveway for Little Coldharbour Farm is being permitted by the property owners solely in order to assist with viewing the building plot during the marketing period. The planning permission granted allows for access from Pont Close on the southern boundary.

SERVICES

There are no services currently connected. However, we understand that connections to mains electricity and water supplies are available

ACCESS

Planning permission allows for access from Pont Close on the southern boundary.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

The property is freehold.

LOCAL AUTHORITY

Wealden District Council

PHOTOGRAPHS

Photographs taken in July 2025.

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.

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.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry plans available and from their site inspection on the ground.

PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

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.

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.

PURCHASER 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 'Thirdfort' to verify the identity and residence of purchasers.



West Elevation



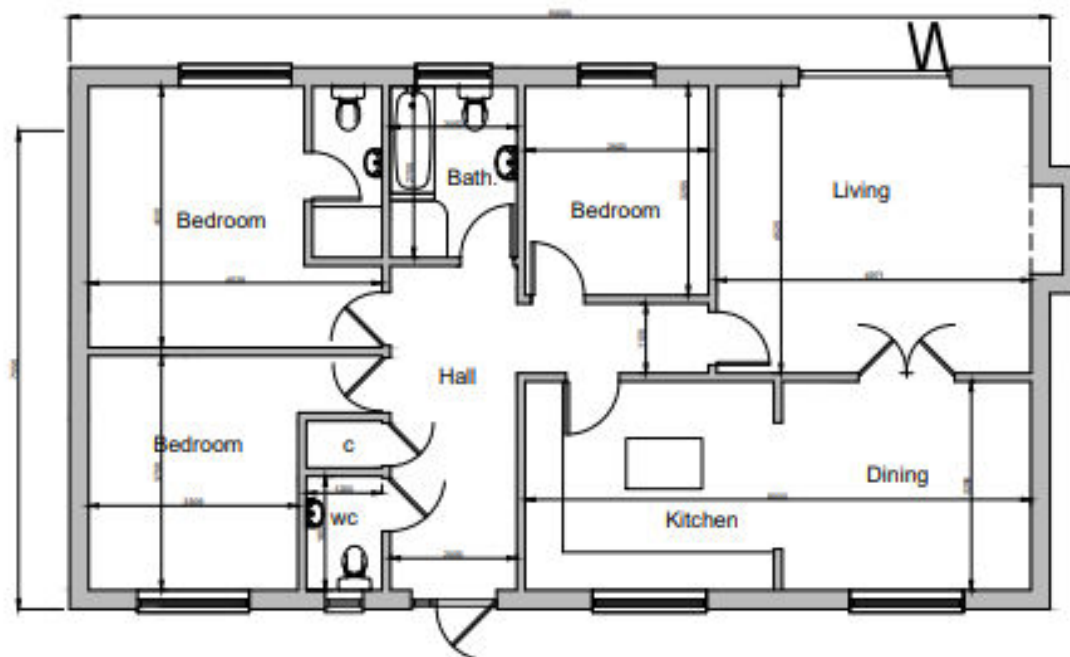
North Elevation



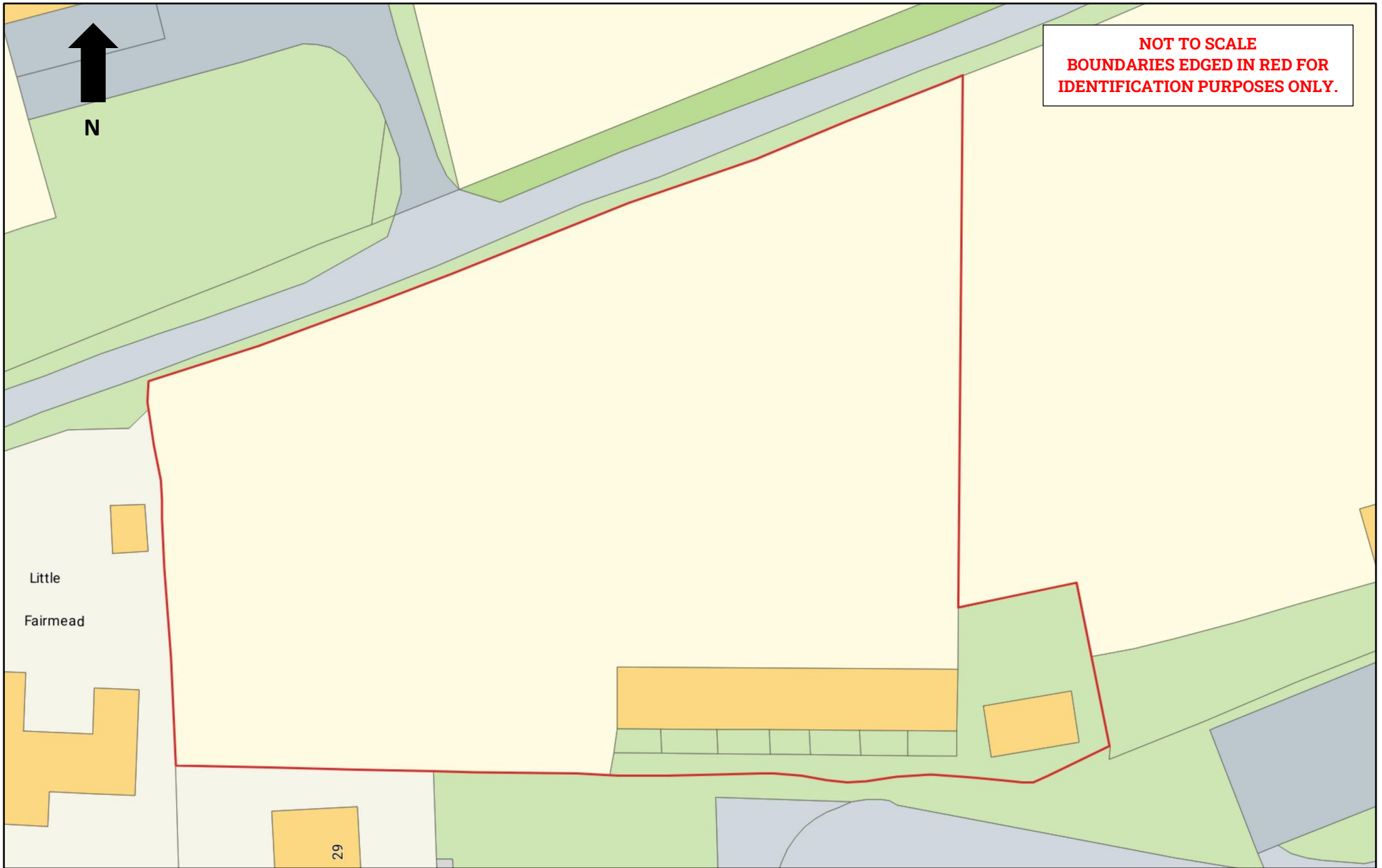
East Elevation

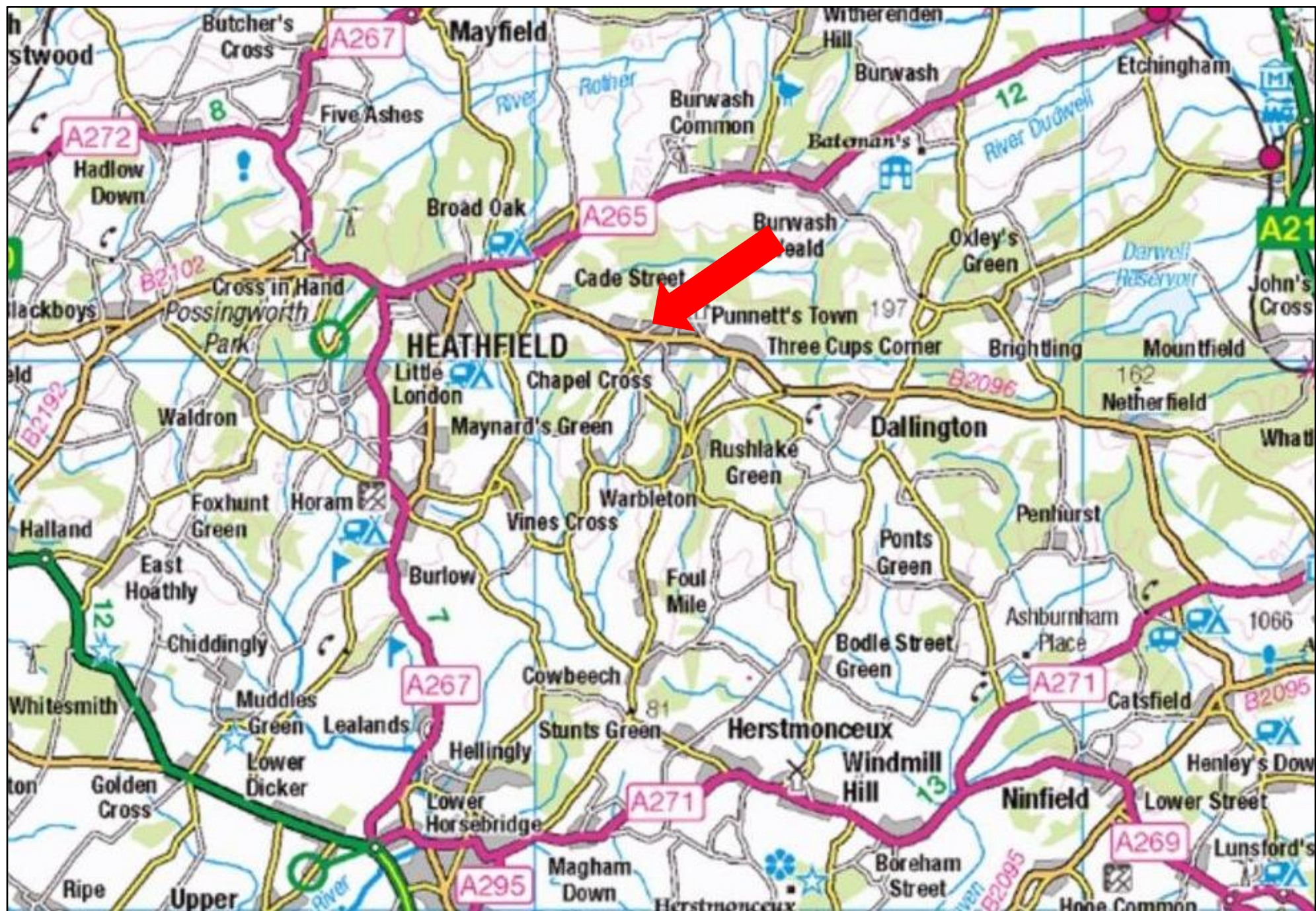


South Elevation



**PROPOSED
PLANS**







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www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD