

SAMUEL & SON

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CHARTERED SURVEYORS

FOR SALE

DUDWELL VALLEY FARM
ETCHINGHAM ROAD, BURWASH, EAST SUSSEX, TN19 7BE

**AN ATTRACTIVE SMALLHOLDING WITH LEISURE POTENTIAL
AND PLANNING CONSENT FOR A 60' X 30' AGRICULTURAL BARN
SITUATED IN AN EXCELLENT LOCATION
CLOSE TO THE VILLAGE OF BURWASH**



- Planning consent for 60' x 30' agricultural barn
 - About 10 acres of pasture
- About 3.8 acres of woodland incorporating ponds
 - Established mains water supply
 - Excellent road access

Available as a Whole

IN ALL ABOUT 13.8 ACRES

OFFERS IN THE REGION OF.....£160,000



Director: APM Samuel MSc MRICS

Samuel & Son Ltd a company incorporated in England and Wales.
Company Registration No. 5301170. Registered Office: One Bell Lane, Lewes, BN7 1JU. VAT Registration No. 841 0676 39



GENERAL REMARKS AND STIPULATIONS

SITUATION

The land at Dudwell Valley Farm lies approximately 1 mile to the east of the small and picturesque Sussex village of Burwash and is set in an elevated position with far reaching views over the surrounding countryside and Dudwell Valley. The land has excellent road access from the A265 Burwash Road, which links the A21 and Tunbridge Wells with the A267 and Eastbourne. The market town of Heathfield lies approximately 7 miles to the west with the larger town of Tunbridge Wells some 14 miles to the northwest.

DIRECTIONS

From the centre of Heathfield head east on the A265 Burwash Road and after passing St Bartholomew's church in Burwash, Dudwell Valley Farm can be found approximately 1 mile on the right hand side, just before the Dudwell St Mary Care Home.

Alternatively, from the A21 turn on to the A265 at Hurst Green and continue westwards. After approximately 3.5 miles (and just after the Dudwell St Mary Care Home), Dudwell Valley Farm can be found on the lefthand side.

DESCRIPTION

The land at Dudwell Valley Farm lies in a single block of approximately 13.8 acres enclosed by way of a combination of post and wire fencing and well kept mature hedgerows and tree screens. The land is divided into two separate hay meadows and two separate areas of woodland. Within each of the woodlands there is a small pond, which although at present are slightly overgrown, have the potential to create possible leisure facilities with their restoration. There is also scope, subject to the necessary planning consents, for a larger fishing pond/lake towards the south of the property. The land gently undulates in a general north-south direction and has well maintained and good condition pastures. Access is made via a field gate in the northwest corner directly off the A265 Burwash Road.

There is an Orange Telecoms mast located on the northern boundary, not offered as part of the sale. The mast and a small area of surrounding land will be retained by the Vendor.

The Vendor, and parties to the telecoms mast lease, will retain a right of access across land to be conveyed, from the Farm's entrance to the mast site. Further details regarding the telecoms mast are available from the sole agents, Samuel & Son.

SERVICES

Mains water is connected to the holding with a number of drinking troughs situated in strategic positions on the farm. Although there is no mains electricity at present, we are told that there is a supply nearby in the road.

PLANNING

Planning consent has recently been granted under reference RR/2011/2054/FN for a 60' x 30' steel portal framed general purpose farm building, the approximate site of which is shown outlined in blue on the plan contained within these particulars. Again, further details are available from the vendor's sole agents, Samuel & Son.

CROPPING

The land is currently down to permanent pasture and is used for forage production as well as grazing.

RIGHTS OF WAY

There are no public rights of way across the property.

LOCAL AUTHORITY

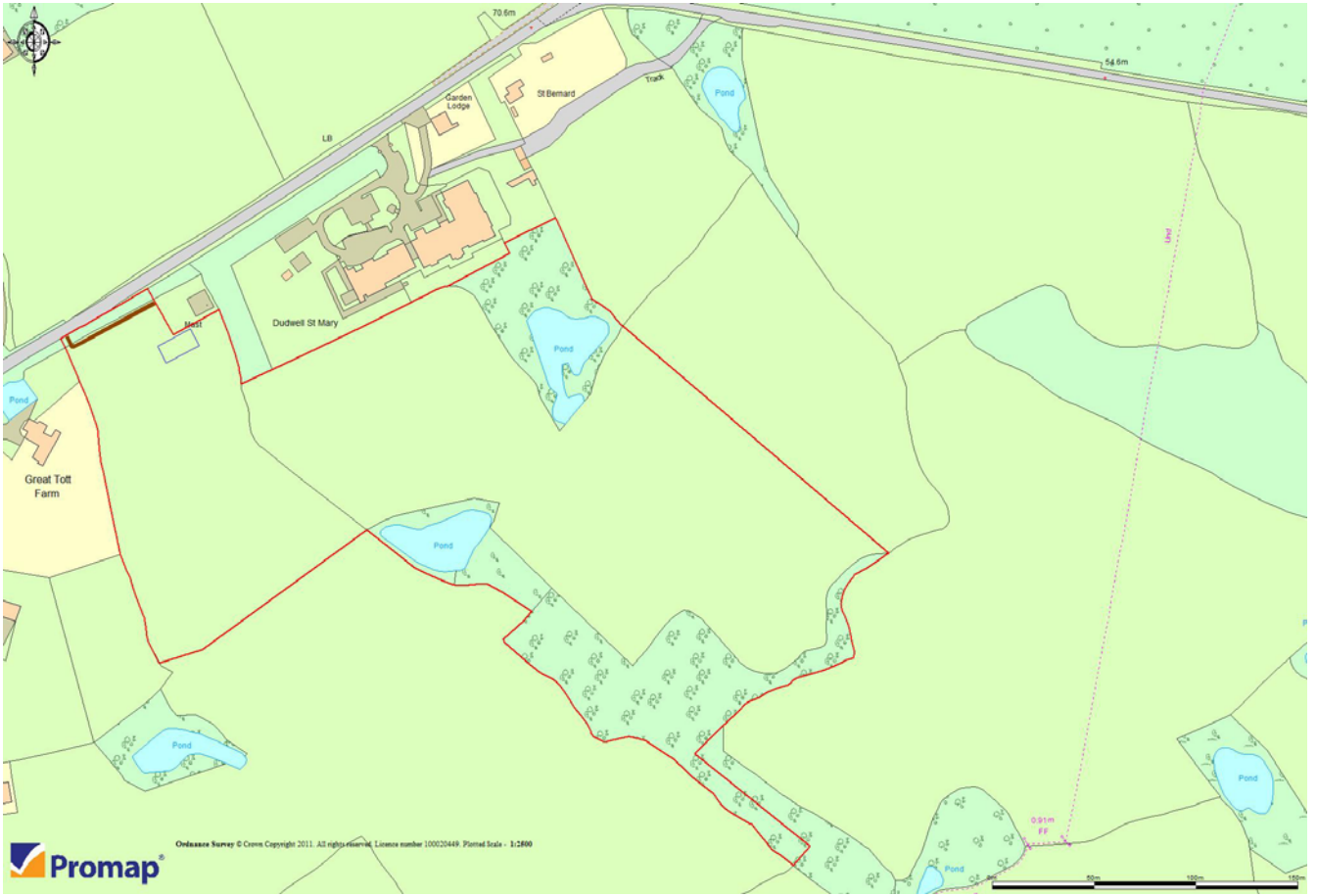
Rother District Council is contactable on (01424) 787000 or www.rother.gov.uk.

METHOD OF SALE

The property is offered for sale via private treaty as a whole with vacant possession of the whole upon completion.

VIEWING

Strictly by confirmed appointment with the vendor's sole agents Samuel & Son.
Telephone (01435) 864020
E-mail: rhiannon@samuelandson.co.uk





IMPORTANT NOTICE

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

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