



BARN AT HAMMERWOOD, EAST GRINSTEAD, EAST SUSSEX



**TERRACED BARN
HAMMERWOOD LANE
HAMMERWOOD, NR EAST GRINSTEAD
EAST SUSSEX RH19 3QE**

*East Grinstead 4 miles • Forest Row 4.5 miles
Cowden Train Station 5 miles • Hartfield 5.2 miles
Edenbridge 8.2 miles • Tunbridge Wells 10.5 miles
(all distances approximate)*

**An exciting opportunity to acquire
a terraced barn with potential
for alternative uses in the small
hamlet of Hammerwood**

OFFERS IN THE REGION OF £95,000

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VIEWING

At any time during daylight hours with a set of these particulars providing prior confirmation has been given to the agents, **RH & RW Clutton - 01342 410122**.

SITUATION

The barn lies on the east side of East Grinstead (4 miles), just off the A264. Tunbridge Wells is 10 miles, Crowborough 10 miles and Forest Row 4.5 miles.

DESCRIPTION

An old agricultural barn sandwiched between two converted barns in its original state and having potential for some alternative uses, subject to all necessary consents.

A sheeted metal gate opens into the barn, measuring approximately 10.4m x 5.99m, which has a chalk floor and a mix of concrete block and brick walling. The open timber truss roof has a covering of corrugated sheeting and at the far end oversails the tiled roof to the rear of the building at the back. It has a small loose box within.





RIGHT OF WAY & WAYLEAVES

The barn has an unrestricted right of way down Hammerwood Lane.

PLAN

The sale plan is for identification purposes only and potential purchasers must rely on their own inspections.

OUTSIDE

Externally the concrete courtyard in front of the barn is part of the freehold.

PLANNING

The property (notwithstanding any description contained in these particulars) is sold subject to any existing Town & Country planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them.

Purchasers should satisfy themselves as to the need for any necessary consents, planning or otherwise, for any proposed use.

SERVICES (Not tested and therefore not warranted)

Mains water and electricity are available.

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale.

TENURE AND POSSESSION

The property is freehold with vacant possession on completion.

LOCAL AUTHORITIES

Wealden District Council - 01323 443322
East Sussex County Council - 0345 608 0190

DIRECTIONS (RH19 3QE)

Proceed out of East Grinstead on the A264 road towards Tunbridge Wells and turn off into Hammerwood Lane on the right after about 2 miles signposted Hammerwood Park and proceed down third of a mile and the barn will be seen on the left.

From the east, take the second left turning after the Holtye Golf Club and follow as above.



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