



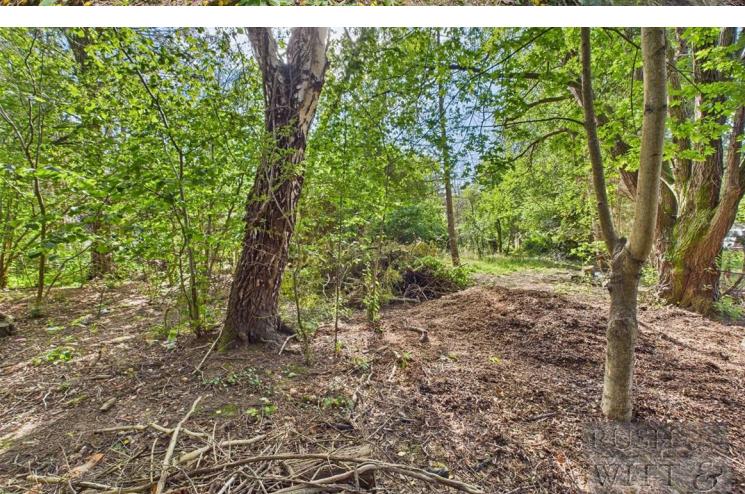
**Land Adj to White Oaks Moat Lane,
Battle, TN33 0RZ
Offers In The Region Of £50,000 Freehold**

A prime investment opportunity — this level plot of land, extending to approximately 0.25 acres, is tucked away in the highly desirable and rarely available Moat Lane, Sedlescombe, access is via a shared driveway.

The site benefits from gated access, mature trees and established hedged boundaries, creating both privacy and an attractive setting. With clear potential to develop into a single detached dwelling (subject to the usual consents), the land offers excellent scope for those seeking a profitable project or a long-term investment in a sought-after village location.

Please note: the land will be sold subject to an overage agreement relating to future development.

Opportunities of this nature are exceptionally rare — early interest is strongly advised.



It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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