



The Barn

Tanyard Farm, Hooe Road, Hooe, East Sussex, TN33 9EL

Batcheller
Monkhouse

Our Corner of England

THE BARN

Set in a unique semi-rural location, this single plot is set in grounds overlooking farmland.

The Barn

- Planning consent (WD/2022/3327/F) for 4 bedroom detached 2-storey dwelling
- Large living space with separate kitchen/diner and 3 en-suite bedrooms
- Separate garden store and car port
- Possible further land available under separate negotiation

DESCRIPTION

The Barn has consented planning by Wealden District Council, Planning Ref: WD/2022/3327/F for the demolition of existing buildings, and the erection of a new dwelling.

The Barn will be fully serviced with utilities to the plot boundary.

The Barn:

- Central courtyard entrance
- Separate living space
- Large living area and separate kitchen/diner and utility room
- 4 bedrooms (3 of which are en-suite)
- Driveway/courtyard with separate garden store and double car port

The vendors have had alternative layouts drawn up which may not require further planning approvals.

OUTSIDE

The property is set at the end of a shared driveway of some 200 yards and enjoys an elevated position with wonderful views over the adjoining countryside.

An information pack containing the planning permission is available from the agents upon request.

Note: an additional 2 acres are potentially available by separate negotiation.

Please Note: The property images are CGI's and for marketing purposes only





GROUND FLOOR PLAN

AMENITIES

The Barn is situated in this rural stretch of countryside set down a long driveway away from traffic and with views across the adjoining countryside. Hope Cottage Farm Shop is conveniently located opposite the drive and the Red Lion public house is approximately 600 yards. The village also has a local garage. Ninfield village is about 1.5 miles and has a Texaco garage with a Costcutter store, a primary school and two public houses.

Battle is some 5 miles with a good range of shops and main line station (London Bridge/Charing Cross). Polegate station (London Victoria) is about 10 miles and the coastal towns of Bexhill-on-Sea and Eastbourne are about 4 and 7.5 miles respectively.

Other state and private schools within reach include Bexhill Community College; Bede's at Upper Dicker; St Andrew's and Eastbourne College at Eastbourne; Battle Abbey in Battle and Vinehall at Robertsbridge.

DIRECTIONS

From the centre of Hooe village, proceed north easterly towards Ninfield on Hooe Road and after about 300 yards the driveway will be found on the left hand side opposite Hope Cottage Farm shop on the right.

AGENT'S NOTE: THE CGIs ARE FOR MARKETING PURPOSES ONLY.

What3Words: ///health.dwelled.wiggling

Additional Information

Local Authority: Wealden District Council, Hailsham. Telephone 01323 443322

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

Tenure: Freehold. Land Registry Title Number ESX 376889. Please note this title has yet to be changed.



FIRST FLOOR PLAN

GUIDE PRICE £560,000 - £590,000

Viewings

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

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.

