



# 125

— YEARS OF —

**Lambert  
& Foster**



**UNIT 1, NEW HOUSE FARMYARD**  
**SHEEP STREET LANE, ETCHINGHAM, EAST SUSSEX, TN19 7AY**  
**TO LET: £13,000 PER ANNUM**



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& Foster**

## LOCATION:

The property is located in an attractive location on an agricultural yard in rural countryside close to the village of Etchingham. This attractive village has a selection of independent businesses and local services including a primary school. The larger village of Hurst Green is 2 miles to the East and features a wider range of local amenities.

The property is in the countryside but has good transport links, being approximately 2.1 miles from the A21, and within easy reach of Hurst Green (2 miles), Robertsbridge (4.5 miles), and Hawkhurst (5.4 miles). Etchingham has a mainline railway station providing direct services to London Charing Cross in 1 hour and 15 minutes.

## DESCRIPTION:

The property was constructed in 2010 and comprises a single storey storage/workshop unit of steel portal frame construction, with elevations and roof of box profile steel sheeting, with three rows of translucent roof panels. The south aspect roof has solar panels for the Tenant's benefit. The interior walls of the unit have been lined with plywood to a height of approximately 2m.

The unit is arranged to provide open stores with a small kitchenette and a WC with external door. The unit has a powered 3.5m by 3.5m roller shutter door, and measures 4m to eaves. There is ample parking available in the main yard.

**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.

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## ACCOMMODATION:

Main Storage Space: 13.8m x 8.7m (120 sqm; 1295 sqft), less:  
Incorporated WC: 3.12m x 1.79m, (5.58 sqm; 60 sqft)

## TERMS:

Availability expected from February 2026  
Any use falling under class E - the site is not suitable for noise-generating uses  
Full repairing and insuring  
Each party to pay their own legal costs

## GENERAL:

**Services:** Mains electricity (with benefit of solar panels), water and drainage  
**Parking:** Ample parking in yard  
**Local Authority:** Rother District Council  
**Rateable Value:** The unit is not currently rated  
**EPC:** N/A

## VIEWING:

Strictly by appointment – Dan Biddle - 01892 832 325  
[dan.biddle@lambertandfoster.co.uk](mailto:dan.biddle@lambertandfoster.co.uk)

## OFFICES LOCATED AT:

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