



# Campbell's

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Lot 1 Land at Beech Farm Land, Robertsbridge, East Sussex. TN32 5EN. **oieo £200,000 freehold**

Approximately 18.1 Acres of grassland comprising of one large field enclosure located close to Robertsbridge with a vehicular access and public footpath that leads to the village and mainline station.

## Description

This attractive parcel of grassland is located at the end of a private lane which forms part of the sale. We are advised various easements and rights of way are referenced on the title (further details are available upon request). The land is enclosed with established hedgerows and tree lined borders and a public footpath crosses the land and connects back to the village and mainline station.

## Directions

From the centre of Robertsbridge proceed up Brightling Road turning into Bugsell Lane. Bear right and continue all the way to the very bottom where a metal gate gives access to a grass track that leads to the field.

## NOTE

That the land is classified as Grade 3 on the agricultural classification plan and the sale will be subject to a vehicular Right of Way along the northern boundary to cross the railway bridge. Bugsell Lane is an unadopted road and purchasers may be liable for a maintenance contribution.

## NOTE

The purchaser will be responsible for stock proof fencing the boundaries.

**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.

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## 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.