RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

www.rushwittwilson.co.uk

Land at Yew Tree Cottage Church Lane, Guestling, East Sussex TN35 4HT
Guide Price £90,000

INVESTMENT / LAND WITH POTENTIAL

Rush Witt & Wilson are pleased to offer the opportunity to acquire four small parcels of land fronting onto Church Lane.

We are advised that this is the site of 'Yew Tree Cottage' and there is evidence of the former building. No planning applications have been submitted and interested parties are advised to make their own enquiries.

For further information and to arrange a site visit please call our Rye Office 01797 224000

Locality
The site occupies a rural lane setting between the ancient Cinque Port town of Rye and historic coastal town of Hastings, both locations offering extensive shopping,
sporting and recreational amenities.
Beautiful undulating countryside surrounds the village and there are many places of general and historic interest.
At nearby Fairlight there is a 600 acre country park, whilst a short drive away at Pett Level and Winchelsea Beach there is access to miles of open shingle beach, this forms part of the stunning coastline of the Rye Bay.

The Site
Comprising four small parcels of land each with road frontage, two located on either side of the lane.

One is the site of a former detached cottage as depicted in the attached image. All are lightly planted with a variety of trees and shrubbery.

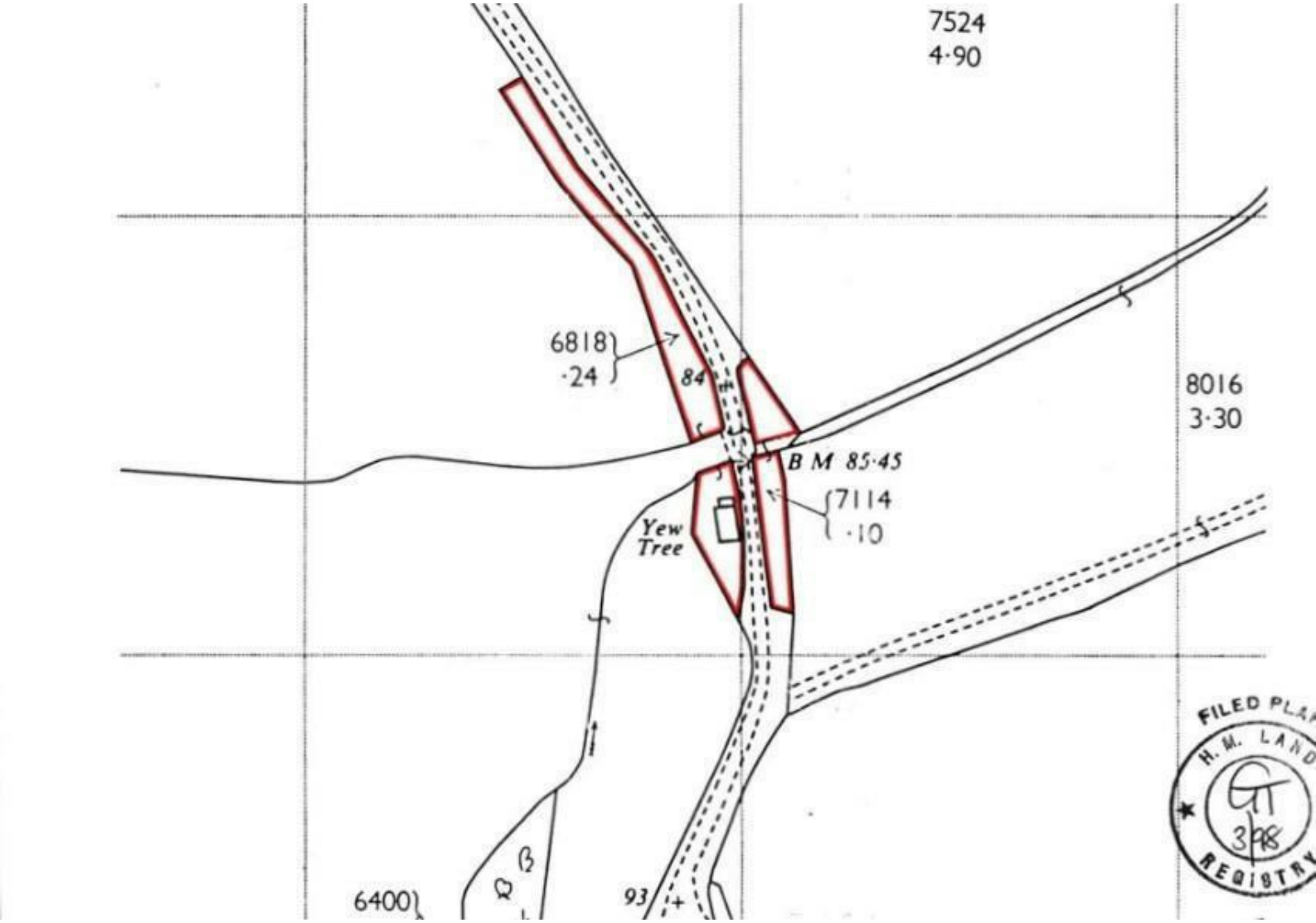
Viewings
Please contact the sellers agent on 01797 224000 to arrange a site visit.

ACCESS TO SITE IS AT OWN RISK.

THE GROUND IS OVERGROWN AND UNEVEN WE ARE ALSO ADVISED THAT THERE MAY BE AN UNMARKED WELL.

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

None of the services or appliances mentioned in these sale particulars have been tested.



RUSH WITT & WILSON

The Property Ombudsman

Relocation agent network

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