

# Plot at Little Barkham Farm

Piltdown, Uckfield, East Sussex, TN22 3XL

**Batcheller  
Monkhouse**

Our Corner of England

# PLOT AT LITTLE BARKHAM FARM

A rarely available Plot of approximately 0.25 of an acre with detailed Planning Consent for a single 3 bedroom detached dwelling with a separate double garage located in the hamlet of Piltdown.

## Planning Consent

- Detailed Planning Consent for a Single 3 Bedroom Detached Dwelling of 1,668 sq.ft.
- Separate Double Garage is 344 sq.ft

## Outside

- Gardens to Front, Side and Rear
- Gated Access to adjoining Public Bridleway



 <b>WS</b> CHARTERED ARCHITECTS UCKFIELD Tel: 01424 786221	Job No: Site Adjacent: 5 Hampton Cottages, Cambridge Road, PILTDOWN TN20 3AL	Scale: 1:100 (BAS)	Drawn By: 19/03/20
	Description: PROPOSED ELEVATIONS	Drawing No: P19 20 108 048	

## PLANNING

Detailed planning consent has been granted by Wealden District Council (Planning Ref: WD/2020/1130/F) for the erection of a single 3 bedroom detached dwelling of 1,668 sq.ft. with a detached double garage measuring 344 sq.ft. along with a separate parking area and a wraparound garden.

The property is located within the hamlet of Piltdown with vehicular access from the existing road of adjoining cottages. There will be gated access to the rear to an adjoining public bridleway.

## SERVICES

None connected.

Mains water and electricity and BT fibre are available at the front of the site.

No mains gas or drainage in the area.

Private drainage will be connected to existing treatment plant.

## AMENITIES

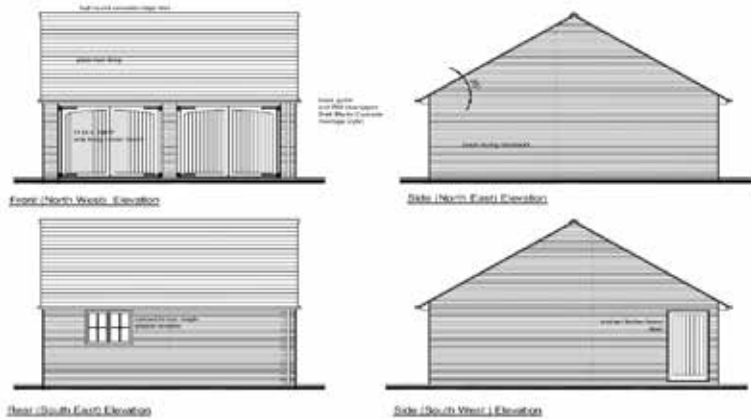
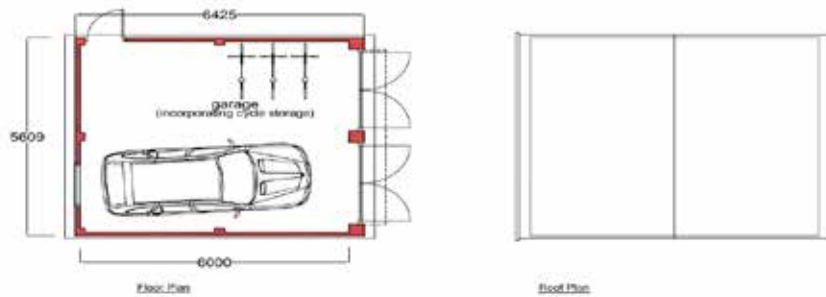
**Local:** Piltdown has a popular local pub, useful garage/local store, cafe and farm shops. Newick (2 miles) is well served by a number of shops, pubs, a restaurant, café, doctor's surgery and pharmacy.

**Towns:** Uckfield (3.3 miles), Haywards Heath (8.6 miles), Lewes (10.3 miles), Brighton (18.3 miles) Tunbridge Wells (16.3 miles).

**Transport:** Haywards Heath Station (9.2 miles) services to London in approximately 45 minutes. Uckfield Station (3 miles) services to London is approximately 1 hour. Gatwick Airport (23.7 miles).

**Schools:** Fletching Primary School [www.fletchingschool.org](http://www.fletchingschool.org) Newick Primary School [www.newickschool.org](http://www.newickschool.org) Chailey School [www.chaileyschool.org](http://www.chaileyschool.org) Uckfield College [www.uckfield.college](http://www.uckfield.college) Lewes Old Grammar School [www.logs.uk.com](http://www.logs.uk.com) Great Walstead School [www.greatwalstead.co.uk](http://www.greatwalstead.co.uk) Cumnor House [www.cumnor.co.uk](http://www.cumnor.co.uk) Bedes [www.bedes.org](http://www.bedes.org) Burgess Hill Girls [www.burgesshillgirls.com](http://www.burgesshillgirls.com)

**Leisure:** Piltdown Golf Club [www.piltdowngolfclub.co.uk](http://www.piltdowngolfclub.co.uk) South Downs National Park [www.southdowns.gov.uk](http://www.southdowns.gov.uk) Ashdown Forest [www.ashdownforest.org](http://www.ashdownforest.org)



## DIRECTIONS

From the centre of Newick travel East along the A272 turning right into a cul-de-sac before The Piltdown Man public house, and bear immediately right passing Hawthorne Cottages where the plot will be found at the end via a future gated entrance.

**What3Words:** ///vintages.Scrambles.Salads

## Additional Information

**Local Authority:** Wealden District Council Telephone 01323 443322  
[www.wealden.gov.uk](http://www.wealden.gov.uk)

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk),  
[www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry - part of Title Number ESX230474



## AGENTS NOTE

The freehold plot as shown does not include the small protruding part edged in red – this protruding area is the connecting driveway over which there will be a right of way.

**GUIDE PRICE £315,000**

## Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

**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.

