

Land off Breadsell Lane

Breadsell Lane, Crowhurst, East Sussex, TN38

SAMUEL & SON

CHARTERED SURVEYORS

LAND OFF BREADSELL LANE

BREADSELL LANE, CROWHURST, EAST SUSSEX, TN38 8EB

An attractive parcel of permanent pasture land set in the High Weald countryside with road frontage and access close to the village of Crowhurst

IN ALL ABOUT 2.73 ACRES

Guide £50,000

Location

The property is situated on the south side of Breadsall Lane in a rural but not isolated location surrounded by open countryside of the High Weald National Landscape, though the land itself lies just outside of the designation.

The village of Crowhurst is about 2.3 miles to the south west and has shops, a church, primary school, public house and recreation ground, as well as a mainline train station with services to London.

The larger coastal town of Hastings is about 5.3 miles south east offering an excellent range of shopping, services and leisure opportunities.

Description

A rectangular and largely level single parcel of permanent pasture extending to some 2.73 acres. The land is enclosed by a combination of fencing, mature hedges and trees. There is road frontage to Breadsall Lane along the entire northern boundary with mature trees and hedging providing screening.

There is vehicular access to the property via a metal field gate at the south west corner off the track shaded in brown on the plan contained within these particulars and over which the property has a right of access.

A further pedestrian gate gives access off Breadsall Lane.

GENERAL INFORMATION

Services

There are no mains services currently connected.

Local Authority

Rother District Council. www.rother.gov.uk

Plans, Acreages & Boundaries

The plans provided are for identification and guidance purposes only. Purchasers must satisfy themselves on measurements and the location of all boundaries.

Easements, Wayleaves, Rights Of Way

The property is offered for sale subject to and with the benefit of all rights of way, easements, wayleaves and other rights of way whether specifically referred to or not. There are no public rights of way over the land itself but the adjoining access track on the western side carries a public footpath.

Restrictive Covenant

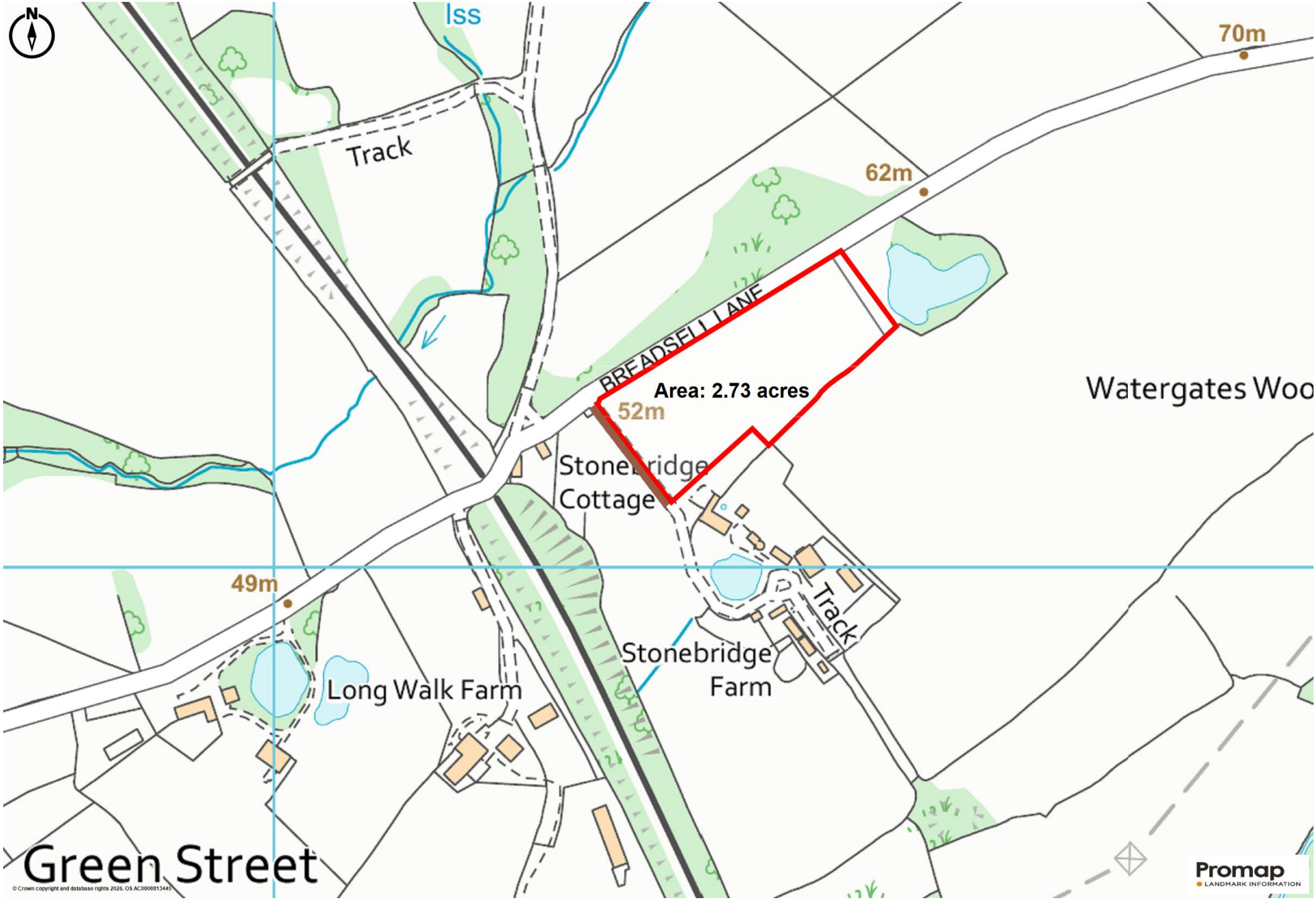
The land is subject to a restrictive covenant dating back to 1979 prohibiting the erection of any buildings or structures on the land and restricting use of the lane to agricultural purposes. Further information is available from the Agent upon request.

Viewing

Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son, Horam. Tel: 01435 810077.






N
Iss
70m
Track
62m
BREADSELL LANE
Area: 2.73 acres
52m
Watergates Woo
Stonebridge
Cottage
49m
Track
Stonebridge
Farm
Long Walk Farm
Green Street
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LANDMARK INFORMATION



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