



## Worsham Oast Worsham Lane, BEXHILL-ON-SEA. TN40 2QP. **oieo £175,000 freehold**

A unique opportunity to purchase a derelict oast house that is considered to offer residential potential for conversion or wide development, subject to any necessary consents. Located in a semi-rural location adjoining an allocated development site and close to a recently converted complex of barns in all approximately 0.8 acre. Unconditional offers are invited for the freehold interest.

### Description

**\* DEVELOPMENT OPPORTUNITY \*** An investment opportunity to acquire a derelict oast house set within approximately 0.8 acres of ground offering potential for development or conversion/reinstatement subject to any necessary consents. Positioned along a farm track in a semi-rural location. The site adjoins an allocated development site that forms part of Bexhill expansion close to an attractive complex of barns that has recently been converted into new homes. The oast house is in a significant state of disrepair but may offer the potential for a sympathetic restoration or the redevelopment of the whole site, subject to obtaining any necessary consents. The site adjoins an allocated development area with Right of Way access over a farmtrack, subject to maintenance contributions.

Utilities including water and electric are available in the immediate vicinity and the sale will be subject to certain uplift provisions imposed by the original land owner.

### Directions

The site is approached over Worsham Lane and is located towards the end of the farmtrack on the right hand side.

### OVERAGE

There is a an overage in place, further details available through the agents.

### OFFERS

Unconditional offers are invited in excess of £175,000.

### LOCATION

The site is located towards the end of a little used farm track and extends to approximately 0.8 acres, partly tree-lined and lying as scrubland with the oast house located in the west corner.

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## ILLUSTRATIVE PLAN



Indicative site layout, subject to planning approval.

**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.