



Pittsfield, Church Lane, Ripe, East Sussex, BN8 6AU

**ROWLAND
GORRINGE**

Pittsfield, Church Lane Ripe, East Sussex BN8 6AU

Offers In Excess Of £75,000

Pittsfield, accessed off Church Lane, offers a wide variety of broadleaved trees and is surrounded by quiet private woodland to the south and open farmland to the remaining boundaries. A stone/shingle track provides access in the shade of the St John the Baptist village church. This in turn leads to grassed path which forms part of freehold interest, bordered by mature established hedgerows. This rural idyll of undulating water and flower meadows is a haven for wildlife including butterflies, bees, wild birds and insects. Any future owner would be able to drive in and park a car within the plot itself, via a galvanised metal five bar gate. All in all, a perfect spot enhancing ones own wellbeing and mindfulness, whilst relaxing and spending time quietly with nature.

Location:

This prime plot of the East Sussex countryside, that is designated as being of outstanding natural beauty, is simply accessed via a galvanised metal five bar gate, thus providing pedestrian and vehicular access that forms part of the freehold and is managed entirely by the land owner.

Ripe village has its own 13th century Parish Church, highly acclaimed Village Store with Post Office and enjoys an active social calendar. There is a Nursery School in the village, and a wide choice of schooling for all ages close by. The mainline railway station at Berwick is about 3 miles away connecting to Lewes. There is a half-hourly train service from Lewes to London Victoria in just over the hour. The historic county town of Lewes with its comprehensive shopping and schooling is just 7 miles distant, and the famous Glyndebourne Opera House is about 6 miles away on the edge of Ringmer.

Tenure:

The freehold interest is for sale by private treaty

Services:

Mans water supply (TBV) No further services are appointed to the land, whilst there are two defined public footbath that leads across the plot, one leading from Eckington Corner through to Langtye Lane.

Local Authority:

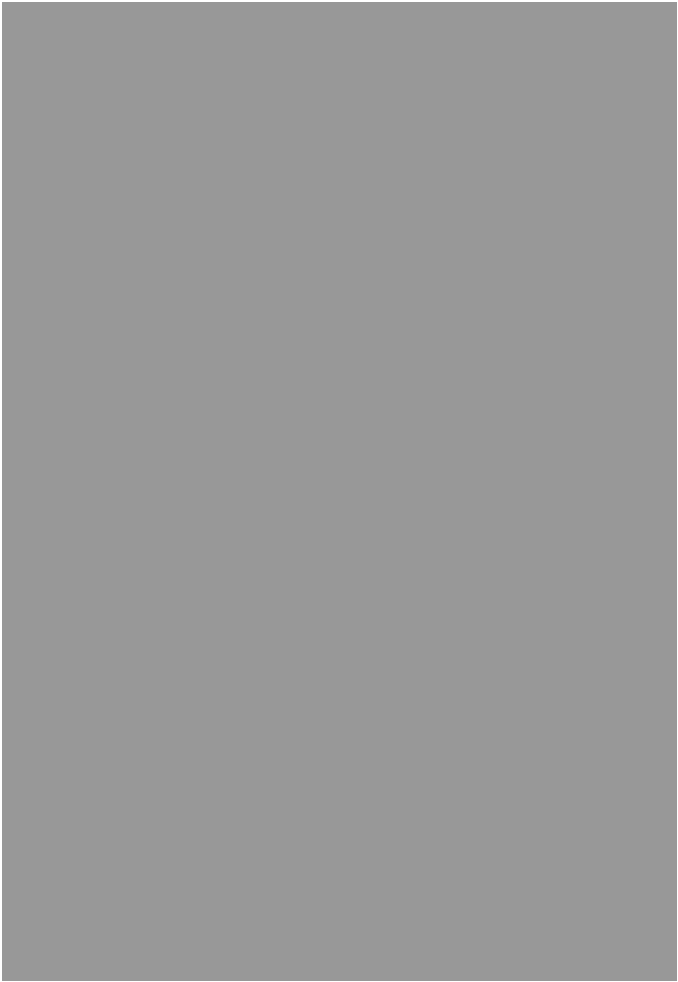
Wealden District Council: <https://www.wealden.gov.uk/>

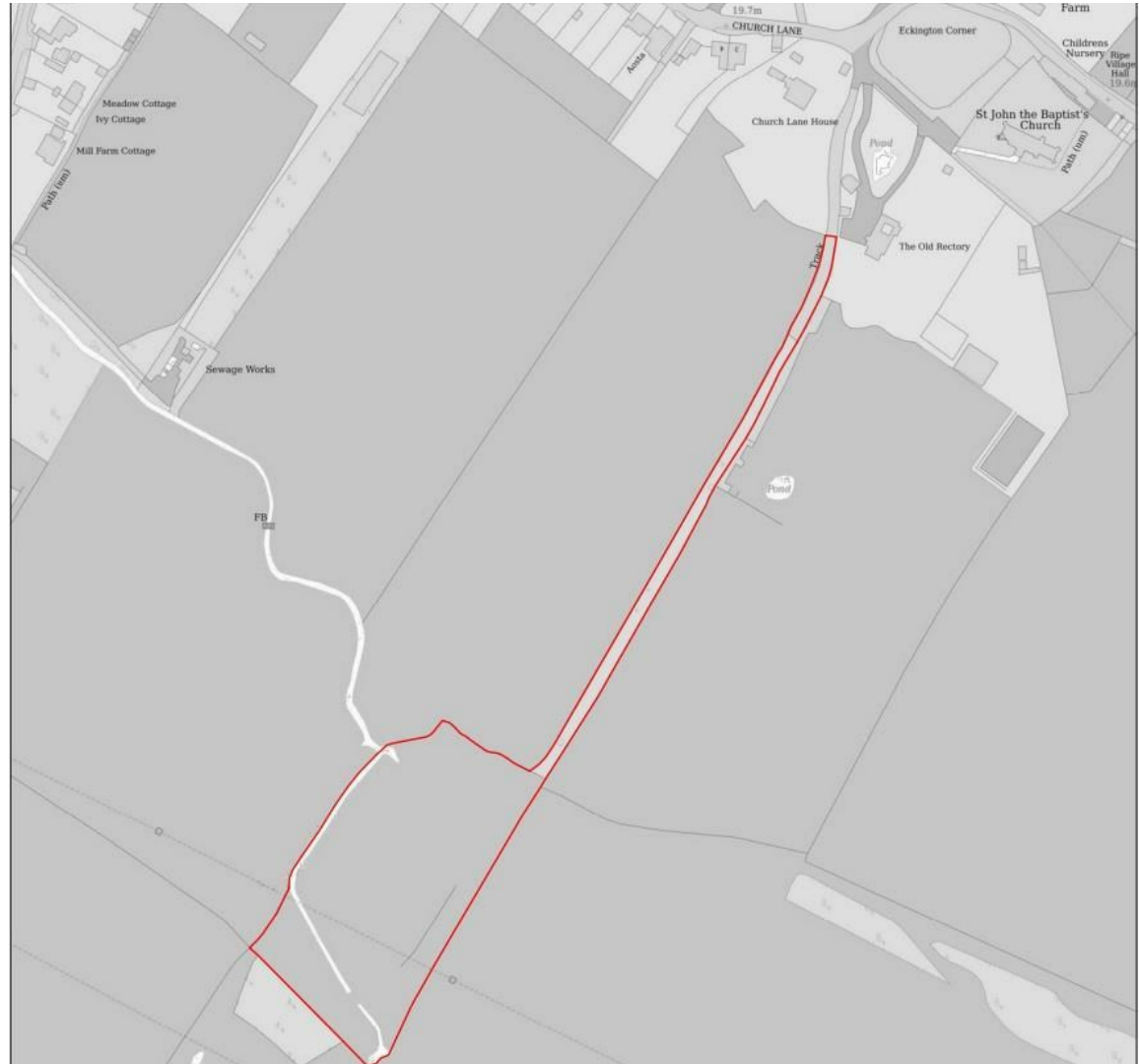
Details, plans and description:

These are based on the Ordnance Survey and are for reference purposes. The proposed purchaser shall be deemed to have satisfied himself or herself as to their accuracy, through any error or statement shall not annul the sale nor entitle any party to compensation in respect thereof.



- Circa 3.79 acres of marshland
- Immediately available
- Mains water supply (TBV)
- Former water course/ dew pond suitable for restoration
- Potential site for off grid camping
- Ideal for use as a personal nature reserve
- Teeming with wildlife, wild flowers and a variety of trees
- Vehicular and pedestrian access
- Ideal venue for country pursuits such as clay pigeon shooting
- Offer forms are available upon request





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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

