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CHARTERED SURVEYORS

ON THE INSTRUCTIONS OF EAST SUSSEX COUNTY COUNCIL

TO LET

STABLES AND LAND
ADAMS FARM, CROWHURST, EAST SUSSEX



AVAILABLE UNDER A 12 MONTH AGREEMENT

Comprising

A timber construction stable block with a felt roof having three established loose boxes, a tack/feed room and open fronted lean-to storage for hay and straw.

A block of approximately 5.5 acres of grass land suitable for grazing.

A block of approximately 1.5 acres with grazing and an established field shelter.
(Further buildings available by separate negotiations.)

IN ALL ABOUT 7 ACRES

GUIDE £70 per week (£303 pcm)

SITUATION The Property is accessed from the Crowhurst Road, off a private drive. Situated approximately 4 miles south of Battle and approximately 5 miles to the north of Bexhill, the property has good road access and is well located in terms of its proximity to local amenities and bridle paths, though there is no direct access to bridle paths from the property.

DIRECTIONS From Battle head southeast on the A2100 in the direction of Hastings for approximately 2 miles. Turn off right into Telham Lane and follow this road for ½ a mile, continuing into Forewood Lane. Stay on Forewood Lane for a ¼ of a mile then bear left onto Chapel Hill, continuing onto Sandrock Hill and after a ¼ of a mile the entrance to Adam's Farm is on the right hand side immediately off a sharp bend in the road.

Alternatively from Bexhill, head northeast on the A269/London Road and after about ¾ mile turn off right into Watermill Lane. Continue along Watermill Lane for about 2 miles and then turn off right into Ballards Hill. After a mile or so bear left and continue on Ballards Hill and shortly after turn right into Chapel Hill. Continue into Sandrock Hill and after approximately a ¼ of a mile, the entrance to the property is found on the right hand side immediately off a sharp bend in the road.

DESCRIPTION The property is set in a peaceful and picturesque rural location and comprises a stable block and two areas of grazing and is show for identification purposes only, outlined in red on the plan attached to these details. The stable block is of timber and felt construction having 3 loose boxes, a feed/tack room, an open fronted lean-to storage for hay and straw and a wash room with stainless steel sink, plumbed into mains water. There is a concrete standing running the length of the stable block. The immediate area is well

fenced with post and rail and stock netting and is accessed off the drive through a 5 bar steel gate. Adjoining this is a block of approximately 5.5 acres of good pasture land suitable for grazing, boundary fenced with post and rail and stock netting having a wooded bank on the east side of the field. There is a further block of pasture land on the opposite side of the drive comprising of approximately 0.9 acres of good grazing and having use of an established field shelter.

SERVICES The site is connected to mains water, a tap is located within the stable block and suitable for a hosepipe attachment. The stables have previously benefited from an electricity supply but there is no connection at this present time.

TENURE The property is offered under a 12 month agreement, based on a weekly licence fee of £70 (£303 per calendar month) but is subject to one month's written notice from either party.

VIEWING ARRANGEMENTS Viewing may be arranged strictly by appointment with the Landlord's sole Agents, Samuel & Son: telephone (01435) 864020, email joshua@samuelandson.co.uk. Access to Adam's Farm property is off a sharp bend. Please be careful when entering and exiting as visibility is limited.

BUILDINGS AVAILABLE BY SEPARATE NEGOTIATION There are two further outbuildings available, one being a traditional Sussex open sided brick and timber barn with new concrete pad floor and new roof. The second building is concrete framed with breeze block walls and asbestos roof having single door access on three sides.



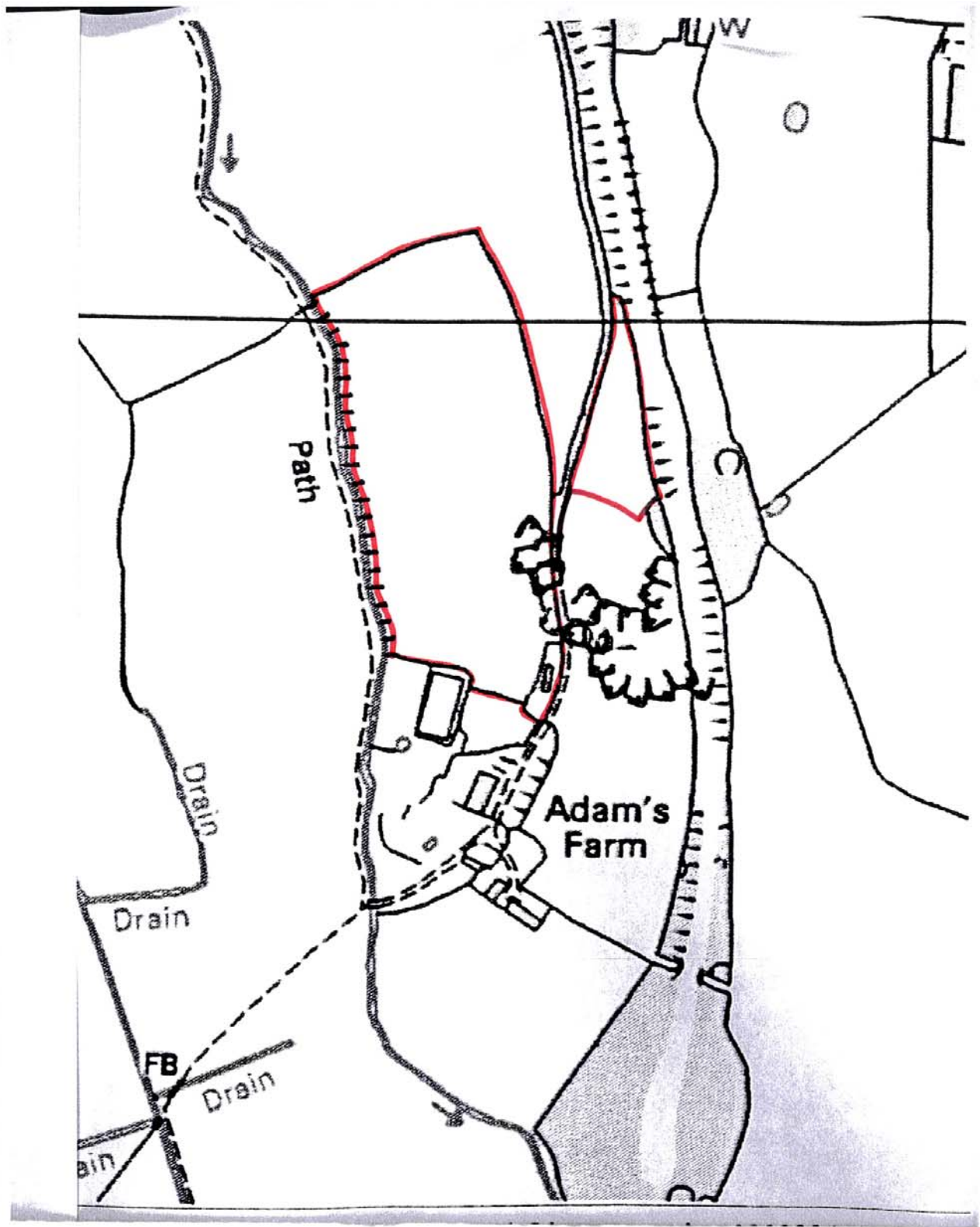
PROPERTY MISDESCRIPTIONS ACT

The client agrees to inform Samuel & Son in writing of any inaccuracy or misleading element in the particulars or in the promotion generally of which he is aware or which subsequently materialises during the period of the agency. The client shall indemnify Samuel & Son, their servants or agents against any claim made in respect of any misdescriptions of the property that arises wholly or partially out of the act or default of the client.

IMPORTANT NOTICE

Samuel & Son for themselves and the vendors of this property whose agents are give notice that:

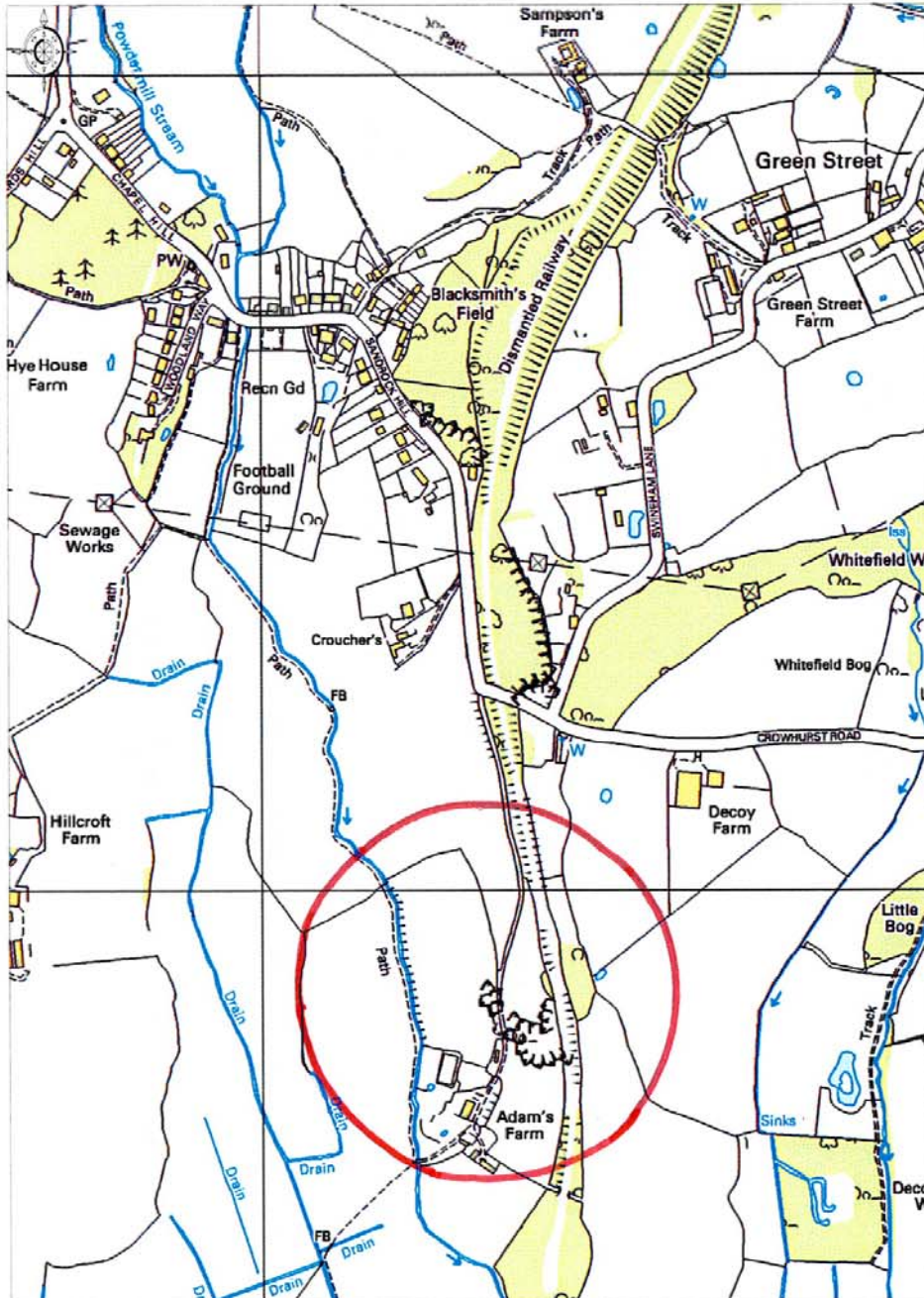
- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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- (v) Samuel & Son or any joint agents have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



Adams Farm, Crowhurst

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Ordnance Survey

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