



Perryhill Nurseries, Edenbridge Road, Hartfield, East Sussex, TN7 4JP

A unique opportunity to acquire the freehold of an attractive plant nursery offering great development potential on the edge of the picturesque village of Hartfield

**Batcheller
Monkhouse**

Perryhill Nurseries, Edenbridge Road, Hartfield, East Sussex

A rare opportunity to acquire approximately 12.18 acres of strategic land in a semi-rural location on the outskirts of the village of Hartfield.



DESCRIPTION

A unique opportunity to acquire the freehold of an established plant nursery in a highly sought-after location on the outskirts of the village of Hartfield. Due to retirement the opportunity has arisen to acquire the freehold of the site.

It is considered that the site offers significant redevelopment potential subject to the necessary consents being obtained. The site is being offered for sale as a whole or as two separate lots:

Lot 1

Lot 1 comprises the operational area associated with the horticultural business and extends to approximately 6 acres. It comprises a wide range of horticultural buildings and structures including polytunnels, glass houses and agricultural buildings used for growing, sales, office space and other ancillary storage in connection with the horticultural business. There is also a portal frame agricultural building comprising part block, part corrugated clad elevations under a pitched roof measuring approximately 12m x 12.5m which is surrounded by a large concrete apron/yard area.

The nursery forms part of an attractive enclave of existing development and benefits from far reaching south easterly views across the High Weald. The site adjoins a number of residential dwellings on its southern most boundary towards Perryhill Lane.

Lot 2

Lot 2 lies to the north of Perryhill Nurseries (Lot 1) and comprises approximately 6.18 acres of predominantly open pasture which is well screened with mature tree and hedge lined boundaries. The pasture is gently undulating and was previously used in connection with the horticultural business however is now largely unused and has become partly overgrown.

SITUATION

Perryhill Nurseries is situated in a rural yet accessible position within East Sussex. The site lies approximately 1.2 miles to the north of the picturesque village of Hartfield and is conveniently positioned between the larger towns of Royal Tunbridge Wells (circa 8.4 miles to the east) and East Grinstead (circa 7 miles to the west), both of which benefit from a wide range of schools, shopping facilities and mainline train stations with regular services to and from London.

ACCESS

Perryhill Nurseries benefits from good vehicular access directly onto Edenbridge Road (B2026) with good visibility in both directions. There is also secondary vehicular access to Lot 1 via Perryhill Lane on its southernmost boundary.

Access to Lot 2 is via a right of way granted over a woodland track linking the two lots. For illustration purposes this is outlined in blue on the attached plan. Lot 2 also benefits from its own access directly onto Edenbridge Road. This access is independent of Lot 1 and is via a field gate on the western-most boundary of Lot 2.

DESIGNATIONS

The site lies within the High Weald Area of Outstanding Natural Beauty but is otherwise not subject to any other significant national or local designations.

PLANNING

The subject site lies within Wealden District Council's jurisdiction area and comprises an established horticultural nursery whereby plants and trees are grown and sold onsite (use class agriculture: sui generis). The operational area for the nursery extends approximately 6 acres and includes a range of structures including polytunnel, glass houses and agricultural buildings which are put to various uses including for plant sales, office space and ancillary storage in connection with the horticultural business.

SERVICES

It is understood that Lot 1 benefits from mains water and electricity supply.









Additional Information

Grid Reference

X548052, Y137634

Tenure

The freehold is being sold with vacant possession upon completion.

AML

In accordance with applicable anti-money laundering regulations, Batcheller Monkhouse will require certain information from the successful bidder. When submitting an offer for the property you agree to provide such information reasonably required.

Overage Condition

The site is to be sold subject to an overage clause, the details of which to be made available upon request.

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.

As part of your offer, please provide the following information:

- Confirmation of how the purchase is to be funded.
- Whether board approval is required and if so whether it has been sought prior to the submission of the offer.
- Estimated timescale.
- Solicitors acting in the transaction.
- Intended future use for the site.

OFFERS INVITED

VIEWINGS

By prior appointment only with the sole agents, Batcheller Monkhouse.
For more information or to arrange a viewing, please contact Scott Smith MRICS.

Tel: 01892 509280

Mobile: 07545 960040

Email: s.smith@batchellermonkhouse.com



NOTE:

Batcheller Monkhouse gives 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.
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.





Battle
01424 775577

battle@batchellermonkhouse.com

Haywards Heath
01444 453181

hh@batchellermonkhouse.com

Pulborough
01798 872081

sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020

twells@batchellermonkhouse.com

London
Mayfair Office

mayfair@batchellermonkhouse.com