



Land at Birchetts Green Lane

Ticehurst, East Sussex, TN5 7LN

LAND AT BIRCHETTS GREEN LANE

A very desirable block of pasture with a woodland copse in an attractive elevated spot with views to Bewl Water in a rural yet accessible location.
In all approximately 4.12 acres.



SITUATION

The land is in an unspoilt and rural position within the High Weald National Landscape yet is highly accessible, being within 1.5 miles of Ticehurst high street which offers a range of shops, trades and services.

There is also easy access to the A21 north to Tunbridge Wells and south to Hastings.

The popular Bewl Water is a stones throw from this land and there are a number of popular walking and riding routes within the vicinity.

DESCRIPTION

This is a very attractive block of pasture land, with frontage to, and access from, Birchetts Green Lane. The land occupies an appealing, elevated spot with distant rural views over neighbouring farmland and beyond, towards Bewl Water. The land has a predominantly north facing slope down towards Birchetts Green Lane.

There is a small parcel of woodland along the southern boundary with a number of mature broadleaf species and a small pond. The woodland has been fenced and is accessible via a timber footgate. The land is accessed from the north-west corner via a metal five-bar gate.

Please note that there is no water or electricity connection.

TENURE AND POSSESSION

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

SERVICES

There are no mains services connected.

RIGHTS OF WAY

There are no rights of way over the land.



LOCAL AUTHORITY

Rother District Council, Bexhill-on-Sea. Telephone 01424 787000.

TITLE NUMBER

The land is registered with the Land Registry under Title numbers ESX247868 and ESX199526

DIRECTIONS

From Ticehurst take the B2099 west towards Wallcrouch . After approximately 1 mile take the right hand turn down Burnt Lodge Lane. After a quarter of a mile, take Birchetts Green Lane to the left and the entrance to the land is a further 350 yards on the left.

What3Words: ///joked.other.purified

VIEWINGS

By prior appointment only with the sole agents.

Please contact:

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Associate | Professional

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GUIDE PRICE £100,000

Viewings

For an appointment to view please contact our Tunbridge Wells Professional Office, 01892 509280

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