



Old Stable Yard, Vinehall Road, Mountfield, Robertsbridge, East Sussex TN32 5JN



DEVELOPMENT OPPORTUNITY – A RARE 19TH-CENTURY MEWS WITH INCOME & POTENTIAL - Old Stable Yard, Mountfield offers a unique chance to acquire a historic 19th-century mews with planning permission to convert the remaining buildings into five further dwellings. The site already generates income from five completed conversions, and the 0.9-acre plot (TBC) offers scope for additional development, subject to planning. A superb investment in a sought-after rural setting.



Description

AP Estate Agents are delighted to present Old Stable Yard, an exceptional development opportunity set between the historic towns of Battle and Robertsbridge. This charming 19th-century stable yard has already begun its transformation, offering huge potential for investors and developers.

The site currently comprises five completed dwellings, all converted by the present owners and generating a healthy rental income. Further details on the existing tenancies and income can be provided on request.

Planning permission has been granted for the conversion of three additional buildings, along with the creation of new parking areas to serve all dwellings. The buildings are arranged around an attractive central courtyard and include a mix of 1, 2 and 3-bedroom homes, with both single-storey and two-storey accommodation. Several units benefit from generous private gardens, and the overall site extends to approximately 0.9 acres.

In the opinion of the current owners, an unused area of land within the plot may offer scope for further development, subject to the necessary planning consents. This area sits adjacent to the new parking provision included within the approved plans.

Existing Rental Properties

Park View – 2-bed detached, single storey, large garden, garage – 100 sq.m

Wisteria Cottage – 2-bed mid-terrace, two storey – 68 sq.m

Stable Cottage – 3-bed mid-terrace, two storey – 75 sq.m

Garden Cottage – 2-bed mid-terrace, large garden, two storey – 73 sq.m

Garden Flat – 1-bed ground-floor cottage, large garden – 28 sq.m

PLEASE NOTE: Energy Performance Certificates can be found for each of the above properties <https://www.gov.uk/find-energy-certificate> - using postcode TN32 5JN

Proposed Units (Planning Ref: RR/2024/816/P)

Full details can be viewed on the Rother District Council planning portal.

Unit 1 – 55 sq.m

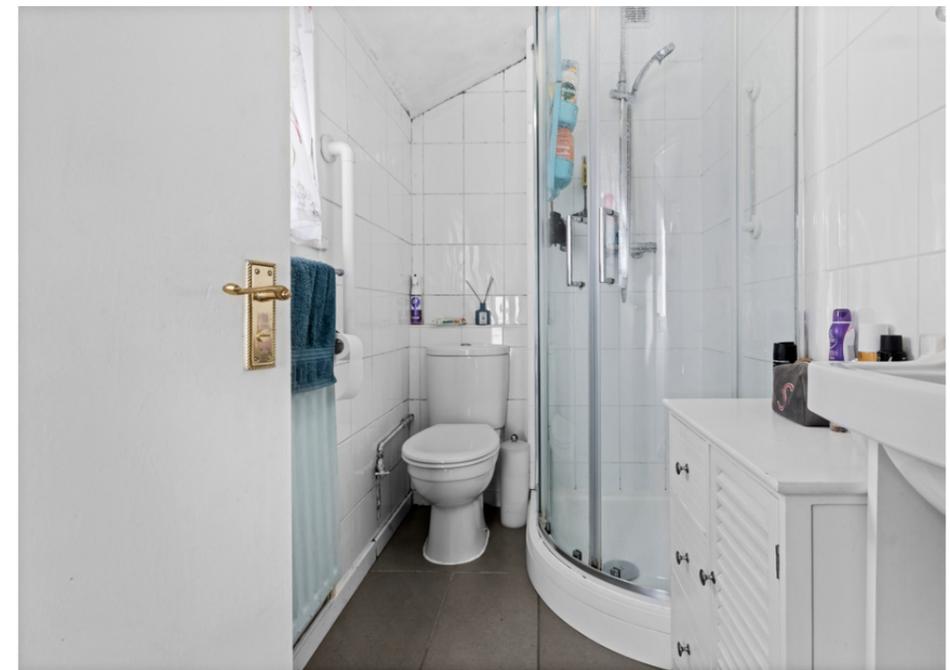
Unit 2 – 56 sq.m

Unit 3 – 101 sq.m

Unit 4 – 71 sq.m

Unit 5 – 58 sq.m







Summary

Old Stable Yard represents a rare chance to acquire a part-completed residential development in a highly desirable rural setting. With five income-producing homes already in place, planning permission for further conversions, and potential for additional development (subject to planning), this is an outstanding opportunity for those seeking a versatile and rewarding project.

LOCATION

Tucked away in the rolling countryside of the High Weald Area of Outstanding Natural Beauty, This development enjoys a wonderfully setting that feels a world apart from the pace of town life. Here, open fields and woodland walks create a sense of calm that is increasingly rare, yet the location remains remarkably well connected for day-to-day living just off the A21.

Just a short distance away lies Robertsbridge, a charming village with a rich history dating back to the 12th century. Originally built around a Cistercian abbey, the village has grown into a welcoming community with timber-framed buildings, independent shops, cafés and a mainline station offering direct services to London. A little further is the historic town of Battle, named after the famous Battle of Hastings in 1066. Its imposing Abbey, characterful high street and selection of eateries make it a favourite destination for both locals and visitors.

Despite its rural feel, the development is ideally placed for access to a number of larger towns. Hastings (11 miles) and Eastbourne (18 miles) offer extensive shopping, seafront attractions and leisure facilities, while Hailsham (12 miles) and Uckfield (14 miles) provide convenient everyday amenities. For those who enjoy a broader choice of boutiques, restaurants and cultural venues, Tunbridge Wells (17 miles) and Brighton (28 miles) are both within easy reach. Gatwick Airport, a major hub for international travel, is approximately 38 miles away.

Families are well served by a selection of respected schools, including Vinehall School, which sits close by, as well as Robertsbridge Community College and several primary schools in the surrounding villages. The area offers a blend of state and independent options, making it a practical choice for households of all ages. For commuters, Robertsbridge Station is just a short drive away, providing direct rail links to London Charing Cross, London Bridge and Waterloo East, with journey times of around 1 hour 15 minutes. This makes the location particularly appealing to those seeking a quieter lifestyle without losing easy access to the City.

DIRECTIONS: <https://w3w.co/caller.originals.renew>



Disclaimer:

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A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Where there is reference to planning permission or potential, such information is given in good faith. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Local Authority: Rother
Services (not checked or tested): Mains Water,
Electric, Private Drainage
Tenure: Freehold
EPC: EPC Rating Please ask agent
Council Tax Band: C

Offers in Region of £1,975,000

Viewings

Strictly by Appointment Only