



SKINNERS FARMLAND
BEST BEECH HILL | WADHURST | EAST SUSSEX | TN5 6JT
Guide Price £450,000



**Lambert
& Foster**

SKINNERS FARMLAND, BEST BEECH HILL, WADHURST, EAST SUSSEX TN5 6JT

A block of pasture with woodland shaws in a sought-after location close to the market town of Wadhurst. In all some 51.2 acres (20.71 hectares)

WADHURST RAILWAY STATION 2.7 MILES | CROWBOROUGH 7 MILES | TUNBRIDGE WELLS 7.5 MILES



DESCRIPTION

Located a short drive from Wadhurst, the land comprises a ring-fenced block of pasture (44.68 acres/18.06 hectares) divided into a series of grazing fields, most of which slopes towards the woodland and brook (6.52 acres/2.52 hectares) which sits centrally and intersects the fields. In all the land extends to some 51.2 acres (20.71 hectares) and is classified as Grade III on the DEFRA Agricultural Land Map. The land is located within the High Weald Area of Outstanding Natural Beauty and the majority of the woodland is classified by Natural England as being ancient and semi-natural woodland.

ACCESS

The land benefits from three vehicular access points from Bassetts Lane as shown marked with a brown circle on the sale plan. Pedestrian access can be gained from Beech Hill by following the footpath.

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.



DIRECTIONS

From Wadhurst High Steet, head east on the B2099 which turns into Station Road, then turn left onto Mayfield Lane (B2100) and continue for 1 mile. Go straight over at the cross roads onto the Wadhurst Road (B2100) and stay on this road for approximately 0.9 miles where the entrance to the private access road, Bassetts Lane, can be found on the left hand side.

PUBLIC RIGHTS OF WAY

Public footpath WAD/8/1 crosses the land.

TENURE

The land is offered freehold with Vacant Possession

SERVICES

There are no services connected to the land. Prospective purchasers should rely on their own enquiries with regards to local availability of any service connections.

AGENT'S NOTE

- 1) South East Water have served notice (November 2023) on the current landowner for their intent to lay a new water main through the land, as part of a larger local scheme. Please contact Lambert & Foster for further details.
- 2) The purchaser will be required to erect a stock proof fence of stock netting and treated posts at no more than 2 metre intervals between points A-B on the sale plan, within 3 months of completion.

WHAT3WORDS

Using the free What3Words App, the access points to the land along Bassetts Lane are located at:

- 1) ///traps.ventures.denoting.
- 2) ///gladiators.blues.thrillers.
- 3) ///jams.pump.candidate.

VIEWINGS

Strictly by appointment only. Please contact Lambert & Foster's Wadhurst office (01435 873999) with enquiries directed to Dan Page or Will Jex.

MINERAL, SPORT AND TIMBER RIGHTS

Included in the freehold sale.

LOCAL AUTHORITY

Wealden District Council, Vicarage Lane, Hailsham BN27 2AX.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

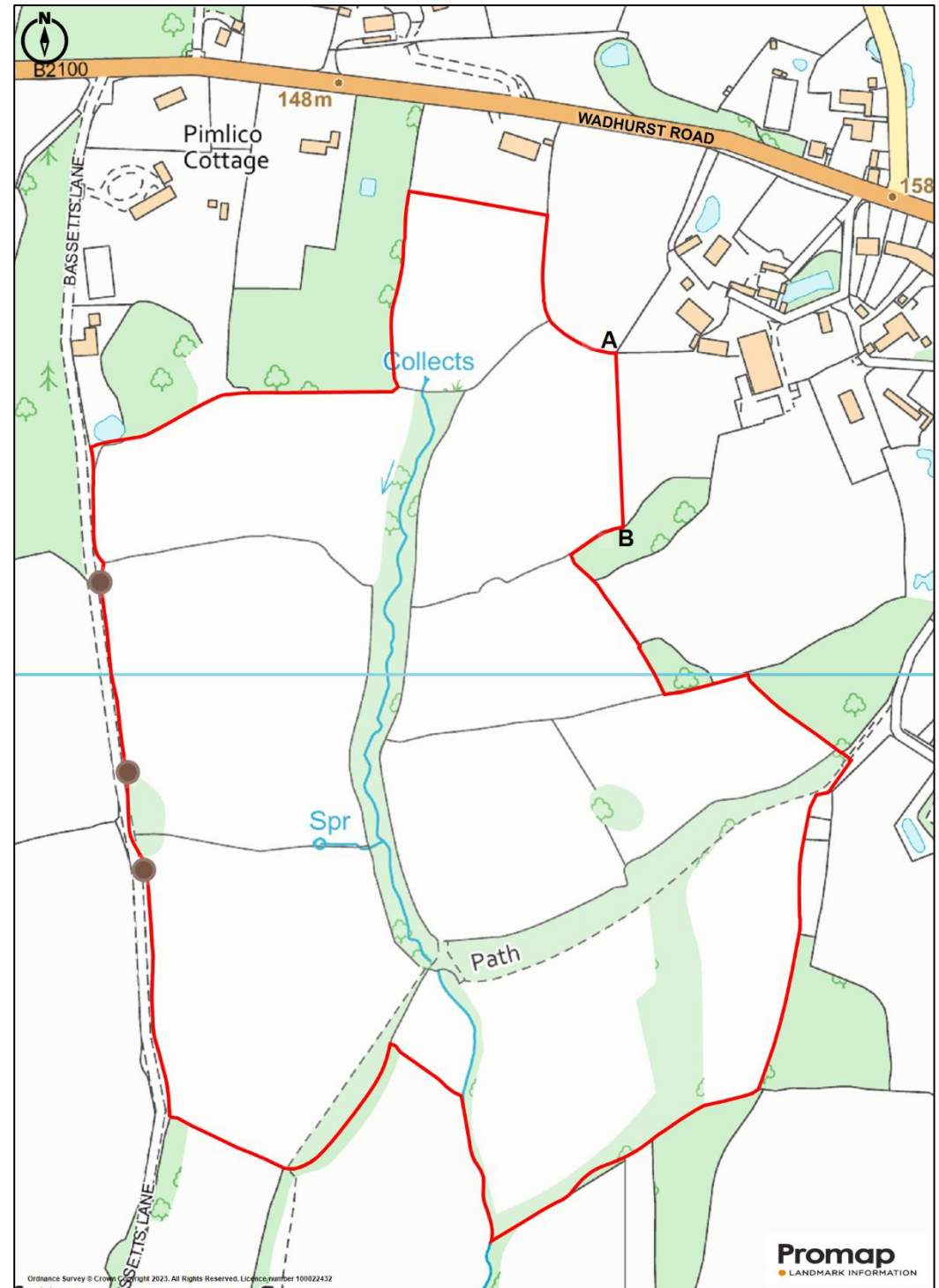
The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light and support, drainage, water and electricity supplies, other rights and obligations, easements and quasi easements and restrictive covenants and all existing and proposed wayleaves from masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars, or not.

PARTICULARS, PLANS AND SCHEDULES

The particulars and acreages stated therein, 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 and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS

In accordance with Anti 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. Unfortunately, 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.





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 but 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.



Lambert & Foster



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