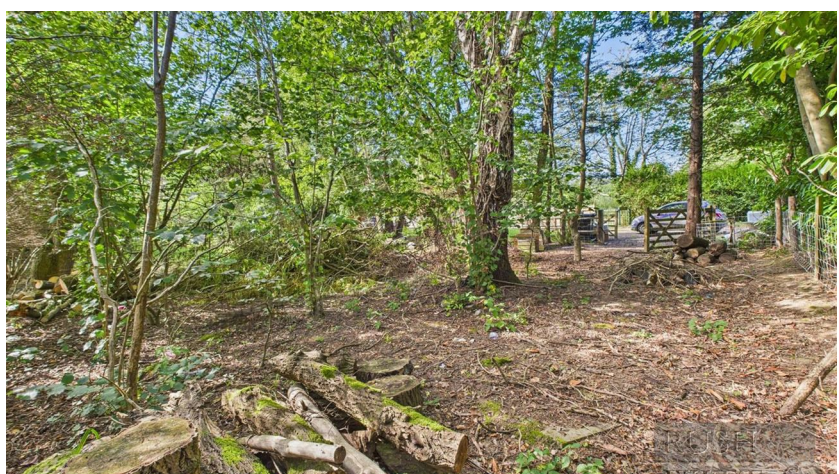
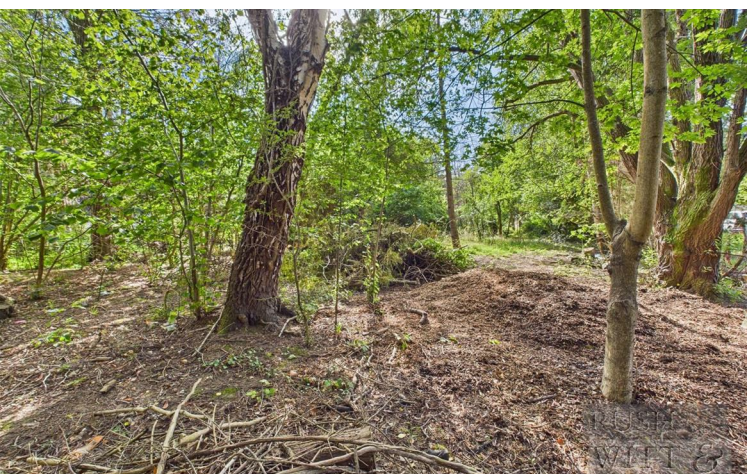




**Land Adj to White Oaks Moat Lane,
Battle, TN33 0RZ
£55,000 Freehold**

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.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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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