



Land & Property Experts



LAND OFF BUTTONS LANE, WADHURST, EAST SUSSEX

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Wadhurst	-	1.6 miles
Ticehurst	-	3.7 miles
Tunbridge Wells	-	8.5 miles

A parcel of Grade 3 agricultural land divided into four hedge-enclosed pasture fields, together with a woodland shaw.

- Pasture fields
- Woodland shaw
- Within the High Weald National Landscape
- In all about 23.99 acres (9.71 ha)

GUIDE: OFFERS IN EXCESS OF £200,000

VIEWING: - Strictly by appointment via the sole agents:

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

LOCATION

The land is located within the High Weald National Landscape, approximately 1.6 miles to the south of Wadhurst, 3.7 miles to the south-west of Ticehurst, and 8.5 miles to the south-east of Tunbridge Wells.



DESCRIPTION

The Grade 3 agricultural land is currently down to grass and divided into four hedge-enclosed fields with a small woodland shaw of approximately 0.65 acres located to the south-eastern boundary.

The property is registered under Title Numbers ESX162740 and ESX109901 (part of).

DIRECTIONS

From Wadhurst village centre/White Hart public house, proceed south-east on the High Street for approximately half a mile (towards Ticehurst) and then turn right onto Brinkers Lane. Continue on Brinkers Lane until reaching the 'T' junction and then turn right and continue for approximately .4 of a mile, taking the next left (Buttons Lane).

Just before the next 'T' junction (at the railway bridge) the track leading to the land will be found on the left-hand side. When viewing the land, it is advisable to find somewhere suitable to park on the lane and proceed on foot along the track. Follow the track northwards and then bear right at the top of the first field. Continue along the headland to the land being sold, as edged red on the attached plan.

*Please leave all field gates as you find them.

WHAT3WORDS

skinning.tall.moats

SERVICES

No services connected.

ACCESS

Access from Buttons Lane is over land within third-party ownership (shaded brown on the attached plan) The right of way is for agricultural purposes only.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

The property is freehold and will be sold subject to an Annual Grazing and Mowing Licence which expires 31 December 2026.

LOCAL AUTHORITY

Wealden 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.

A single Public Footpath crosses the property. Further information available from the selling agent.

MINERALS, SPORTING RIGHTS AND TIMBER

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

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.

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.

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 identity and residence of purchasers

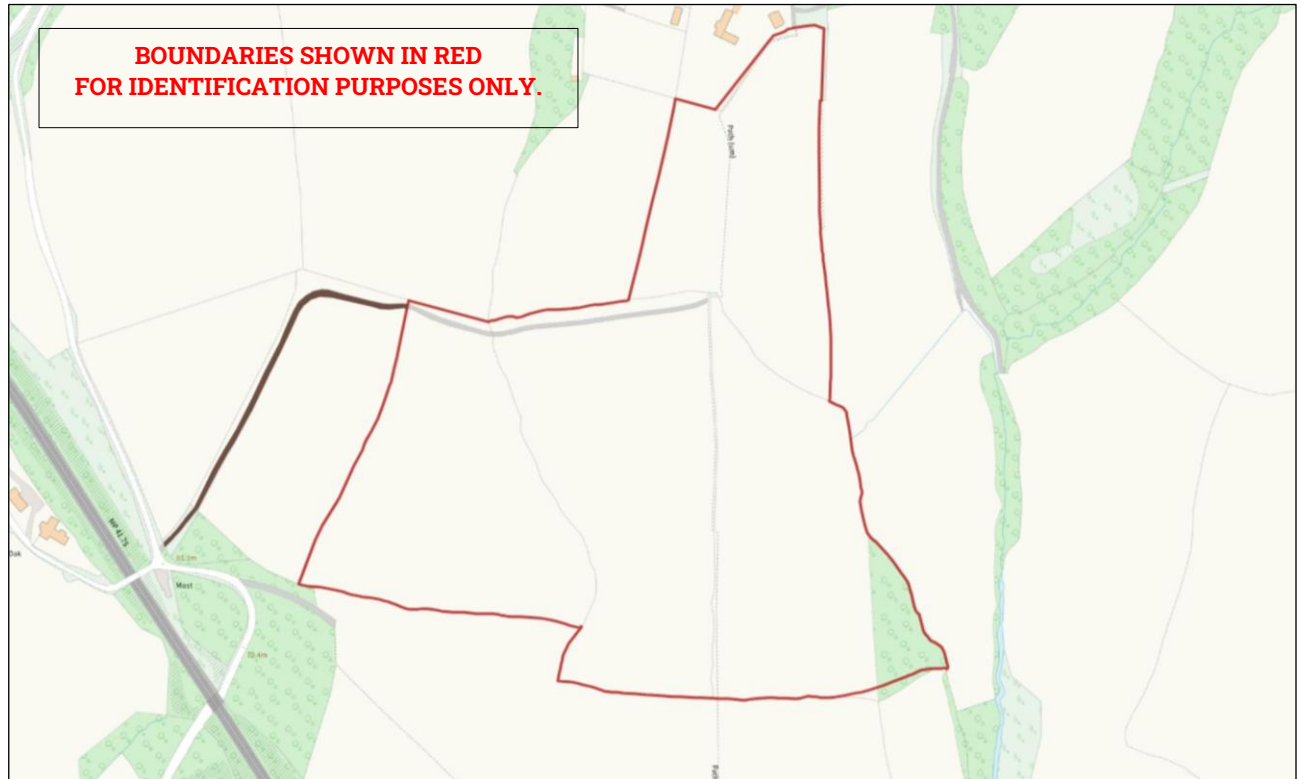
AGENT'S NOTE

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.

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.





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www.btfpartnership.co.uk

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