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Cricket Pitch and Camp Site adjacent to The Yew Tree Inn, Chalvington, East Sussex. BN27 3TB. **£450,000 freehold**

A wonderful opportunity to acquire 4.36 acres that includes camping field with planning approval for 3 lodges WD/2021/1576/F all considered to offer further potential, subject to any necessary consents.

Description

The Yew Tree cricket pitch and camping field extend to approximately 4.36 acres and benefit from a vehicular access through the adjoining pub's car park. The cricket pitch was once home to the Sussex County team and is believed to be one of the oldest grounds dating back to 1762. In addition set around an established pond, planning permission has been granted to construct 3 detached holiday lodges and it is considered the site as a whole may offer further potential having had a licence for 6 static caravans until 1987. The land adjoins open countryside, with a cricket pavilion and is located to the rear of a thriving public house, in all around 4.36 acres.

Directions

What3Words:///himself.caravans.examiner

LOCATION

The cricket pitch and campsite are situated within a small and idyllic Sussex village with its picturesque church, Chalvington is about 12 miles from the coast at Eastbourne and 10 miles from the county town of Lewes. The Yew Tree fronts a country lane and is easily accessible for amenities and mainline rail connections, The South Downs National park provides a wonderful backdrop. There are rail services at Berwick station to London and Gatwick, a world class operate house at Glynebourn and channel ferries are available from Newhaven.

DISCLAIMER

In accordance with the Estate Agents Act 1979 and other legislation, we declare that an employee of Campbell's Estate Agents is a relative of the seller of this property.

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CRICKET PITCH



Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

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