



Land & Property Experts



**STAR LODGE, CAMBRIDGE LANE
WALDRON, EAST SUSSEX TN21 0NN**

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Waldron	-	1.4 miles
Heathfield	-	2.5 miles
Tunbridge Wells	-	15 miles
Eastbourne	-	16 miles

Development opportunity to convert and extend an existing outbuilding to create a one-bedroom residential dwelling.

- Permission to convert a detached barn.
- Adjoining pasture fields
- Rural Location
- Extending in all to approximately 1.9 acres

GUIDE PRICE: £300,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
TN21 8JD
01435 864455

LOCATION

The property is located off a country lane, approximately 1.4 miles to the south-east of Waldron village centre and 2.5 miles to the south-west of Heathfield. Tunbridge Wells is approximately 15 miles to the north-east, and the coast at Eastbourne approximately 16 miles to the south-east.

DESCRIPTION

Star Lodge is an exciting development opportunity that currently comprises a detached outbuilding of timber weatherboard elevations beneath a peg tiled roof with planning permission to convert and extend, thereby creating a modern residential dwelling of approximately 74 M². The delightful rural setting for the new dwelling will also benefit from adjoining paddocks extending to approximately 1.82 acres.

The property is registered under title number ESX263782 and extends in all to about 1.9 acres.

DIRECTIONS

From Heathfield High Street, proceed in a westerly direction on the A265 (which becomes the A267) towards Mayfield. Upon reaching Cross-in-Hand, turn left opposite the Shell garage onto the B2102 (signposted Uckfield, Lewes and Waldron) and then turn immediately left into Back Lane, continue on Back Lane for approximately 1.7 miles and then turn left onto Burnt Oak Lane and then after approximately 140 yards, turn right into Cambridge Lane. The entrance gates to Star Lodge will then be found on the right-hand side, immediately after the right-hand bend. **Please do not obstruct the lane, as this also serves a neighbouring property.**

SERVICES

There are no services currently connected. However, we understand that connections to mains electricity and water supplies should be possible, as the vendor has previously obtained quotes for connection.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

The property is freehold.

LOCAL AUTHORITY

Wealden District Council

PHOTOGRAPHS

Photographs taken in March 2025.

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.

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.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry plans available and from their site inspection on the ground.

PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

TOWN AND COUNTRY PLANNING

Planning details for Star Lodge are available on the Wealden District Council website:

<http://www.planning.wealden.gov.uk>

Application number: WD/2024/1993/LDE

The Community Infrastructure Levy (CIL) has been paid.

VIEWINGS

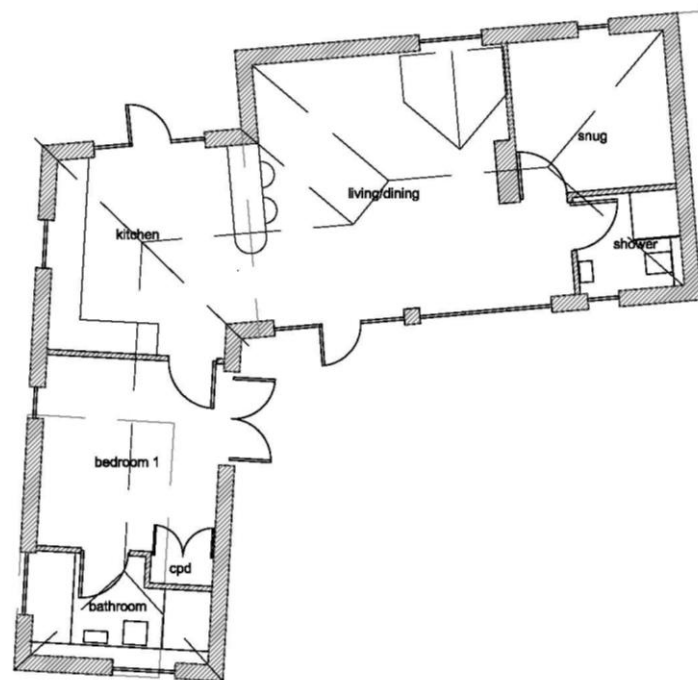
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

AGENTS NOTES

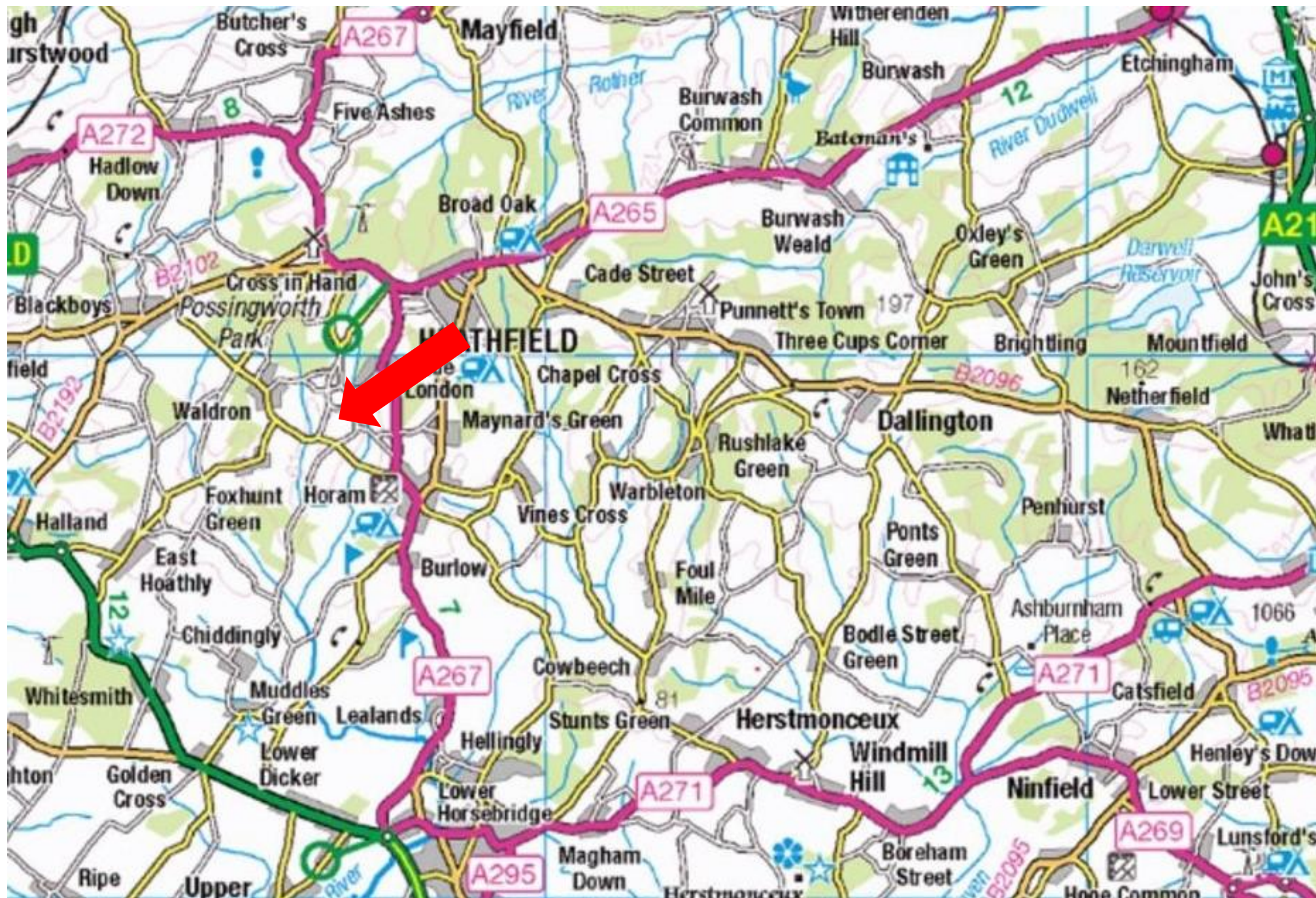
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained within these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted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



APPROVED PLANS









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www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD