

**Equestrian  
& Rural**



## **Land at Chiltington Lane**

East Chiltington, East Sussex, BN7 3QT

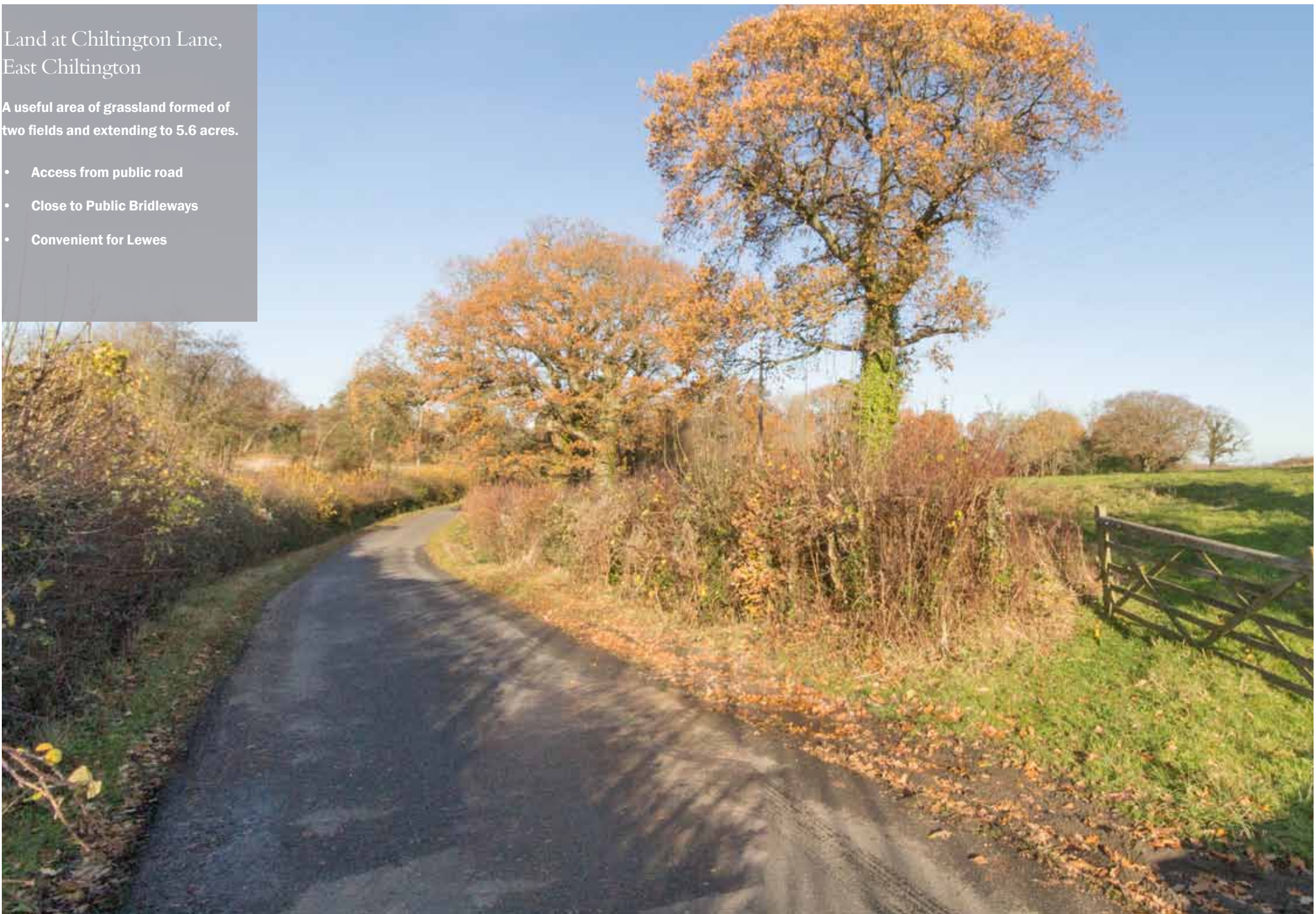
**Batcheller  
Monkhouse**



Land at Chilington Lane,  
East Chilington

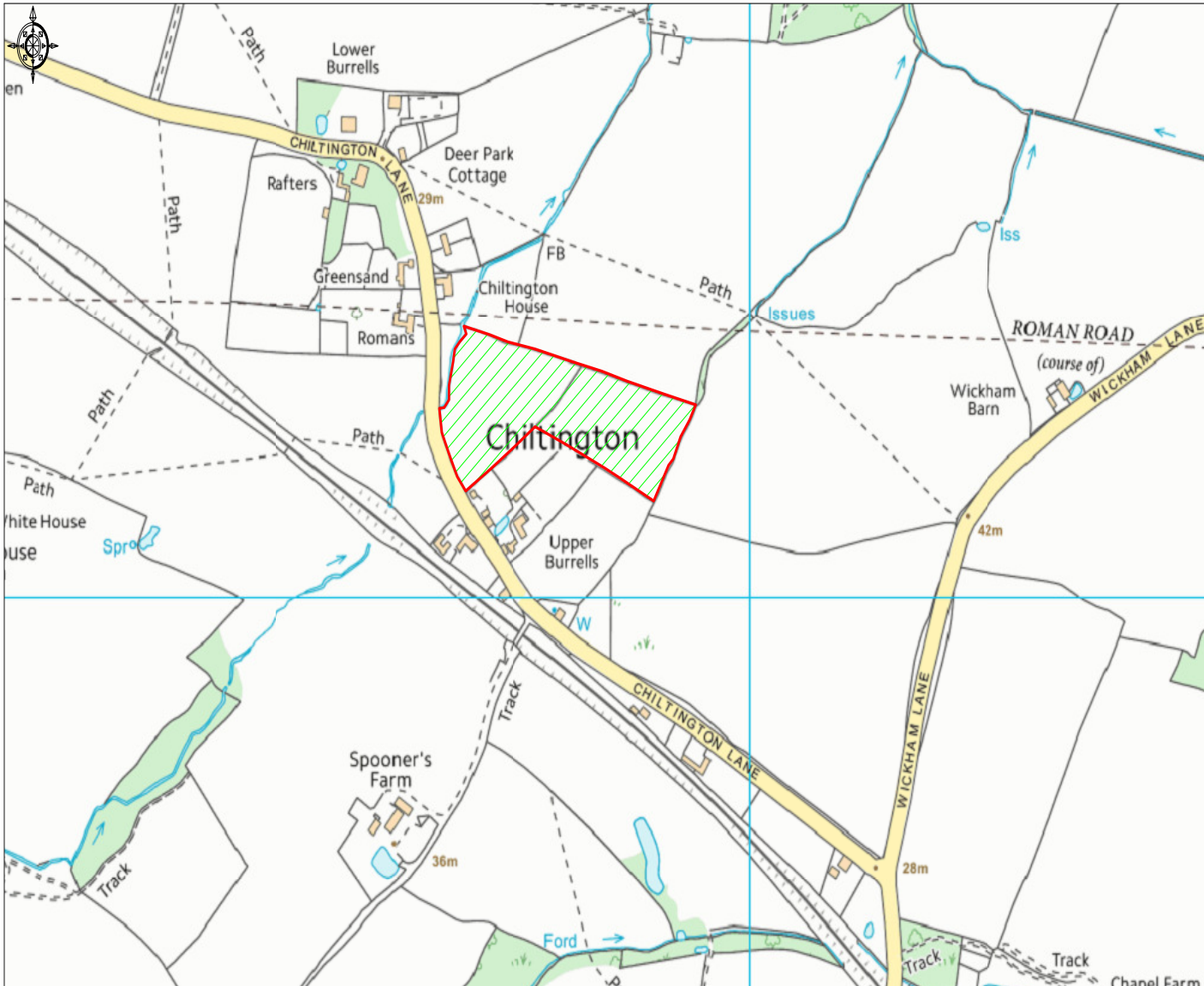
A useful area of grassland formed of  
two fields and extending to 5.6 acres.

- Access from public road
- Close to Public Bridleways
- Convenient for Lewes





For Identification purposes only - not to scale



Ordnance Survey © Crown Copyright 2016. All rights reserved. Licence number 100022432. Plotted Scale - 1:5000

Promap  
LANDMARK INFORMATION GROUP

## AMENITIES

The land lies between the villages of East Chilington, South Chailey and Cooksbridge, approximately 4 miles north of Lewes. There is easy access via a quiet country lane to the bridleways of the South Downs providing excellent riding opportunities for riding out.

## DESCRIPTION

5.6 acres of grassland formed of two fields and bordered by mature hedgerows and a stream with direct access onto Chilington Lane.

## LOCAL AUTHORITY

Lewes District Council. Tel: 01273 471600. [www.lewes.gov.uk](http://www.lewes.gov.uk)

## DIRECTIONS

Travelling south on the A275 through South Chailey take a right hand turn just over a mile from the village into Wickham Lane and after a short distance turn right again into Chilington Lane along which the entrance to the land will be found after approximately a third of a mile indicated by a For Sale boards.

## VIEWINGS

At all reasonable daylight hours with a copy of the Sales particulars.

## METHOD OF SALE

The Land will be sold by Informal Tender with all bids to be submitted to the Haywards Heath office of Batcheller Monkhouse by 12 noon on Wednesday 21st December 2016. For further details please contact the agents Batcheller Monkhouse.

## AGENTS NOTE

Interested parties are advised to make their own enquiries of Lewes District Council with regard to any future planning on site.

**OFFERS IN EXCESS OF**  
**£100,000**

## VIEWINGS

For an appointment to view please contact our Haywards Heath office, telephone 01444 453181

**Battle**  
01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

**Haywards Heath**  
01444 453181  
[hh@batchellermonkhouse.com](mailto:hh@batchellermonkhouse.com)

**Pulborough**  
01798 872081  
[sales@batchellermonkhouse.com](mailto:sales@batchellermonkhouse.com)

**Tunbridge Wells**  
01892 512020  
[twells@batchellermonkhouse.com](mailto:twells@batchellermonkhouse.com)

**London**  
Mayfair Office  
[mayfair@batchellermonkhouse.com](mailto:mayfair@batchellermonkhouse.com)



**NOTE:**

Batcheller Monkhouse give notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

