



The Old Wooyard, Whatlington Road, Battle, East Sussex. TN33 0NA. **oieo £225,000 freehold**

Set in a semi rural location approximately 2 miles from the historic High Street is an opportunity to acquire a small timber yard that is considered to offer potential for change of use or residential redevelopment, subject to necessary consents.

Description

Set on the rural outskirts of Battle, this old wooyard operated for many years and is now available with vacant possession and no onward chain. The yard comprises of a large area of hardstanding with a barn measuring approximately 28' x 14' with an attached pole barn measuring approximately 14' x 14'. Electricity and water is connected to the site.

Considered to offer potential for change of use, the site may be suitable for residential development, subject to any necessary consents. The property has a wide road frontage to an area of hardstanding that gives access to the barn and pole barn.

The grounds wrap around the rear of the property and fall away, to the side is a wooded section, all amounting to approximately 0.26 of an acre.

Directions

From our office in Battle, proceed north, turning right into Mount Street, continue over Caldbec Hill and into Whatlington Road. Proceed for some distance where the entrance will be seen on the left hand side.
What3Words: ///overlaps.sprint.treaties

BARN

28' 0" x 14' 0" (8.53m x 4.27m) Double height.

ATTACHED POLE BARN

14' 0" x 13' 5" (4.27m x 4.09m)

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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your local independent estate agent

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.