

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated on high ground between the villages of Ninfield and Boreham Street the plot enjoys widespread far reaching views to both the front and rear, the rear being particularly impressive with panoramic south westerly to north westerly views over the adjoining farmland. To the west of Ninfield village is Standard Hill, said to be the place that William the Conqueror placed his flag (2 lions of Normandy standard) before the Battle of Hastings. The village has a general store/post office, petrol station, church, two public houses, village hall and a bus stop. The historic town of Battle, with a broad range of shops and restaurants, as well as a mainline station (London Bridge/Charing Cross) is about 4.5 miles whilst the coast at Bexhill-on-Sea and Eastbourne is some 3.5 and 11.5 miles respectively. The sea at Cooden Beach is about 4 miles. There are several state and private schools within reach including Ninfield primary school; Claverham Community College and Battle Abbey at Battle; Bede's at Upper Dicker; Eastbourne College and Moira House at Eastbourne.

Designed by local award winning architects RX Architects, based in Rye www.rxarchitects.com. Planning Permission has been granted for a low energy, low maintenance house with external elevations clad in natural timber beneath a pitched zinc roof and provision for solar panels/PV array and an air source heat pump.

Plans can be viewed on www.wealden.gov.uk
Planning reference - WD/2022/3350/F

The proposed accommodation comprises,
Ground floor - main entrance hall.

Living room with full height corner window.

Kitchen/dining room with full height and full width sliding glazed doors.

Inner hall with built in pantry larder cupboard.

Utility/boot room.

2 double bedrooms, one with an ensuite facility.

First floor landing

2 further double bedrooms both with en suite facilities, one with a dressing room, both opening out onto a balcony with far reaching views

The plot has been fenced to denote the boundaries as well as a hard standing.

Directions: Heading south on the A21, past Robertsbridge and at the next roundabout turn right towards Battle (A2100). At the next roundabout in Battle turn right onto A271. Continue to the next T Junction and turn left signposted Bexhill A269. Continue for approx. 1 mile where the entrance to the plot will be seen on the left hand side.

Guide price: £425,000 Freehold

Building Plot, Lower Standard Hill Farm, Ninfield, East Sussex, TN33 9NJ



A building plot set in 0.75 acres with Planning Permission for an individual contemporary designed detached 4 bedroom house enjoying panoramic far reaching views over adjoining farmland.



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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