



**LOT 1
LAND OFF NEWICK LANE
MAYFIELD
EAST SUSSEX
TN20 6RF**

A single parcel of pasture with river frontage and a field shelter.
Located within the High Weald Area of Outstanding Natural Beauty (AONB).

In all about 9.37 acres (3.79 hectares)

GUIDE PRICE – OFFERS IN EXCESS OF £150,000

LOCATION

The property is located off Newick Lane, approximately 1.9 miles to the south of Mayfield, and 3 miles to the north-west of Heathfield.

DESCRIPTION

Lot 1 comprises a single parcel of pasture with river frontage to the northern boundary, and a **Field Shelter** (in need of renovation) within the south-western corner.



DIRECTIONS

From the northern (Mayfield) end of Newick Lane proceed south-east for approximately 1.3 miles, whereafter the shared drive (within third party ownership) will be found on the left-hand side. The first gate leading to the land (indicated on the attached plan with the letter 'A') will be found on the left-hand side, shortly after entering the drive.

What3Words: longingly.span.stop (approximate location of drive entrance).

SERVICES

There are no services connected.

TENURE

The property is offered for sale freehold.

LOCAL AUTHORITY

Wealden District Council.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private including Rights of Way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi easements, and all wayleaves, whether referred to or not within these particulars.

A public footpath crosses the property, as indicated on the attached boundary plan by a broken black line.

MINERALS, SPORTING RIGHTS AND TIMBER

All mineral rights, sporting rights and standing timber so far as they are owned are included in the Freehold.

PLANS

The attached boundary plan is for identification purposes only with boundaries shown edged red. Purchasers should satisfy themselves on the location of all external or internal boundaries prior to offering.



ACCESS

There are two gated access points (indicated by 'A' and 'B' on the attached plan) leading from the shared drive (within third party ownership) which runs the length of the southern boundary.

AGENTS NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained within these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

With the exception of where the field shelter is situated, the land falls within Floodzones 2 & 3.

CLIENT IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify the identity and residence of purchasers.

ACREAGES

The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.

VIEWING

During daylight hours only and strictly by prior appointment with the Vendor's Sole Agents, BTF Partnership: 01435 864455.

Please ensure that when viewing the property, you do so with due care, taking responsibilities for your actions. The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.



ENTRANCE GATE (A)

**BOUNDARIES EDGED IN RED
FOR IDENTIFICATION PURPOSES
ONLY.**



