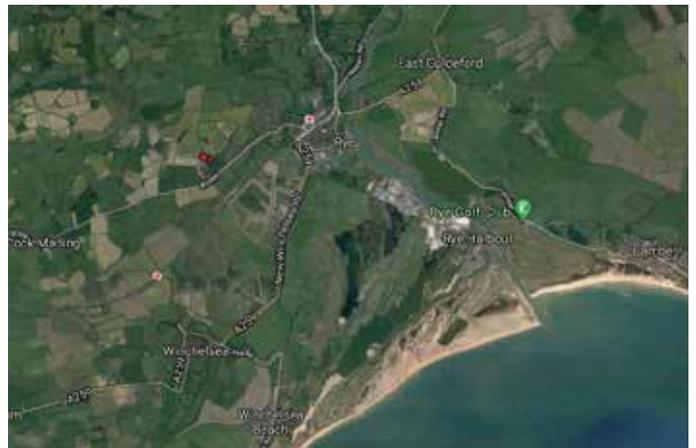


Land to the West of Udimore Road

Rye, East Sussex TN31 6AA



Guide Price: Offers in Excess of £250,000

An attractive plot of land on the outskirts of Rye extending to approximately 0.6 hectares

Please contact our Battle office: 01424 775577 - battle@batchellermonkhouse.com

SITUATION

The parcel of land lies to the west of the Ancient Town of Rye, a town near the coast in East Sussex, commanding an elevated position with superb far-reaching views over the town and the sea, and to the east over the Tillingham Valley.

Rye town centre with a range of shops, weekly market, restaurants, public houses and leisure amenities is approximately one mile away. Train services run from Rye to Ashford International station with connections to London and the continent. A high speed link runs from Ashford to London St Pancras in about 37 minutes. The M20 can be joined at Ashford with links to London, the coast and other motorway networks. The A21 at Flimwell has links to the M25 at junction 5 and Gatwick and Heathrow airports.

DESCRIPTION

The land comprises approximately 0.6 hectares and is adjacent to Udimore Road, and partially consists of an area of concrete hardstanding. Native hedgerow planting fronts Udimore Road along the southern boundary and extends along the northern edge of the site. The terrain slopes gently from west to east.

ACCESS

The site is accessed directly from Udimore Road (B2089).

TENURE

The site is offered for sale freehold with vacant possession on completion. The land is registered under Title Number ESX258720 which forms part of a larger land holding.

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. Offers should contain information on how the purchase is to be funded, whether the offer is made subject to board approval and an estimated timescale for the purchase of the site.

OVERAGE

The sale of this land will be subject to the terms of an overage provision. Further information is available from selling agent.

SERVICES

The land comes with the right to connect to a foul drain on the Valley Park estate.

LOCAL AUTHORITY

Rother District Council, Town Hall, Bexhill on Sea, East Sussex, TN39 3JX
Website: www.rother.gov.uk Telephone: 01424 787000

VAT

The sale of the land is subject to VAT.

VIEWINGS

By prior appointment only with the sole agent, Batcheller Monkhouse. Please contact Kim Abbott:
Mobile: 07702 006982
Email: K.Abbott@batchellermonkhouse.com

Please note that viewings should only be undertaken in line with the current Government advice relating to Coronavirus, as found at <https://www.gov.uk/coronavirus>.

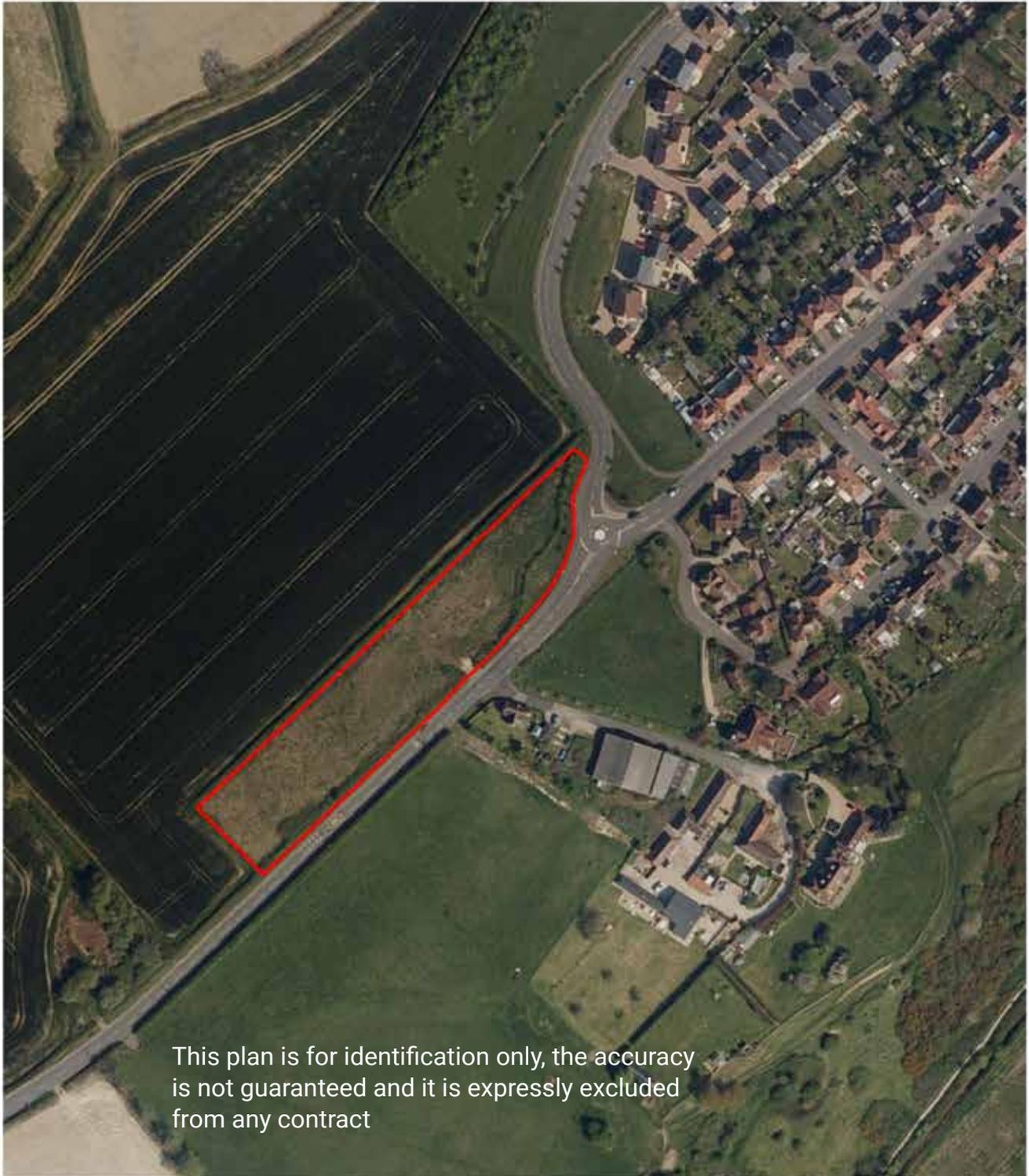
DIRECTIONS

From the centre of Rye take the B2089 Udimore Road out of the town towards Udimore. The land will be found after 1 mile at the top of Cadborough Hill just beyond the mini-roundabout on the right hand side.

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.





This plan is for identification only, the accuracy is not guaranteed and it is expressly excluded from any contract



batchellermonkhouse.com

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