



## Lot 2 Land at Beech Farm Land, Robertsbridge, East Sussex. TN32 5EN. **oieo £350,000 freehold**

Approximately 50.8 acres of grassland comprising of six field enclosures with a dilapidated pole barn. Located close to Robertsbridge with a public footpath that leads to the mainline station and village.

### Description

This attractive parcel of undulating fields are enclosed with established trees and hedgerow with dividing streams and three woodland shaws of approximately 2.79 acres. A public footpath runs along the eastern boundary, adjacent to the railway line which connects back to the village centre and mainline station. Approached over an unadopted road the land is served by two gated access points. Easements for all services are referenced on the charges register which also includes various rights for adjoining properties. Further details available upon request.

### 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.

### NOTES

We understand that the land is classified as Grade 3 on the agricultural classification plan. Bugsell Lane is an unadopted road and purchasers may be liable for maintenance contributions.

The private drainage system and soakaway for Bugsall Cottages is located in the field.

**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.

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