

## LAND AT THE BROOKS

Catsfield, Nr Battle, East Sussex, TN33 9DP

9.4 acres of strategic grassland located in the centre of the village.



**PRICE GUIDE: £200,000**

## SITUATION

The Brooks is situated in a wonderful location immediately to the south of the village of Catsfield with good road frontage on two sides. Catsfield is located 3.5 miles to the north of the town of Bexhill-on-Sea and 2 miles to the south west of the town of Battle. Nearby is Crowhurst with trains to London Bridge.

## DESCRIPTION

A single parcel of predominately flat permanent pasture extending to approximately 9.4 acres. The land is boarded to the north by existing residential dwellings with road frontage along the B2204 to the west and Church Road to the East. The land is currently used for the grazing of livestock.

## PLANNING

The land does not have a planning permission for development however it is situated in a prominent location in the village. As part of the Strategic Housing Land Availability Assessment (SHLAA) 2013 Review an inspection of the land was undertaken by Rother District Council but the land was not allocated for development.

## TENURE AND POSSESSION

The land is offered for sale with vacant possession upon completion.

## SERVICES

No known services are connected.

## LOCAL AUTHORITY

Rother District Council, Town Hall, London Road, Bexhill-on-Sea, East Sussex.

## OVERAGE CONDITION

The land is to be sold subject to an overage condition.

## METHOD OF SALE

We are seeking unconditional offers subject to contract only for the freehold interest of the site. Offers should be for a fixed amount and unrelated to any other offer. The vendors retain the right not to accept the highest or indeed any offer.

## VIEWING

By prior appointment with the agents Tunbridge Wells office.

**Batcheller Monkhouse, 1 London Road, Tunbridge Wells, TN1 1DH**

**Telephone: 01892 509280 Email: o.robinson@batchellermonkhouse.com**

## DIRECTIONS

Heading south from Battle take Powdermill Lane (B2095) towards Catsfield, upon entering the village continue past the White Hart Inn on your right hand side and the land can be found on the left hand side after 50m.

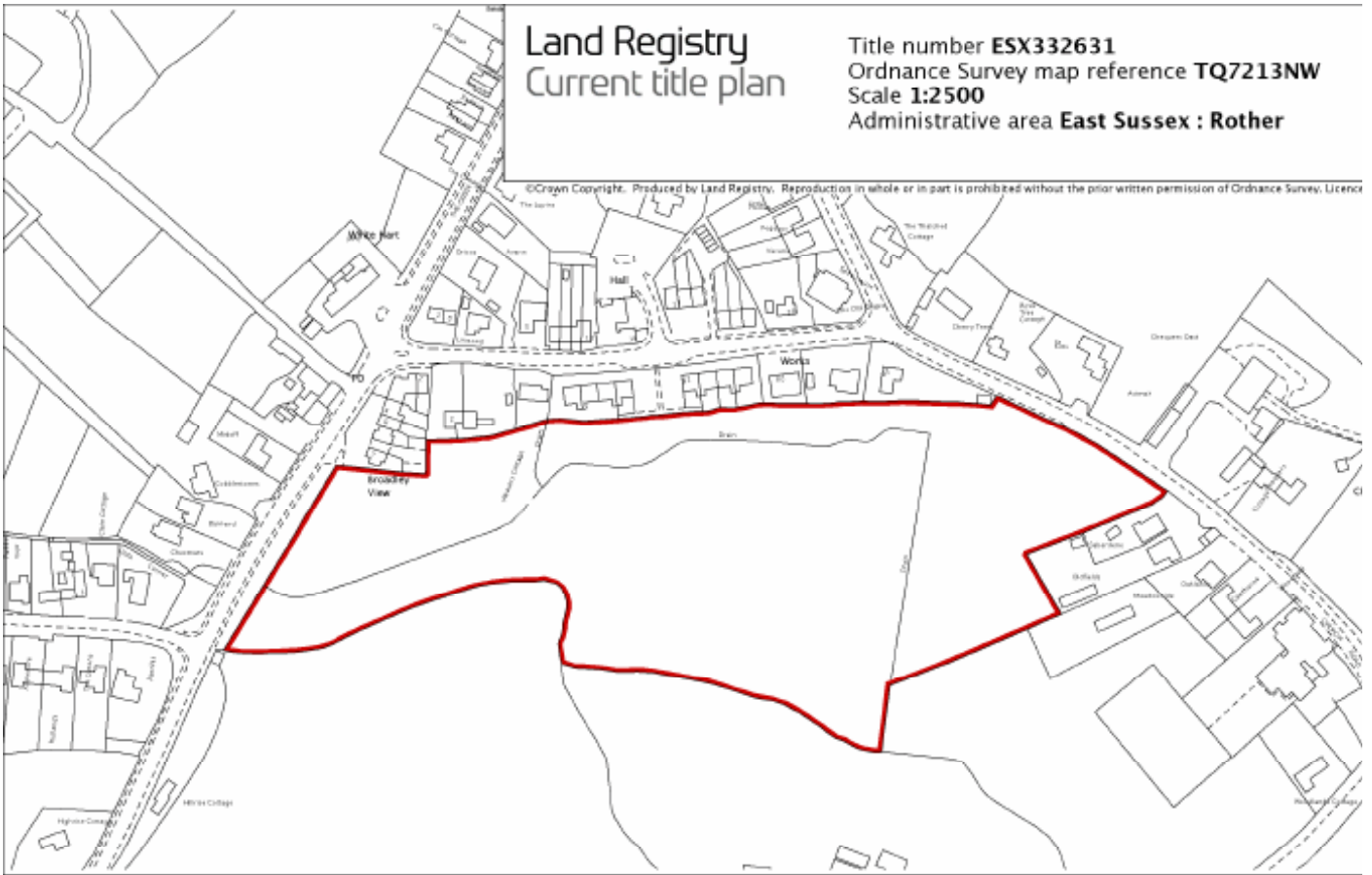
## IMPORTANT NOTICE

*Whilst we endeavour to make our sale particulars accurate and reliable, they are intended to give a fair overall description of the property and not intended to form part of any contract. Inevitably some descriptions are subjective and are used in good faith as an opinion and are not a statement of fact. Any information, including areas, measurements and distances, contained herein (whether in the text, plans or photographs) is given for guidance purposes only. We recommend to purchasers that specific enquiries are made about any matter that is of particular importance to them. Please check with our office as to the current position of the sale immediately prior to viewing to avoid any abortive journeys.*

Land Registry  
Current title plan

Title number **ESX332631**  
Ordnance Survey map reference **TQ7213NW**  
Scale **1:2500**  
Administrative area **East Sussex : Rother**

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[www.batchellermonkhouse.com](http://www.batchellermonkhouse.com)



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