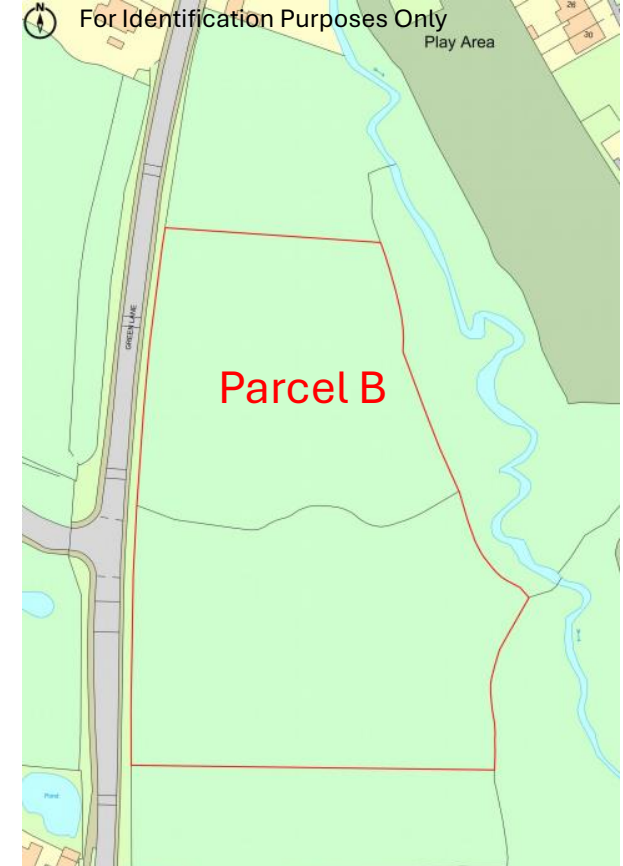
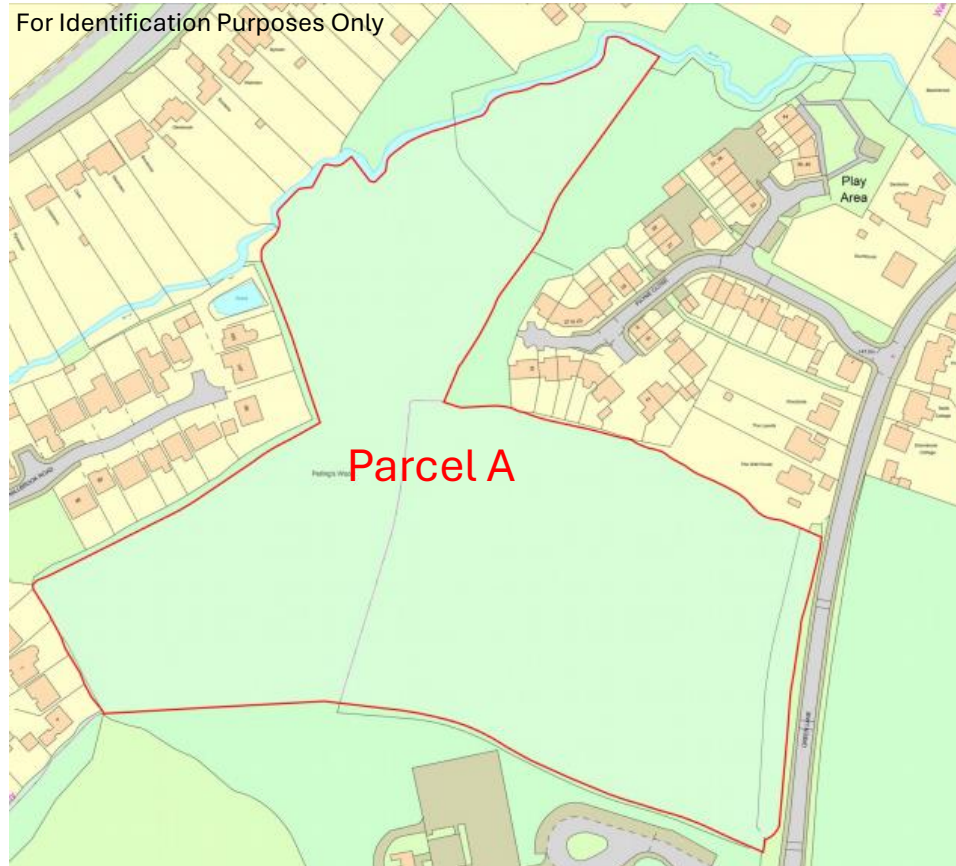


For Sale as A Whole Two Parcels of Woodland Situated on the Outskirts of Crowborough



Land Fronting Green Lane
Crowborough
East Sussex
TN6 2DY

FOR SALE

Site Information

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

Site Description:

Parcel A, known as Pelling Wood is approx. 11 acres of mixed woodland with good road frontage to Green Lane. The land is subject to a Tree Preservation Order, a copy of which can be supplied on request.

Parcel B extends to approx. 4.5 acres of mixed woodland and is situated opposite Parcel A. It does have road frontage to Green Lane and bordered partly to the East by Crowborough Ghyll stream.

Price: Offers invited in the region of £100,000 for the whole subject to contract with Vacant Possession on Completion.

Note: It is agreed with the owners that the buyer will be responsible for RPC Land & New Homes fees at the fixed sum of £7,500 + VAT, and this must be taken into account when making any offers.

Viewing: The site may be viewed at any time during daylight hours at the viewer's risk

Overage Clause: Both parcels, will be sold subject to an overage clause for the buyer and any successors in title to pay 35% of any uplift in value in the event of any development within 25 years of the initial sale.

Local Authority: Wealden District Council - Wealden District Council, Council Offices, Vicarage Lane, Hailsham, BN27 2AX

Phone: 01892 602011

Email: planning@wealden.gov.uk

Directions to View: From Tunbridge Wells proceed south along the A26 towards Crowborough. Upon passing through Boars Head at the roundabout turn left towards Steel Cross and Rotherfield. Proceed along this road into Green Lane and the site will be found either side of the road just before the Beacon Academy Sixth Form Centre.

For Further Information please contact Peter Randall 07932 015233 or William Bowden 01732 363633

Agent Details

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

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