



Land and Buildings

Westfield, East Sussex, TN35

Batcheller
Monkhouse

LAND AND BUILDINGS

An opportunity to acquire an excellent L-shaped Barn, together with 5 Stables and Paddocks extending to about 6.6 acres.

- 5 Loose Boxes
- L-shaped Barn divided into three Units (B1 use classification)
- Hardstanding Area
- Fence-enclosed Paddocks
- In all approximately 6.6 acres

AMENITIES

The land and buildings situated in a delightful rural location, well removed from any road traffic noise.

The village of Three Oaks is about 1 mile which has a public house, village hall and railway station on the Hastings/Rye/Ashford line with further connections to the Continent via Ashford International.

Westfield is about 2 miles and has a local store/newsagent, award-winning butcher's shop, church and doctor's surgery.

The coast at Hastings with its charming Old Town, Stables Theatre and extensive amenities is about 4 miles while Battle, with its mainline station (London Bridge/Charing Cross) is some 7 miles.

The beautiful small town of Winchelsea is 6 miles while the historic town of Rye, with its extensive amenities, is about 8 miles.

DESCRIPTION

The land and buildings are accessed along a long private drive shared with several other properties.

A gated entrance leads to the stable block, comprising five loose boxes with a concrete apron to the front, and post and rail fencing, with the paddocks positioned to the front.

Further on there is a large parking and turning area in front of the L-shaped barn 78'4 x 30'6 (B1 use class), which is currently split into four units, offering excellent space and versatility.

There is water and electricity connected to the barn and water connected to the stables.





Additional Information:

Local Authority: Rother District Council, Bexhill-on-Sea.

Telephone 01424 787000. www.rother.gov.uk

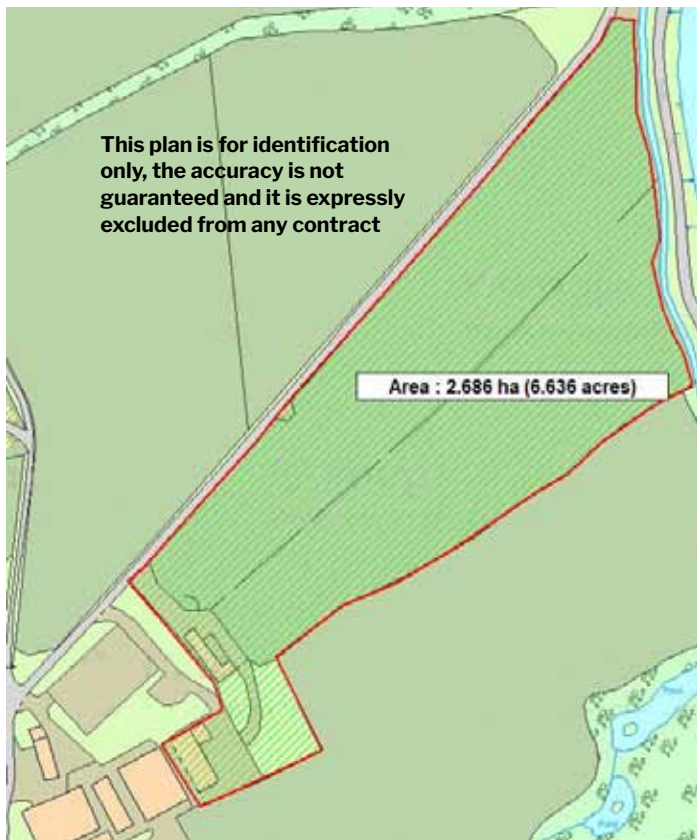
Services (not checked or tested): Mains electricity connected to the main buildings and stud room. Water connected to the barn and stables. No waste drainage.

Links: www.environment-agency.gov.uk, www.highways.gov.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX35445

Rights of Way and Easements: There are no public rights of way crossing the land.

NOTE: A covenant exists with no residential building or development until 2028.



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.



GUIDE PRICE £300,000

VIEWINGS

For an appointment to view please contact our Battle Office, telephone 01424 775577

Battle
01424 775577

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Haywards Heath
01444 453181

hh@batchellermonkhouse.com

Pulborough
01798 872081

sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020

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London
Mayfair Office

mayfair@batchellermonkhouse.com

Land & Outbuildings, Westfield, Hastings, TN35

OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 3710 SQ FT 344 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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NOTE:

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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.
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

