



**THE OLD TALLOW HOUSE, BURWASH
EAST SUSSEX TN19 7EP**

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Robertsbridge	-	5.3 miles
Heathfield	-	6.5 miles
Ticehurst	-	6.5 miles
Tunbridge Wells	-	14.4 miles

Grade II Listed barn and adjacent garage with potential for residential development (subject to obtaining planning permission).

- Lapsed planning permission for two dwellings
- Alternative draft drawings prepared for a single four-bedroom dwelling.
- Central village location.
- **Please Note:** The property is being sold without extant planning permission for residential development.

FOR SALE BY PRIVATE TREATY.

GUIDE: OFFERS IN EXCESS OF £200,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
82 High Street
Heathfield
East Sussex
TN21 8JD

LOCATION

The property is located within the rural village of Burwash, set well back from the high street and accessed off a private shared drive, which leads from a no-through lane.

Burwash is approximately 5.3 miles to the north-west of Robertsbridge and 6.2 miles to the north-east of Heathfield.

A mainline railway station at Stonegate (3.9 miles) provides regular and direct train services into London Charing Cross, with journey times taking approximately 70 minutes.



DESCRIPTION

The property currently comprises a traditional Grade II Listed barn of brick and weatherboard elevations beneath a peg tile roof and an adjacent open-fronted garage of brick and weatherboard elevations beneath a peg tile roof.

The previously granted planning permission for two detached residential dwellings (ref: RR/2020/1520/P) lapsed in October 2024. The vendors have subsequently employed an architect to prepare alternative plans for a single four-bedroom dwelling, however, a new planning application has not been submitted.

OUTSIDE

In addition to a private parking area to the front (southern elevation) of the barn and garage, there is a garden to the rear.

ACCESS

Access is via a shared private drive leading from Ham Lane.



DIRECTIONS

From the centre of Burwash (The Bear Inn) head east on the high street for approximately 140 metres and turn left into Ham Street (by the sign for the Rose and Crown Public House), and then take the first drive on the left, whereafter The Old Tallow House and Garage building will be found on the right-hand side, after approximately 20 metres.

SERVICES

There are no services currently connected.

TENURE

The property is offered for sale freehold with vacant possession upon completion.

METHOD OF SALE

The property is offered for sale by private treaty.

LOCAL AUTHORITY

Rother District Council.

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.

MINERALS, SPORTING RIGHTS AND TIMBER

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

VIEWING

Strictly by prior appointment with the Vendor's Sole Agents, BTF Partnership – Telephone: 01435 864455.

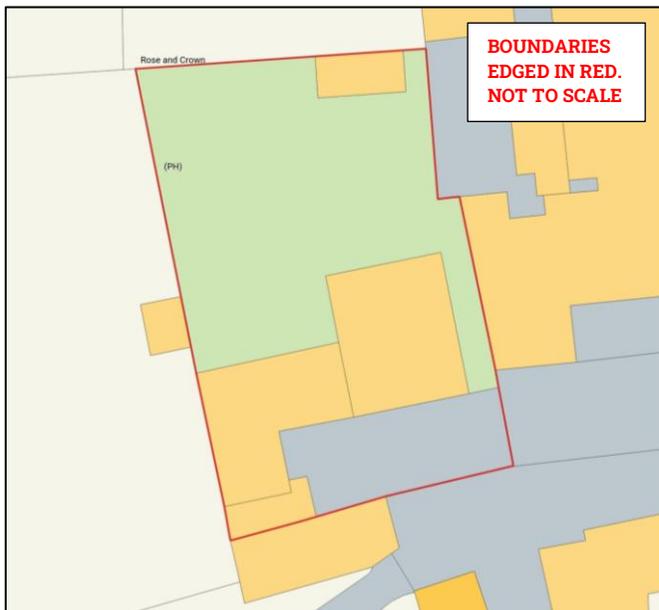
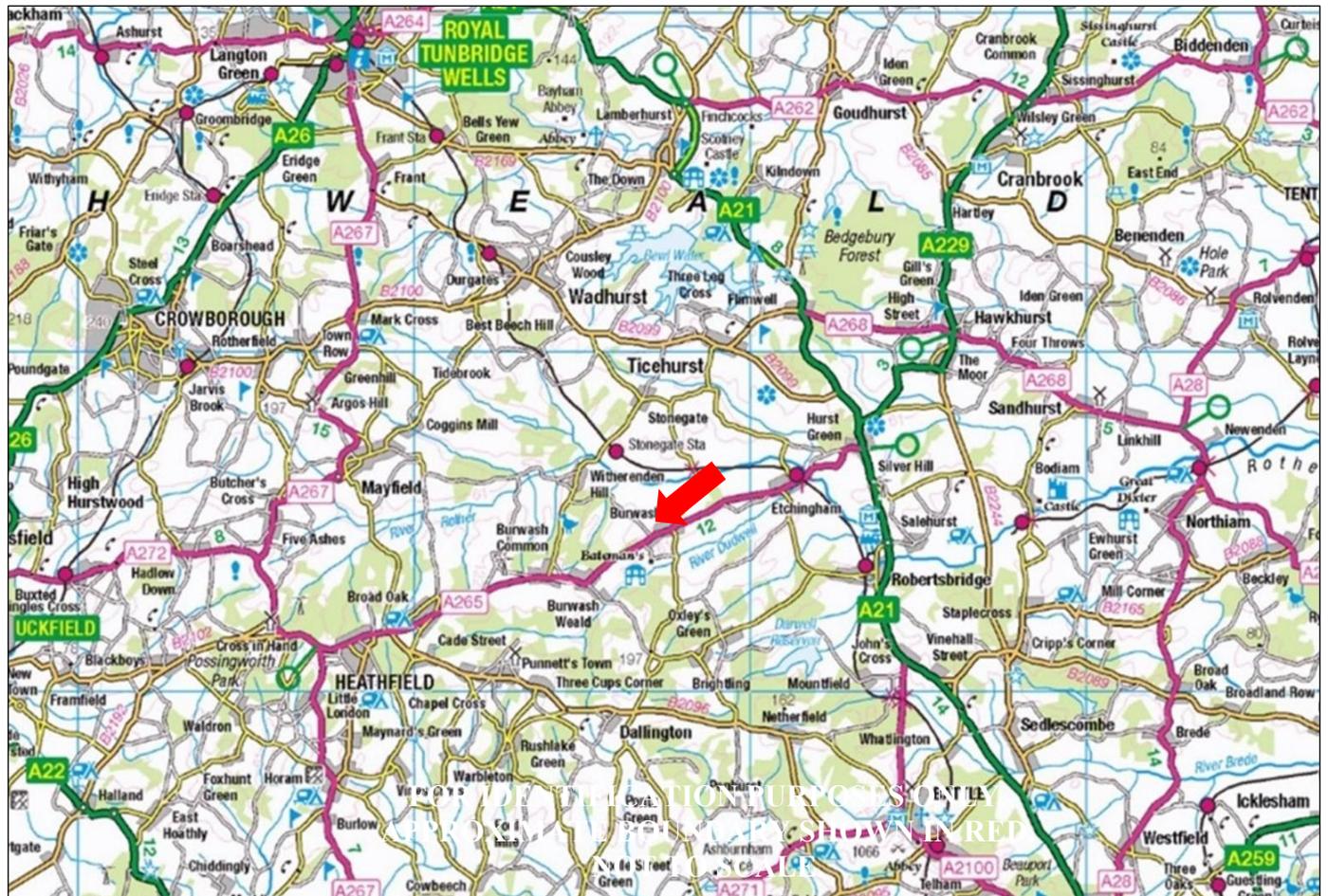
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

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.

CLIENT IDENTIFICATION

In accordance with the Anti-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.





Land and Property Experts
www.btfpartnership.co.uk
82 High Street, Heathfield, East Sussex TN21 8JD