



**LAND AND BUILDINGS KNOWN AS GREYFRIARS FARM
SMITHLANDS LANE
WALDRON
EAST SUSSEX
TN21 0PN**

A parcel of grade 3 agricultural land subdivided into four hedge/fence enclosed pasture fields with a pole barn and stable building.

In all about 37.21 acres (15.06 hectares)

GUIDE PRICE: £500,000

LOCATION

The property is located off a country lane, approximately 1.2 miles to the north-east of Chiddingly, 2.9 miles to the south-west of Horam, and 3 miles to the south-east of Waldron.

DESCRIPTION

The property, which is currently farmed in conjunction with the vendor's home farm (Tanyard Farm), comprises a parcel of Grade 3 agricultural land divided into four hedge/fence enclosed pasture fields.

Although it has now been grubbed out, it is understood that a previous owner of the land established a vineyard within the northern fields.

The property benefits from an open fronted **Pole Barn** of corrugated metal sheet elevations (approximately 50' x 38') located within the south-eastern field, together with a timber framed **Stable Building** with two boxes within the adjacent field.



DIRECTIONS

From Tanyard Farm (Lot 1) head south-east on Tanyard Hill bearing right at the triangle of grass and then take the first lane on the right (Dern Lane), signposted Chiddingly. Continue on Dern Lane for approximately 2 miles, whereafter the gateways leading to the property will be found on the left-hand side.

What3Words: muffin.fragment.blogging

SERVICES

Mains water.

TENURE

The property is offered for sale freehold with vacant possession upon completion.

LOCAL AUTHORITY

The property is situated within the jurisdiction of 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 part of the property (running parallel to hedgerows).

In addition to the gates leading from the lane, the property also benefits from a third access point over land within third-party ownership.

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.

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.

OVERAGE PROVISION

The property will be sold subject to a 25% overage provision that will be triggered in the event of planning consent being granted for residential development within a period of 25 years from the date of sale.

CLIENT IDENTIFICATION

In accordance with the 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.

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.

**BOUNDARIES EDGED IN RED
FOR IDENTIFICATION PURPOSES ONLY.
NOT TO SCALE.**

