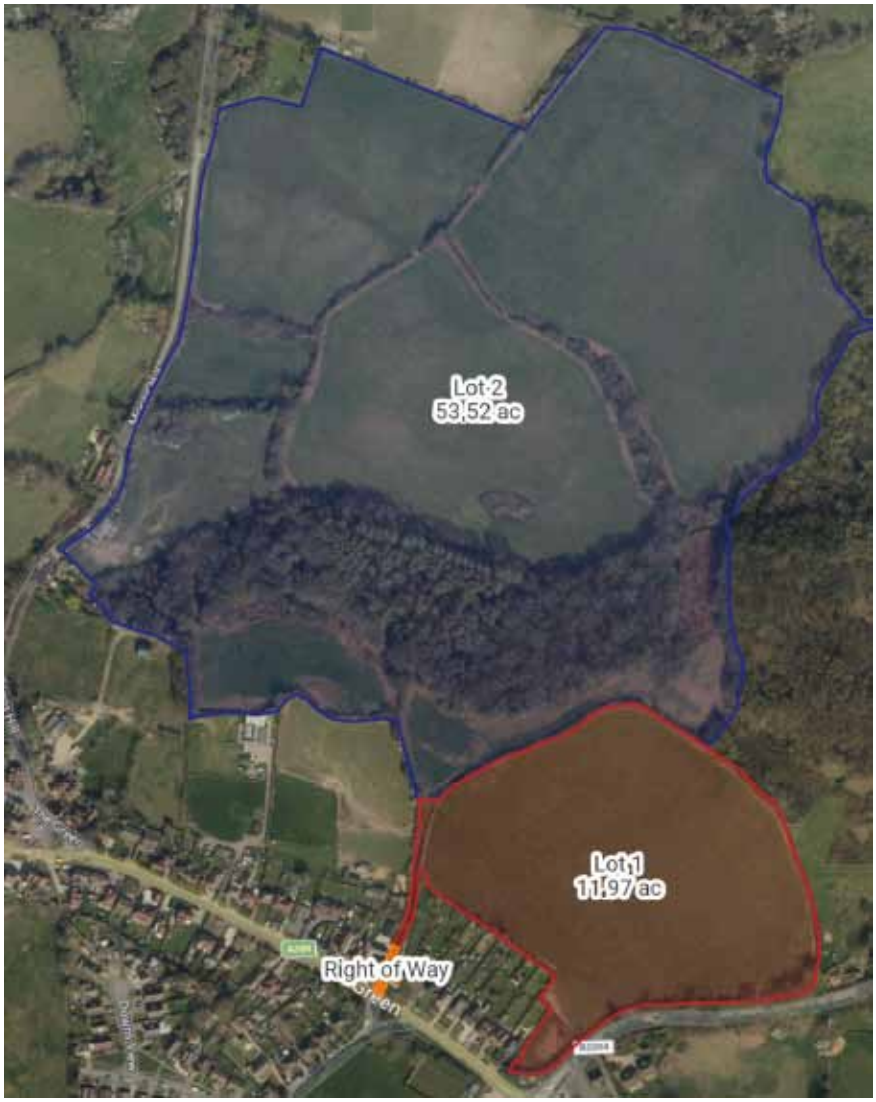
Batcheller Monkhouse

LAND TO THE NORTH OF CATSFIELD ROAD
Ninfield, East Sussex TN33 9JE

Strategic land located in the centre of the village, for sale as a whole or in two lots.



PRICE GUIDE

LOT 1: £350,000

LOT 2: £400,000

1 London Road, Tunbridge Wells, Kent, TN1 1DH
www.batchellermonkhouse.com • Telephone 01892 509280

SITUATION
The two adjoining parcels of land lie to the north of Catsfield Road (B2204), are close to its junction with the A269 (The Green / Bexhill Road) and border in part Moons Hill road via Lot 2's western boundary. Combined they extend in total to approximately 65.49 acres (26.50 hectares) and are situated on the edge of the village of Ninfield. The land itself is situated in a semi-rural location and is bordered in part by residential dwellings and rolling countryside interspersed with woodland. The area is well located with Catsfield and Battle lying to the north-east and Bexhill lying to the south-east. Road connectivity is also good with the A22 and A21 being accessible to the west and east respectively.

DESCRIPTION
The parcels of land are a mixture of pasture / grassland, with areas of woodland immediately to the north of Lot 1. The land is offered for sale as a whole or in two lots. Both parcels of land are located within close proximity to the Ninfield settlement and are bounded by mature tree/hedge lined boundaries and are well screened from adjoining residential properties.

Lot 1: 11.97 acres (4.84 hectares). Lot 1 has a long road frontage along the Catsfield Road (B2204) via its southern boundary, which leads up to a roundabout with the A269. There is a secondary access point and right of way to the land between Prospect Cottage and Stocks House leading off The Green (A269). The land shares a western boundary with the residential dwellings along The Green.

Lot 2: 53.52 acres (21.66 hectares). A block of mainly agricultural / arable land with temporary grass leys, with a band of woodland to its southern boundary, which is designated as ancient and semi-natural woodland. To the north of the woodland is a large parcel of agricultural land subdivided by mature tree/hedge lined boundaries. This lot includes a long road frontage running along Moons Hill road via its western boundary.

Both parcels of land have been in long-term ownership and we are currently instructed by the executors of the estate.

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

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.

OVERAGE
The sale of both parcels of land will be subject to the terms of an overage provision. Further information is available from the selling agent.

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

PRICE
Lot 1: £350,000
Lot 2: £400,000

VIEWINGS
By prior appointment only with the sole agent, Batcheller Monkhouse. Please contact our Tunbridge Wells office on 01892 509280 or contact Ben Haugh by e-mail on b.haugh@batchellermonkhouse.com.
Please note that viewings should only be undertaken in line with the current Government advice relating to Coronavirus, as found at https://www.gov.uk/coronavirus.

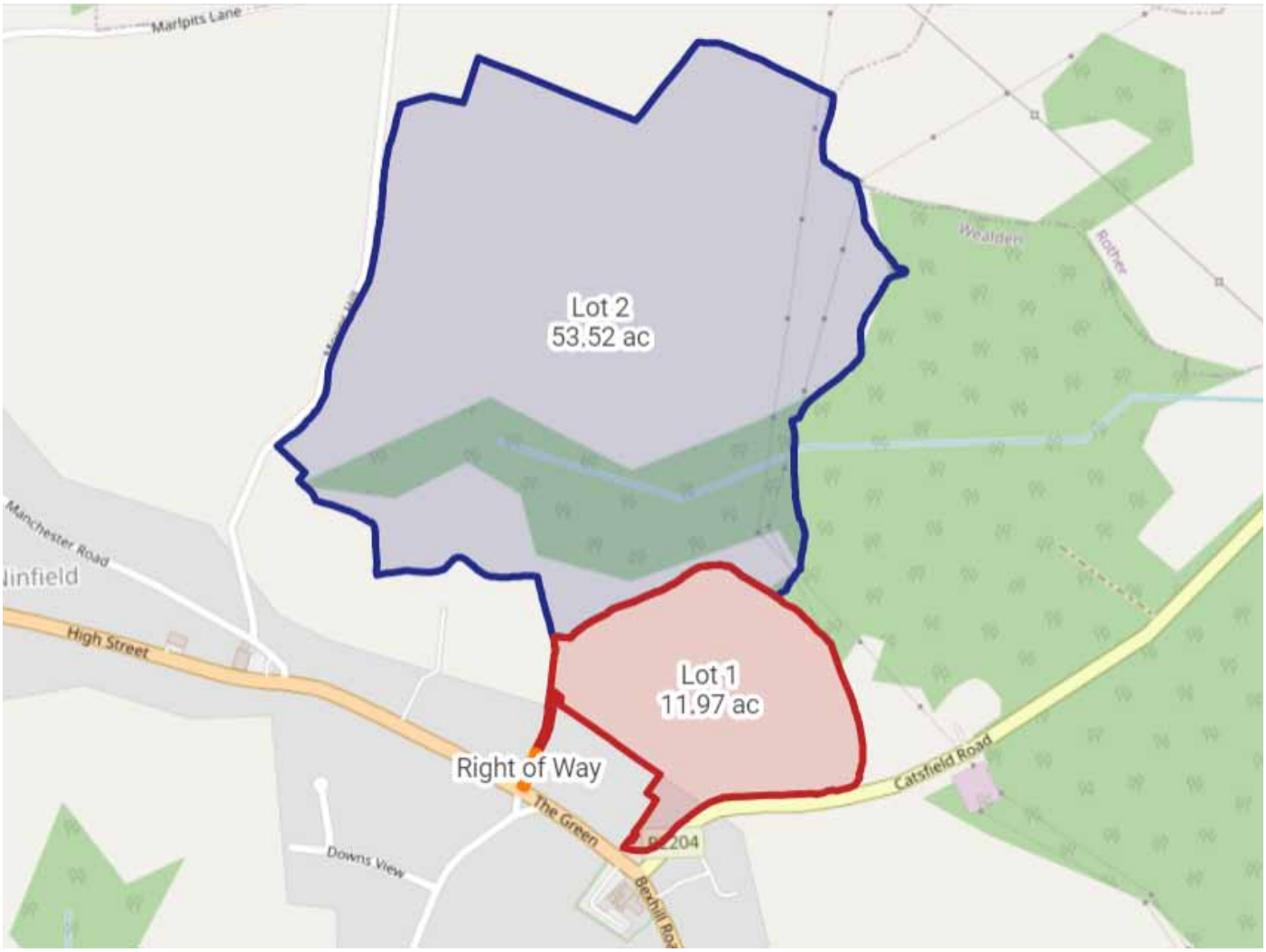
DIRECTIONS
Heading south east from Battle take Powdermill Lane (B2095) towards Catsfield, upon entering the village continue south east via the B2204 towards Ninfield. The land can be found on the right-hand side between an industrial/warehouse unit and its roundabout with the A269.

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.








Martpits Lane
Lot 2
53.52 ac
Wealden
Rother
Manchester Road
linfield
High Street
Lot 1
11.97 ac
Right of Way
Catsfield Road
The Green
Downs View
Battle Hill Road

Our range of expert services

Batcheller Monkhouse

Incorporating a wide range of specialist disciplines, our expertise extends far beyond sales. Contact us to find out how we can help you with:



Estate Agency

Batcheller Monkhouse offer a high quality service with regional coverage specialising in the sale of estates, country houses, cottages, town houses and new homes.



Rural Professional

Whether you are a farmer, rural business owner, landowner or tenant, our team provides forward-thinking, pro-active management and strategic advice.



Rural Agency

We are specialists in the sale of equestrian and rural property including the sale of farms, houses and cottages with land, buildings, agricultural land and woodland.



Agriculture

We advise farmers and growers on all aspects of agricultural and environmental management, regulations and farm business.



Lettings

Our ARLA qualified staff provide a comprehensive and professional Lettings and Management service, across a wide range of properties in Kent, Sussex and Surrey.



New Homes

With our expertise and local knowledge we are on hand to provide advice from the very early stages, right through to the launch and sale of your new development.



Estate Management

We manage a substantial portfolio of estates across the region. Led by qualified Chartered Surveyor Partners we deliver efficient and effective management for our clients.



Planning and Development

We are Chartered Town Planners and experienced in all aspects of the planning and development process, especially relating to rural, agricultural and historic property.



Valuations

We are experienced in undertaking valuations including those for lending institutions, matrimonial, inheritance tax and succession planning – we are approved AMC valuers.



Telecommunications

We lead the market in negotiations, portfolio management, rent reviews, arbitrations and sales. We exclusively act on behalf of landowners.

RICS the mark of property professionalism worldwide · AMC AGENT · AGRICULTURAL VALUERS · arla | propertymark PROTECTED · RTPI Chartered Town Planner

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

batchellermonkhouse.com