

HILLSIDE FARM OFFICE,
MERES LANE,
FIVE ASHES,
MAYFIELD,
EAST SUSSEX.
TN20 6JT



Tel: 01435 865077
Email: nickyong@watsonsestates.co.uk
www.watsonsestates.co.uk

Regulated by RICS

**ABOUT 28.92 ACRES (11.71 HA),
LAND TO THE EAST OF THORNE FARM,
BEXHILL ROAD,
NINFIELD,
EAST SUSSEX
TN39 5JP**

AN OPPORTUNITY TO ACQUIRE ABOUT 28.92 ACRES (11.71 HA) OF GRASSLAND WITH A GOOD SOUTHERLY ASPECT. GOOD VIEWS TO THE SOUTH OVER WOODLAND AND TOWARDS THE SOUTH DOWNS BEYOND. BEXHILL 2.5 MILES. HASTINGS 7.5 MILES. EASTBOURNE 14.5 MILES.

PRICE GUIDE: Offers in Excess of £300,000

Freehold. Subject to Contract. Vacant possession upon completion.

ACCESS

Access is on the south side of the Bexhill Road at the north-west corner of the land. There is a right of way over the first part of the track. The entrance is at the corner of the track and the north-west corner of the field.

BUILDING

There is a timber shed on the site adjacent to the western boundary of the first field.

OVERAGE CLAUSE

The property is sold subject to an overage clause in favour of the vendors or their successors entitling them to a 30% share of all development value for a period of ten years from the date on which the contract is made excepting agricultural, equestrian, horticultural or forestry development.

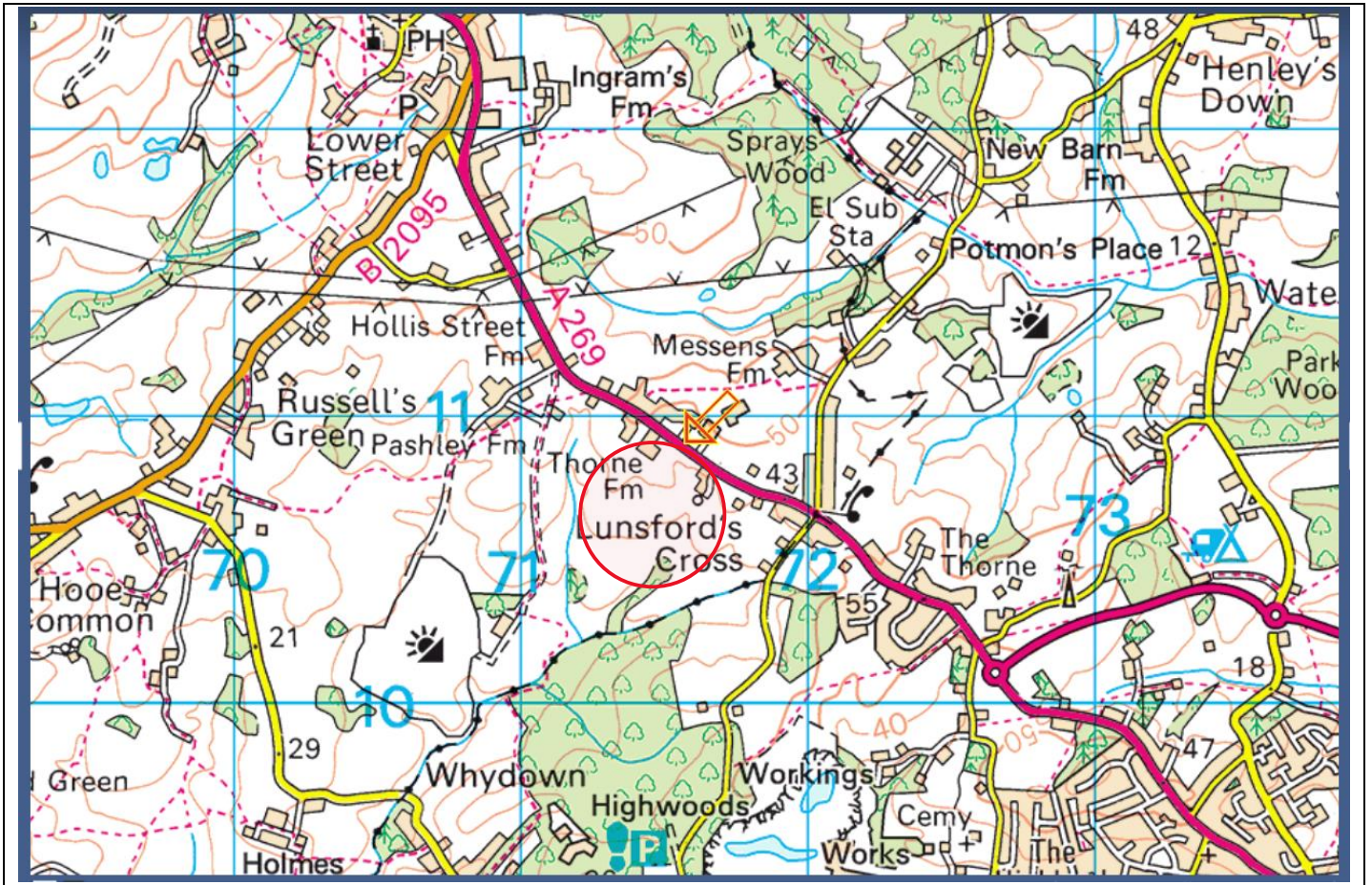
VIEWING ARRANGEMENTS

At any reasonable time during daylight hours with these particulars after a confirmed appointment with the Vendor's sole agents, Messrs. Watsons.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety.

These particulars are intended only to give a fair description of the property, as a guide to prospective buyers. Accordingly, a) their accuracy is not guaranteed and neither Watsons nor the Vendor(s) accept any liability in respect of their contents; b) they do not constitute an offer or contract of sale; c) none of the statements in these particulars is to be relied upon as a statement or representation of fact; d) any prospective purchaser should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, and e) the Vendor(s) do not make or give and neither Watsons nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

DIRECTIONS



H.M. LAND REGISTRY		TITLE NUMBER	
		ESX 131 535	
ORDNANCE SURVEY PLAN REFERENCE	TQ 7110	Scale 1/2500	
COUNTY EAST SUSSEX	DISTRICT ROTHER	© Crown copyright	

