

£699,000

Tylers Lane, Horney Common, Uckfield



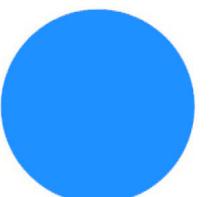
For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## Brooklands Barn, Tylers Lane, Horney Common, Uckfield, East Sussex TN22 3EJ

Garnham H Bewley are delighted to offer for sale this rare and exciting opportunity to acquire a parcel of land extending to 3 acres, with granted planning permission for a stunning detached house. Set in a tranquil and picturesque location, this land offers delightful views over the Ashdown Forest, providing an exceptional backdrop for your dream home.



### Key Features:

**Planning Permission:** Planning consent for a large detached house, designed to offer spacious and comfortable living accommodation.



**Generous Plot:** The land extends to 3 acres, offering ample space for a substantial property, private gardens, and potential for additional outbuildings (subject to consent).

**Stunning Views:** Enjoy breath-taking, uninterrupted views of the Ashdown Forest, an Area of Outstanding Natural Beauty.

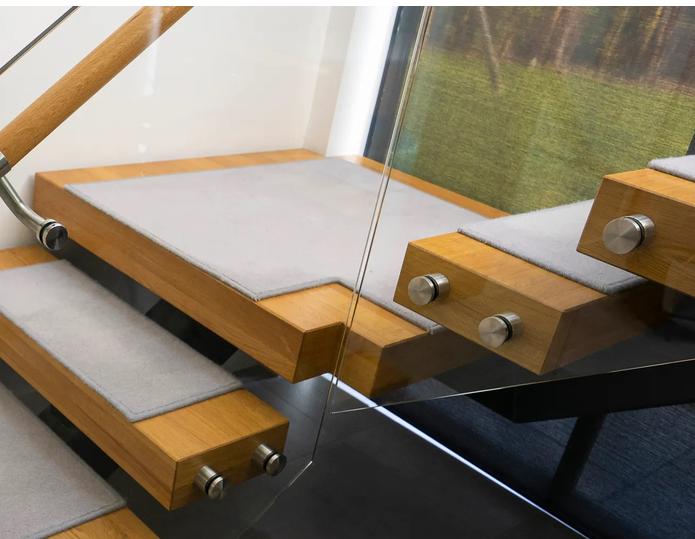
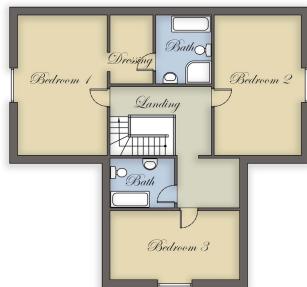
**Quiet, Rural Location:** Situated in a peaceful and secluded area, yet conveniently close to local amenities, transport links, and nearby towns.

**Large Accommodation:** The approved plans include extensive living space, ideal for modern family living with potential for multiple bedrooms, large reception areas, and bespoke design options.

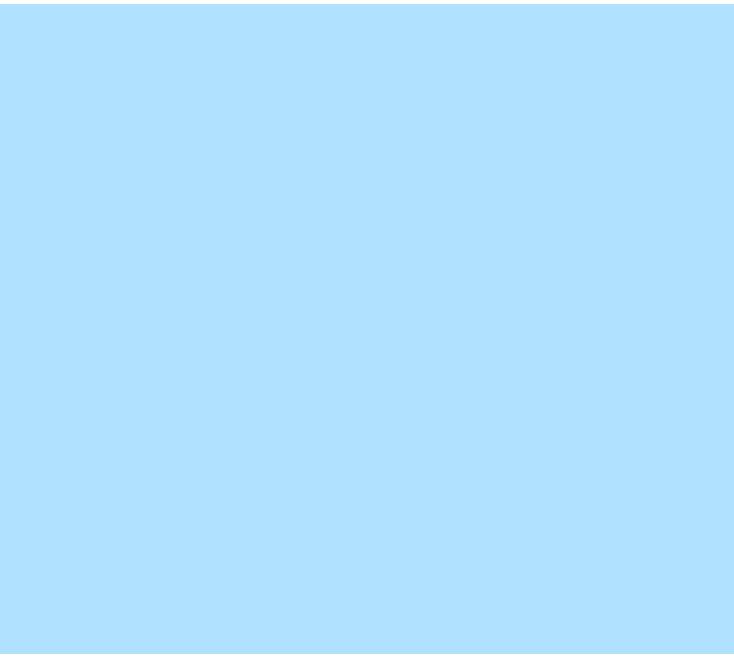
This is a unique opportunity to build a bespoke family home in an idyllic setting, with ample space for a variety of uses. Early interest is expected, so please contact us for further details and to arrange a viewing.

Planning Ref. WD/2023/0007/F

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All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

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