

Land adjoining Riverhall Farm

Mountfield, Robertsbridge, East Sussex, TN32 5LX

About 51 acres of land with direct road access onto the A2100, together with a range of farm buildings.

Vacant possession available on completion.



GUIDE PRICE £480,000 - £520,000

SITUATION

The land is situated in the Parish of Mountfield fronting and approached off the A2100. Robertsbridge village and railway station (London Bridge/Charing Cross) is about 2.7 miles, whilst the historic town of Battle is some 3.2 miles. Hastings is about 9 miles.

DESCRIPTION

The land is principally pasture with parcels of woodland and one boundary fronts a small stream.

The farm buildings are discreetly tucked away in the south east corner of the land, about 0.4 of a mile from the road, and have mains water connected.

These comprise:

- **Cattle Barn** about 75' x 48', timber framed and clad with corrugated iron;
- Two block and timber **Barns** of about 23' x 13' and 23' x 12'
- Further covered hay storage area.

In all about 51 acres.

TENURE AND POSSESSION

The land is for sale freehold with vacant possession available on completion.

SERVICES

Water is connected to the land and outbuildings.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

There is also one public footpath which traverses the northernmost field.

SPORTING AND MINERAL RIGHTS

The Sporting Rights are included in the sale insofar as they are owned by the freehold.

LOCAL AUTHORITY

Rother District Council, Town Hall, Bexhill on Sea, East Sussex, TN39 3JX.
www.rother.gov.uk

VIEWING

Strictly by appointment by the sole agents:

Batcheller Monkhouse, 68 High Street, Battle, East Sussex, TN33 0AG
Telephone: 01424 775577 Email: battle@batchellermonkhouse.com

DIRECTIONS

From Battle, proceed in a northerly direction on the A2100 and after crossing over the railway level crossing continue for a further 300 yards or so and the aluminium gate to the land will be found on the right.

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.



