

## **FOR SALE**

**LAND ADJOINING HORSEBRIDGE MILL, HORSEBRIDGE, NEAR HAILSHAM, EAST SUSSEX**

**AN OPPORTUNITY TO ACQUIRE A WELL LOCATED BLOCK OF LAND WITH POTENTIAL FOR ALTERNATIVE USES CLOSE TO THE TOWN OF HAILSHAM, EAST SUSSEX**



Good access via extensive road frontage on to the A271  
Extensive frontage on to the River Cuckmere  
Significant opportunities for alternative uses (subject to Planning Permission)

**In all about 9.81 acres (3.97 hectares)**

## **OFFERS INVITED**

## **GENERAL REMARKS AND INFORMATION**

### **SITUATION**

The land is situated in a prominent location, to the east of Horsebridge and north of Hailsham, East Sussex. Access is made directly from the A271 Bexhill/Hastings road which connects to the London to Eastbourne A22 at the Boship roundabout. Currently in arable production, the land is split by a drain into one large and one small enclosure both of which enjoy extensive frontage on to the Cuckmere River.

### **DIRECTIONS**

From the Boship roundabout on the A22 head east on the A271 and, having passed through the village of Horsebridge, the land will be found after approximately half a mile on the left hand side adjoining Horsebridge Mill.

### **DESCRIPTION**

The land is currently in arable production and has a low lying and relatively flat topography. Views of open countryside are enjoyed to the north with Hailsham, and surrounding residential development, evident to the east and west. With extensive frontage on to the River Cuckmere the area has been prone to flooding in the past. Access is gained to the main block via a field gate from the A271. Access to the smaller area is made via a small concrete bridge over the dissecting internal ditch.

### **SERVICES**

There is no water or electricity connected to the site.

### **FIXTURES AND FITTINGS**

All associated fences, gates, and other fixtures will be sold with the property.

### **TENURE**

The land is freehold and vacant possession will be granted upon completion.

### **TERMS OF SALE**

The property is made available via private treaty. The holding will be subject to a 25 year Uplift Clause whereby the vendor will have an ability during this time to recoup 50% of any increase in value in the event of permission being granted for substantial development thereon. The vendor will also retain Single Farm Payment Entitlements established on this ground last year.

### **VIEWING**

Strictly by confirmed appointment with the vendors sole agents, Samuel & Son Limited (telephone: (01323) 441727, e-mail: [info@samuelandson.co.uk](mailto:info@samuelandson.co.uk)).

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## **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.
  - (iii) The information in these particulars is given without responsibility on the part Samuel & Son or their clients. Neither Samuel & Son or any of their employees have any authority to make or give any representations or warranties whatever in relation to this property.
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