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1900

125

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## LAND AT LODGE FARM

LONDON ROAD | HURST GREEN | EAST SUSSEX | TN19 7QP

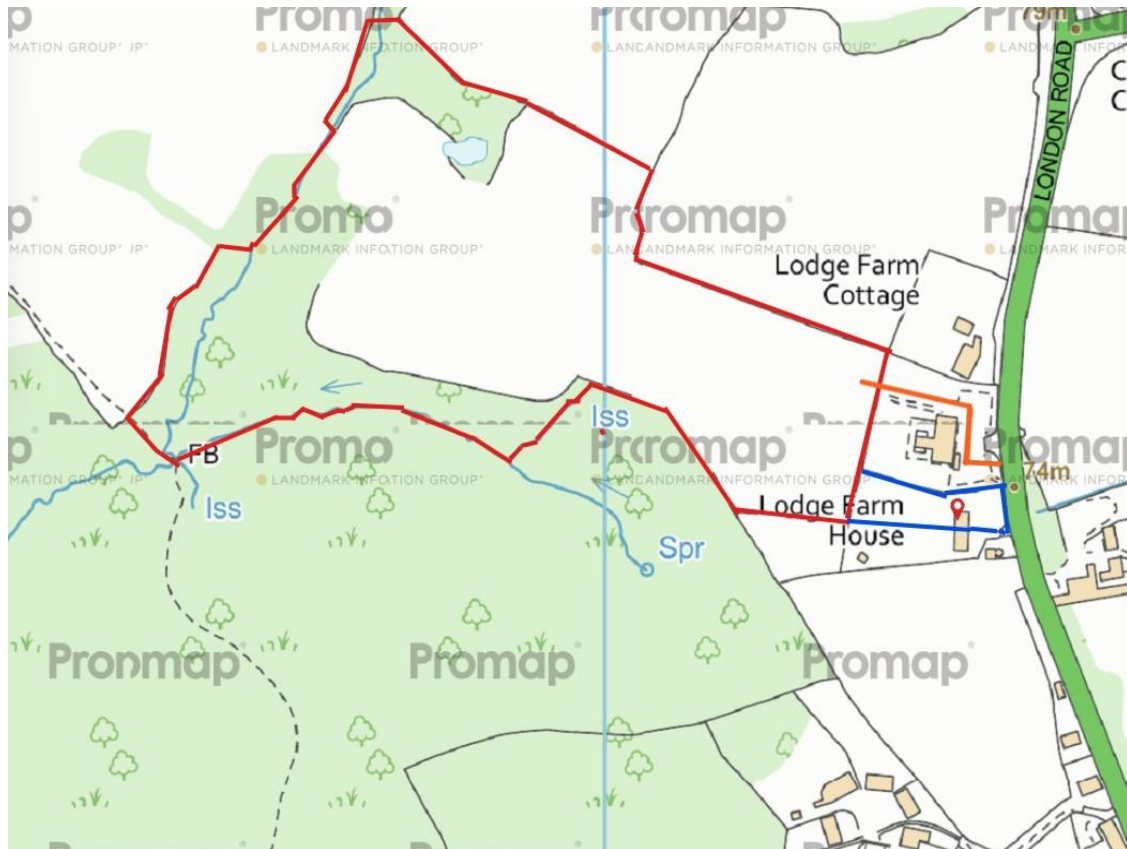
Lambert & Foster are delighted to bring to market the opportunity to purchase approximately 14.66 acres of land (TBV) with vehicular access in a convenient location in the village of Hurst Green.

The land, which sits to the west of Lodge Farm, which is also available to purchase by separate negotiation at Asking Price £495,000, is comprised of a pasture field with woodland in the southern, western and northern borders. There is a pond within the northern parcel of woodland. There is a right of way to the land via the neighbouring farm shop Eggs To Apples as indicated in orange on the map.

Asking Price £220,000



For identification purposes only. The position and features are approximate only.



**VIEWING:** By appointment only.  
**Sussex Office:** 01435 873999.

**LOCAL AUTHORITY:** www.rother.gov.uk

**WHAT3WORDS:**  
 ///PRAWN.RESERVED.ENCLOSES

**FLOOD & EROSION RISK:**  
 Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information.

**TENURE:** Freehold

**PHYSICAL CHARACTERISTICS:** 14.66 acres (TBV). The land is classified as Grade III on the DEFRA Agricultural Land Classification Map. The majority of woodland is classified as Ancient and Semi-Natural.

**BROADBAND & MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> 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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