



LOT 'A'
LAND OFF HORLEIGH GREEN ROAD
FIVE ASHES
MAYFIELD
EAST SUSSEX
TN20 6NJ

Parcel of pasture divided into three fields with
woodland, road frontage, and mains water.
Located within the High Weald Natural Landscape

In all about 24.70 acres (9.99 hectares)

GUIDE PRICE: £450,000

LOCATION

The property is located off Horleigh Green Road, approximately 2.4 miles to the south-west of Mayfield, and 2.5 miles to the south-east of Rotherfield.

DESCRIPTION

Lot 'A' comprises a 24.7 acre (9.99 ha) parcel of Grade 3 agricultural land divided into three pasture fields with a block of Ancient and semi-ancient woodland to part of the southern boundary. The woodland extends to approximately 4.48 acres and comprises a mixture of native broadleaf species.

An adjoining 14.78 acres (5.98 ha) to the south also available by separate negotiation. For further information, please see sale particulars for Lot 'B'.

DIRECTIONS

From the Mayfield roundabout on the A267, head south-west (signposted Heathfield) for approximately 1.3 miles, and then turn right on Horleigh Green Road (signposted Rotherfield). Continue on Horleigh Green Road for approximately 0.4 miles, whereafter the entrance gate to Lot 'A' will be found on the left-hand side.

What3Words: shortcuts.resemble.edicts



SERVICES

Mains water.

TENURE

The property is freehold and will be sold subject to an Annual Grazing Licence which expires 15 June 2027.

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.

There are no public footpaths crossing the property.

MINERALS, SPORTING RIGHTS AND TIMBER

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

PLANS

The attached boundary plan is for identification purposes only with boundaries shown edged red. Purchasers should satisfy themselves on the location of all external or internal boundaries prior to offering.



ACCESS

There is gated access leading from Horleigh Green Road.

Please ensure that the gate is left closed at all times.

METHOD OF SALE

The property is offered for sale by private treaty.

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 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. Purchasers will be responsible for paying £35 per person for this AML check. Business check prices will be confirmed prior to submission.

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.

VIEWING

During daylight hours only and strictly by prior appointment with the Vendor's Sole Agents, BTF Partnership: 01435 864455.

Please ensure that when viewing the property, you do so with due care, taking responsibilities for your actions. The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.



ENTRANCE GATE

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



