

Land at Argos Hill

Rotherfield, East Sussex, TN6 3QH



Guide Price - £125,000

A parcel of mixed coppiced woodland with open spaces and seasonal pond.
For sale as a whole. The plot is approximately 6 acres.

Please contact our Tunbridge Wells office on 01892 512020 or twells@batchellermonkhouse.com

SITUATION

The land is situated just to the north of Argos Hill and is well located with Mayfield, 2 miles to the south, and Tunbridge Wells 7.3 miles to the north. There are mainline stations in Tunbridge Wells and Frant (5.9 miles) with direct services to London. Road connectivity is also good with the A26 and A21 being accessible to the west and north east respectively.

DESCRIPTION

The parcel of gently sloping land is situated in a semi-rural location near Argos Hill and is bordered in part by the gardens of some residential dwellings, adjoining woodland and open fields. The land is accessed through a gate from the grass verge of the A267. Beyond the gate there is a grass area for parking. The land is mostly made up of coppiced woodland with mature trees including Oak, Beech and Sycamore, with an open area of gently sloping grassland pasture to the eastern end of the land. In the centre of the parcel of land is a wetland area, which is also a seasonal pond. There is a footpath, which runs through the western part of the land, which connects to another footpath leading to Mayfield Village.

TENURE

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

TITLE NUMBERS

ESX245870
ESX248856

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.

LOCAL AUTHORITY

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

VIEWINGS

By prior appointment only with the sole agent, Batcheller Monkhouse. Please contact our Tunbridge Wells office on 01892 509280.

DIRECTIONS

From Mark Cross proceed in a southerly direction towards Mayfield on the A267. The entrance gate to the land is located just before the spend limit sign for Argos Hill on your right.

What3Words: ///jubilant.movements.coasted

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.





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