



**Land on the West Side of Hoath Hill ,  
Robertsbridge, TN32 5LP  
Offers In The Region Of £280,000 Freehold**

Circa 9 Acres of Land with Development Potential – Mountfield, East Sussex

A rare opportunity to acquire circa 9 acres (TBV) of pasture land in the heart of Mountfield, offering strategic long-term development potential (residential overage will apply if planning permission is granted). The land enjoys road frontage, established access, and a connected water supply, with electricity located nearby (buyers to make their own enquiries regarding connection costs).

Currently used for grazing horses, this versatile parcel is ideally located just 2.5 miles from Robertsbridge Station with direct services to London Bridge and Charing Cross, and within easy reach of Battle and Hastings for comprehensive shopping, schooling, and leisure facilities. A public footpath runs along the southerly boundary, adding character and countryside access.

Perfect for equestrian use, extended grounds, or as a strategic land investment, subject to planning.



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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