

SAMUEL & SON

CHARTERED SURVEYORS

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FOR SALE

GLEBE FARM, FRAMFIELD, EAST SUSSEX

A UNIQUE OPPORTUNITY TO ACQUIRE AN ATTRACTIVE SMALLHOLDING WITH POTENTIAL IN A RURAL YET ACCESSIBLE LOCATION ADJOINING THE VILLAGE OF FRAMFIELD INCLUDING A CONCRETE PORTAL FRAME AGRICULTURAL BUILDING, SUBSTANTIAL YARD AREA AND SIX ENCLOSED FIELD PARCELS



Good Road Access

Concrete Framed Agricultural Barn

Six hedge and fenced enclosed Grass Paddocks

IN ALL ABOUT 32 ACRES

AVAILABLE AS A WHOLE OR IN LOTS

GUIDE PRICE.....£325,000

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

Glebe Farm lies in the south east of the picturesque village of Framfield with good access from the B2102 Uckfield to Blackboys road. The farm lies approximately 2 miles to the east and 10 miles to the north east of Uckfield and the historic town of Lewes respectively. The larger town of Tunbridge Wells with its wide range of services is some 18 miles to the north east. The farm enjoys far reaching views over the surrounding countryside and High Weald Area of Outstanding Natural Beauty.

DIRECTIONS

From Uckfield High Street turn onto Framfield Road (B2102) and continue for approximately 2 miles and before reaching The Hare & Hounds public house in Framfield take a sharp right onto Brookhouse Lane. Glebe Farm can be found after approximately 500 yards on the left hand side.

Alternatively, approaching from Tunbridge Wells and the A267, turn right at the Mayfield roundabout and continue on the A267 onto Meres Lane. After approximately 3.6 miles, turn right onto Mayfield Flat (signed to Blackboys) and then join the B2102. After approximately 2 miles, slight right towards Framfield and upon reaching The Hare & Hounds turn left onto Brookhouse Lane where Glebe Farm can be found approximately 500 yards on the left hand side.



DESCRIPTION

Glebe Farm comprises a block of 32 acres of permanent pasture, sub-divided into six fields by way of mature hedgerows and post and wire fencing. The property is accessed from Brookhouse Lane and incorporates a general purpose Dutch barn and associated yard area on its westerly boundary. A public footpath runs through Glebe Farm in a north easterly direction and is shown on the attached plan.

SERVICES

A number of paddocks have water laid on by way of water troughs with mains water supply.

LOCAL AUTHORITY

Wealden District Council contactable on (01892) 653311.

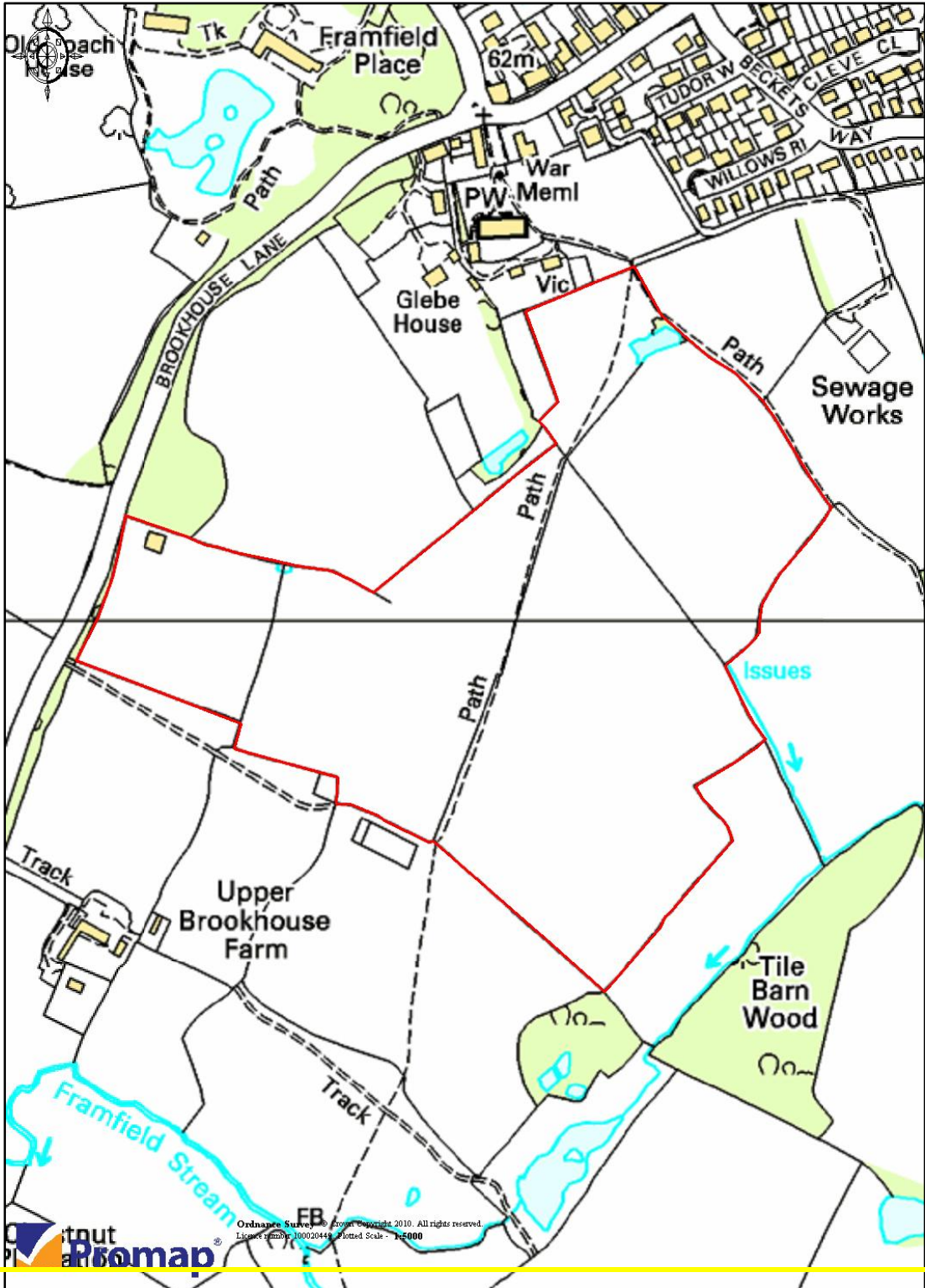
METHOD OF SALE

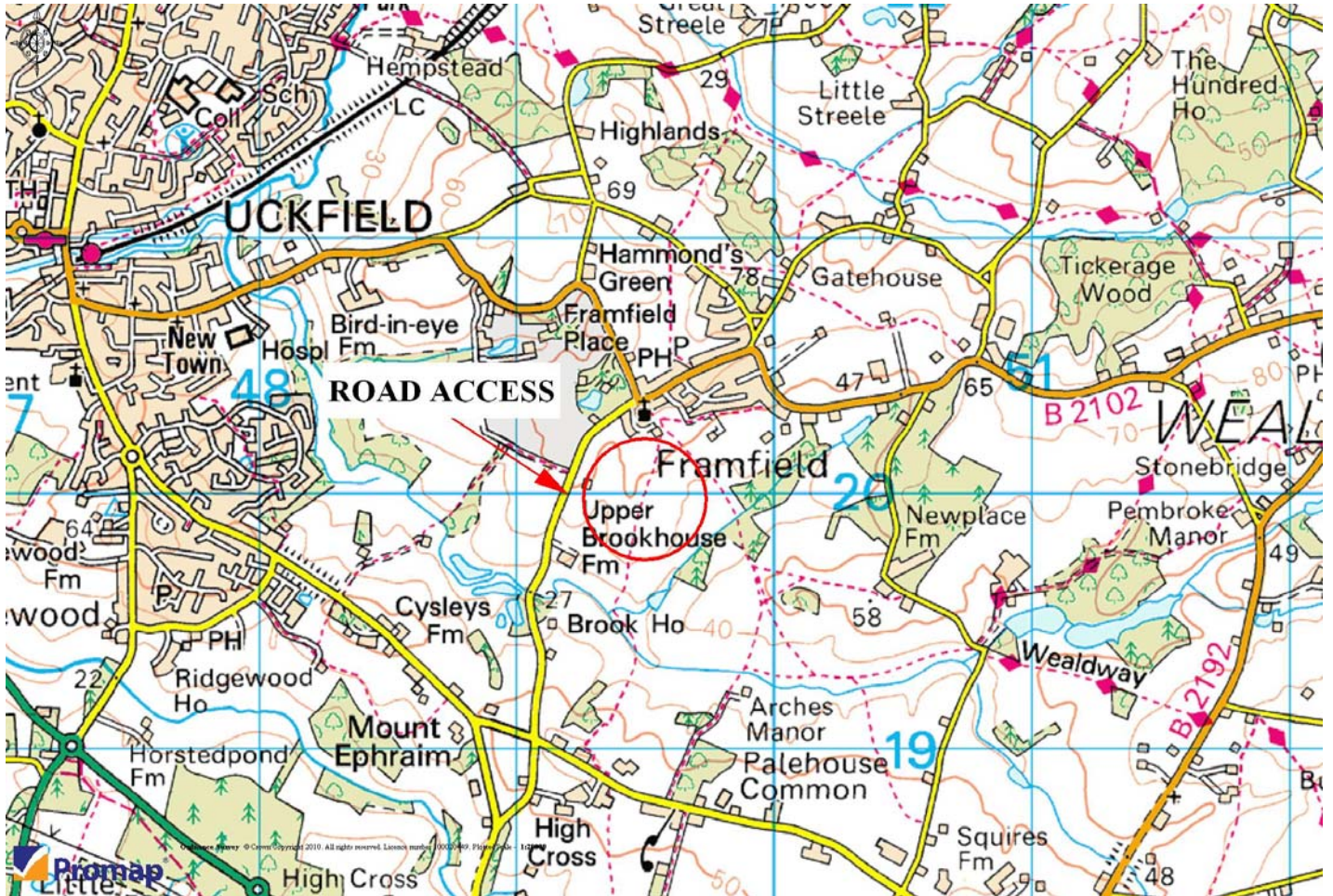
The property is for sale via private treaty as a whole or in three lots.

VIEWING

Strictly by confirmed appointment with the vendors sole agents Samuel & Son. Telephone (01435) 864020, e-mail: info@samuelandson.co.uk







IMPORTANT NOTICE

Samuel & Son for themselves and the vendors of this property whose agents 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.

- (i) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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