



**LOT 2, LAND AND BUILDINGS AT SEAVIEW FARM
VICARAGE LANE, BURWASH COMMON, EAST SUSSEX TN19 7LP**

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Burwash	-	2.7 miles
Stonegate (MLS)	-	3.4 miles
Heathfield	-	4.3 miles
Tunbridge Wells	-	14 miles

Yard with a range of pole -framed barns (in need of renovation), and adjoining paddocks.

- Yard with a range of pole- framed barns
- Pasture fields
- Extending in all to about 9.65 acres (3.9 ha)
- Please Note: Lot 2 will not be sold away before Lot 1.

FOR SALE BY PRIVATE TREATY

GUIDE: OFFERS IN EXCESS OF £235,000

VIEWING: - Strictly by appointment via the sole agents:

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

LOCATION

The property is located in an elevated position set off a 'no-through' country lane on the outskirts of Burwash Common, a hamlet within the High Weald AONB (Area of Outstanding Natural Beauty).

The village of Burwash is approximately 2.7 miles to the north-east, and the market town of Heathfield, approximately 4.3 miles to the south-west.

DESCRIPTION

The land within Lot 2, which is classified as Grade 4, is currently subdivided into two grass paddocks.

OUTBUILDINGS

Arranged around a concrete yard, the pole-framed outbuildings (which are all now in need of renovation), include an enclosed workshop of corrugated tin and wooden panelled elevations beneath a corrugated tin roof, an attached open fronted storage barn of concrete panel and Yorkshire boarding elevations beneath a corrugated tin roof. An adjacent open fronted pole barn of corrugated tin elevations beneath a corrugated tin roof. The yard also benefits from a steel shipping container.

LOCAL AUTHORITY

Rother District Council.

DIRECTIONS

From Heathfield, head north-east towards Burwash. After 4 miles, turn right into Vicarage Road. Continue on Vicarage Lane (bearing right at the junction with Westdown Lane) for approximately 0.3 of a mile, whereafter the track leading to the property will be found on the right-hand side.

What3Words: dishes.opposites.minerals

SERVICES

No services connected.

TENURE

The property is to be sold freehold with vacant possession

METHOD OF SALE

The property is offered for sale by private treaty.

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. A public footpath crosses the property

ACCESS

The access track (hatched blue on the attached plan) is within third-party ownership and the property benefits from a right of way leading from the highway.

PLANS AND BOUNDARIES

The attached plans are for identification purposes only and purchasers must satisfy themselves regarding the location of all external and internal boundaries and measurements prior to offering

ACREAGES

The acreages 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 have prepared these sale particulars as a general guide and none of the statements contained within them 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.

PURCHASER IDENTIFICATION

In accordance with 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.

BOUNDARIES EDGED IN RED FOR
IDENTIFICATION PURPOSES ONLY.
NOT TO SCALE.

LOT 2

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Land and Property Experts

www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD