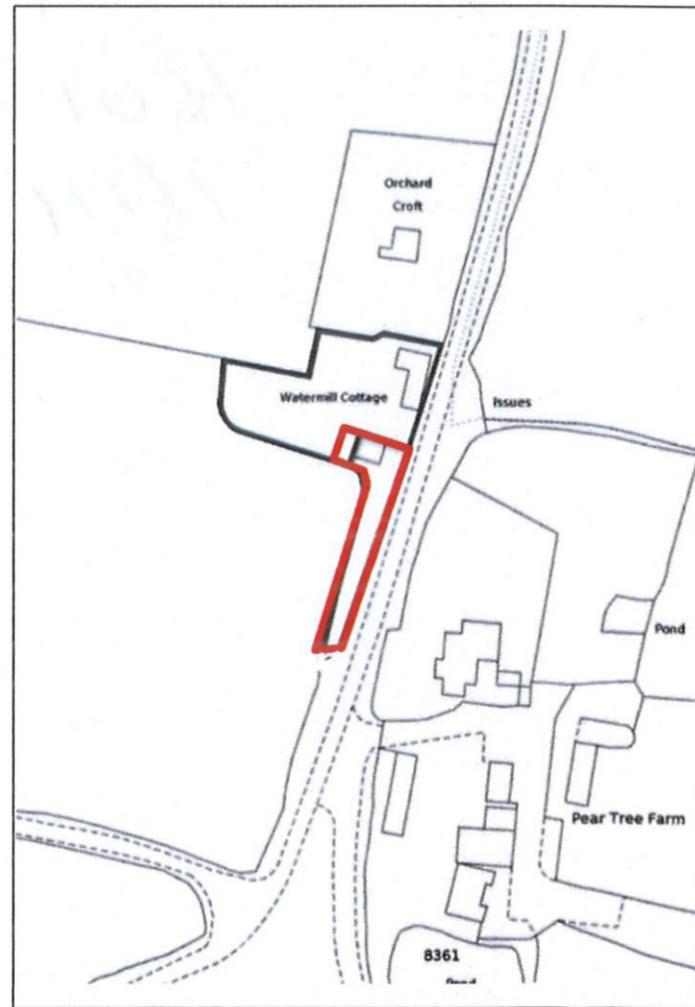


## LOCATION PLAN



Yard and Workshop adjacent Watermill Cottage, Bodle Street Green,  
Hailsham BN27 4RH

**oieo £200,000**

**freehold**

Set in a wonderful rural location on a little used country lane is an opportunity to purchase a small yard and cluster of buildings including a workshop, store and pole barn all commanding fine views and considered to offer potential for alternative use subject to any necessary consent.

Small Yard with Outbuildings Approx. 0.2 acre

Views over Farmland

Possible Potential

## Description

A rarely available yard with large area of concrete hard-standing, workshop, store and pole barn, in all approximately 183 sq.m. In recent years the site has operated as a small engineering business and enjoys a wide road frontage with a double gated entrance and four post car lift in all approximately 0.2 of an acre. Available for the first time on the open market since 1971 the location commands fine westerly views over the adjoining farmland and is considered to offer potential for alternative uses, subject to any necessary consent.

## Directions

From our office in Battle High Street proceed north taking the second exit onto North Trade Road and proceed along for some distance turning right towards Netherfield. Continue along passing Netherfield and at Woods Corner turn left signposted Bodle Street Green. Proceed along for some distance and the property will be found along on the right hand side.

What3Words:///blazing.smarter.daydreams

## AGENTS NOTES

- 1: The yard will be sold subject to an uplift clause of 20% of any enhanced value for 25 years if residential planning consent is granted.
- 2: The vendor will also impose covenants to limit certain business activities and business hours.
- 3: The incoming purchaser will be responsible for connecting new electricity and water supplies, or arranging, subject to an agreement, appropriate sub-meters from the adjoining property which is owned by the vendor.
- 4: We draw buyers attention to a covered well which is situated just inside one of the buildings.

## THE PROPERTY IS APPROACHED

through 2 five bar gates and a separate pedestrian access from a lay-by into the



## GARAGE/WORKSHOP

17' 0" x 15' 5" (5.18m x 4.70m) with connecting door to



## WORKSHOP

18' 1" x 16' 0" (5.51m x 4.88m) with shelving and benches and connecting door to

## WORKSHOP/STORE

19' 0" x 16' 0" (5.79m x 4.88m) with shelving.

## THE YARD

The concrete yard extends to approximately 25m x 10m (82' 0" x 32' 10") and houses a four post car ramp. In addition access is given to a



## POLE BARN

77' 0" x 14' 6" (23.47m x 4.42m) open sided with a small area of rough ground beyond.



**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.