



LAND AT ALICE BRIGHT LANE
CROWBOROUGH, EAST SUSSEX TN6 3SQ



**Lambert
& Foster**

CROWBOROUGH 1.9 MILES | CROWBOROUGH RAILWAY STATION 2 MILES | TUNBRIDGE WELLS 8.7 MILES

LAND AT ALICE BRIGHT LANE, CROWBOROUGH, EAST SUSSEX TN6 3SQ

An opportunity to purchase an attractive ring-fenced parcel of pasture with mature woodland to the northern boundary, extending to about 1.03 acres (0.42 hectares) on the southern edge of Crowborough.

GUIDE PRICE £100,000 FREEHOLD



DESCRIPTION

Situated a short distance from Crowbrough, the land comprises a ring-fenced parcel of pasture on a gentle easterly slope, with mature woodland to the northern boundary extending to approximately 1.03 acres (0.42 hectares). It is classified as Grade IV on the DEFRA Agricultural Land Classification Map.

The vendors have planted a variety of trees with species including oak, beach, willow, hazel, dogwood, hornbeam, black thorn, quick thorn, crab apple.

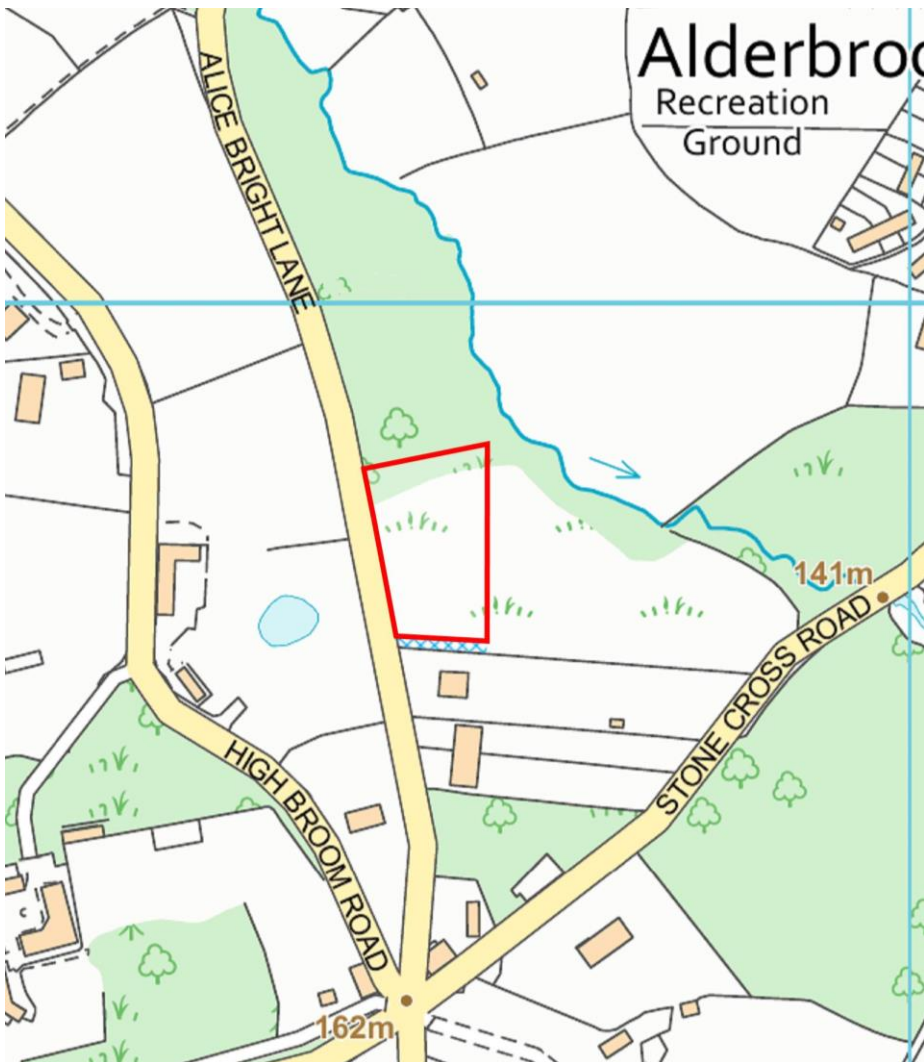
The land is well fenced with stock proof fencing and benefits from independent vehicular and pedestrian access directly from Alice Bright Lane which is set back from the road to allow for parking.

DIRECTIONS

From the A26 crossroads in Crowborough, turn left onto the High Street (B2100). After 0.1 miles turn left onto Croft Road and continue to follow Croft Road heading south for approximately 0.5 miles and going straight over at the roundabouts. When the road turns into Whitehill Road, continue south for another 0.5 miles until you come to a mini roundabout. At the mini roundabout go straight over onto Alice Bright Lane and the land can be found on the left hand side after approximately 0.4 miles.

METHOD OF SALE

The land is offered for sale by private treaty. The agent may set a deadline for Best and Final Offers in the event that significant interest is received.



NOTES

The area hatched in blue on the sales plan benefits from a right of way for access to the land.

The land is subject to an Article 4 Direction. Further information and copies are available on request from the selling agent. Further planning discussions have been held with the Local Planning Authority (LPA) through their pre-application service and initial feedback has been positive. For more information, we encourage prospective buyers to arrange a site visit.

VIEWING: Strictly by prior arrangement with the selling agent's Wadhurst office on 01435 873999. Contact Amelia Rogers for further information.

TENURE: Freehold with vacant possession on completion.

OVERAGE: The land is sold subject to an existing Overage reserving 25% of any increase in value in the event of planning permission for residential or commercial development (or a combination of the two) being granted on the land within a 25 year period from 2021. Please contact the agents for further information.

SERVICES & UTILITIES: We understand that no services are connected to the land and prospective purchasers should rely on their own enquiries with regards to the local availability of any new service connections.

BROADBAND & MOBILE COVERAGE: Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information.

LOCAL AUTHORITY: Wealden District Council, Vicarage Lane, Hailsham BN27 2AX. Tel: 01323 443322.

MINERAL, SPORT & TIMBER RIGHTS: Included in the freehold sale.

WHAT3WORDS: Using the What3Words app, the access gateway is located at shells.swatted.lawyer

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



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Wadhurst, East Sussex TN5 6AA

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Westenhanger, Hythe CT21 4HU

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