

Land at Barn Farm

Parsonage Lane, Chiddingly, East Sussex, BN8 6HE



Guide Price: £1,350,000

A beautiful parcel of land extending to about 142 acres, approached off a country lane on the edge of the popular Chiddingly village. The land is laid to pasture with woodland shaws, pond and a small stream.

In all approximately 142 acres.

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

SITUATION

The land at Barn Farm enjoys a beautiful rural location about 0.3 of a mile to the west of Chiddingly village which has the popular Six Bells public house, church, primary school and village shop with café.

The larger village of Horam is about 3.5 miles and the towns of Heathfield and Hailsham are about 6 and 5.5 miles respectively. Lewes railway station (London Bridge/Victoria) is about 10.5 miles and the coast at Eastbourne some 13 miles.

DESCRIPTION

The land at Barn Farm is an excellent block of farmland, mostly level but with gentle gradients in places and the highest point being towards the northeast. There are interspersed woodland shaws and a pond as well as a small stream.

The farmland benefits from beautiful views towards the South Downs and is well maintained, generally in good heart and divided into a number of fields. The boundaries are principally delineated with stock-proof fencing, together with hedges and trees, and the land is accessed from Parsonage Lane.

In all about 142 acres.

TENURE

The site is offered for sale freehold with vacant possession on completion.

LAND REGISTRY

The land falls within Land Registry Title numbers ESX240540 and ESX319995.

LOCAL AUTHORITY

Wealden District Council, Vicarage Lane, Hailsham, East Sussex. www.wealden.gov.uk. 01323 443322

SERVICES

Mains water connected.

BASIC PAYMENT SCHEME

The land is registered on the Basic Payment Scheme.

PLANS AND AREAS

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

METHOD OF SALE

We are seeking unconditional offers subject to contract only for the freehold interest(s) 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.

VIEWINGS

By prior appointment only with the sole agent, Batcheller Monkhouse. Please contact our Battle office on 01424 775577, email battle@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 Chiddingly village with the Six Bells public house on the left, continue in a westerly direction and take the first right into Parsonage Lane, and after about 300 yards the gated entrance will be found on the left 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.





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