



EQUUS

Country & Equestrian



RENROC



RENROC, Horsted Pond Lane, Uckfield, East Sussex TN22 5TH

NO CHAIN - A detached 11 bedroom property extending to 3636 sq ft (Formerly a Care Home) set in around 4 acres (*TBV) comprising of gardens of around 1.25 acres(*TBV) and adjoining pastureland of around 2.75 acres (*TBV) situated along a lane in a rural hamlet near to the country town of Uckfield. This unique property offers a range of opportunities for a home based business or potential conversion (Subject to planning) possibly for the creation of several residential units or for AirBnB/holiday lets with the surrounding countryside offering delightful walks, cycle trails and bridle paths and the renowned Ashdown Forest National Park located just a short drive away. The property will also appeal to those seeking a significant sized home to accommodate an extended family especially if your interests are equestrian as there is ample space to add stabling and a riding arena within the grounds and paddocks (Subject to permissions). For local shops and amenities Uckfield town centre is located around 1.5 miles away also with rail station connecting to London and easy access can be gained to the A22/A26 trunk roads around half a mile away. Agents Note: Further adjoining 4 acres (*TBV) available to purchase by separate negotiation.

LOCATION & AREA AWARENESS

Little Horsted is a small, picturesque rural hamlet with primary school and attractive church and including Plashett Park Wood which is an area of ancient woodland, providing habitat for a variety of breeding birds plus a number of rarer invertebrates and flora. The location is convenient to Uckfield around 1.5 miles away and around half a mile from the junction of the A22 and A26 providing excellent road access to the surrounding area. Uckfield centre provides a wide range of shops, two supermarkets, public houses, a library, a cinema, a Community College, leisure centre with swimming pool plus rail station with services to London Bridge and London Victoria in just over an hour. The County Town of Lewes is about 7 miles to the south and provides similar facilities with the town of Haywards Heath around 12 miles away offering further shopping facilities as well as a mainline station with 45 minute service into London Bridge/Victoria.

The surrounding countryside offers delightful scenic walks and numerous bridle paths linking with the neighbouring districts and to the south between Uckfield and

Crowborough is the Ashdown Fores. Other recreational facilities within easy reach include golf at the East Sussex National, Equestrian competition centres at Hickstead, Crockstead and Golden Cross, polo at Knepp Castle, Horse racing at Plumpton and Lingfield and the coastal resorts of Brighton and Eastbourne (approx. 19 miles away) offer a range of water sports and amenities as well as marinas at both destinations. For fans of open air opera famous Glynebourne is nearby.

ACCOMMODATION - REFER TO THE FLOOR PLAN

The property extends to 3636sq ft (337sq.m) and is arranged over two floors with 6 reception rooms and 11 bedrooms (one of them on the ground floor). Clearly as a family house the ground floor could do with re-arranging as with the rooms on the first floor to include en-suites and a large family bathroom. As the receptions and bedrooms are currently configured, it would be possible to have the property divided to include an integral annexe.

Some areas in the property require attention to the fabric of the building and the whole will need re-refurbishment/decorating and modernising.

AGENTS NOTES

PUBLIC RIGHT OF WAY: There is a footpath on the middle field which runs along the hedge from the lane to the East Sussex National Golf Course. This could be fenced off to separate live stock if so desired.

EAST SUSSEX NATIONAL GOLF COURSE & CLUB/HOTEL: There is a strip of land (approx. vehicle width) which the Golf Club owns and runs across the far field from the lane to the the Course. This is currently unmarked and not fenced and shows no signs of use but could easily be fenced to segregate the boundary.

PROPERTY BOUNDARY & PYLONS: We understand that the field boundary runs along the pylon wire furthest from the house and therefore will need fencing to reflect the actual boundary.

PYLONS: Please do not view the property if they are going to be an issue. The price reflects the pylons proximity and the current condition of the property.

LAND & GROUNDS

The house itself sits in approx. 1.25 acres (*TBV)of gardens



with pond. The balance of the acreage is pastureland amounting to around 2.75 acres (*TBV) making the total plot approx 4 acres (*TBV) .

A further adjacent 4 acres (*TBV) of pastureland is also available for sale by separate negotiation with the vendors.. The acreage stated at the property is *TBV – (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. Where available a Title Plan from Land registry will have been acquired showing the boundary and acreage. Otherwise an online measuring tool will have been used to 'check' the acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements at their own cost by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

SERVICES & OUTGOINGS

TENURE: Freehold

LOCAL AUTHORITY: Wealden District Council

SERVICES: Mains electric, water. Oil fired central heating. Clearwater Sewage Treatment Plant/System.

TAX BAND: G

EPC RATING: D 57/80

HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase: www.goodschoolsguide.co.uk - www.homecheck.co.uk www.floodrisk.co.uk - www.environment-agency.gov.uk - www.landregistry.gov.uk, www.homeoffice.gov.uk, www.ukradon.org

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors Agent

Equus Country & Equestrian

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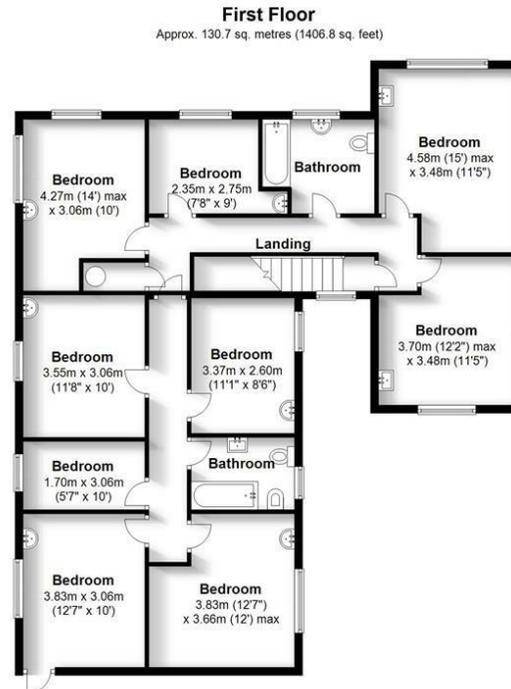
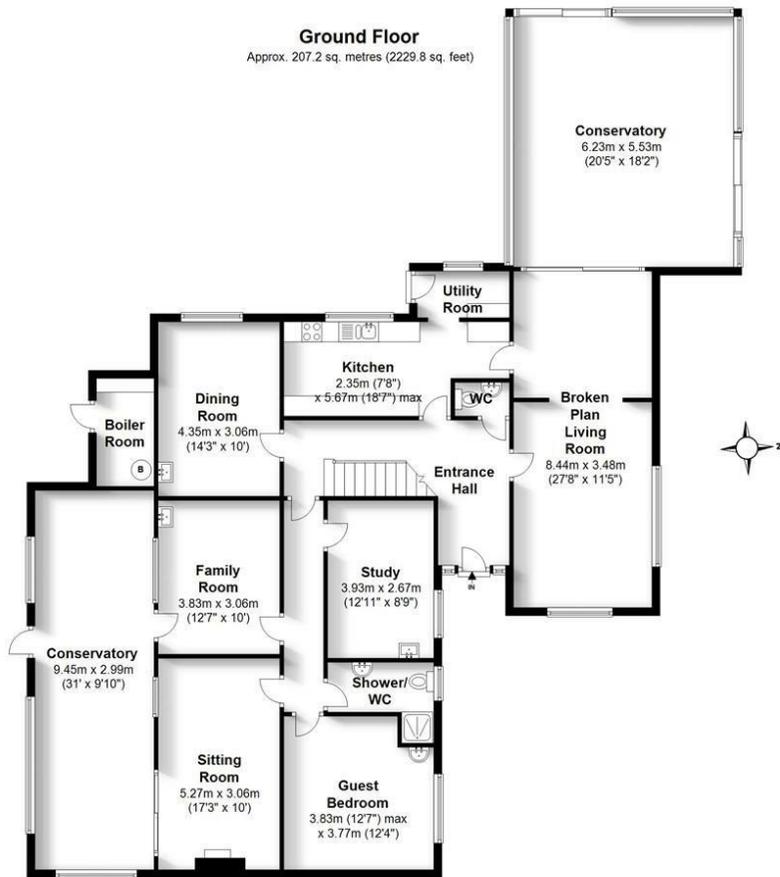
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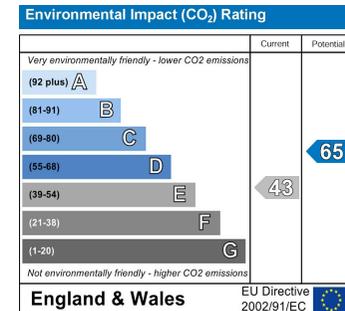
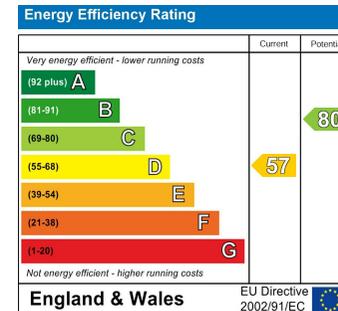
DIRECTIONS

From the A22 Uckfield bypass, heading either North or South take the A26 to Lewes off the Little Horsted Roundabout signposted Horsted Place Hotel/Lewes/Brighton/Newhaven ; after a short distance (200m) take the next right turn into Horsted Pond lane. Continue for 0.4m and the property will be found on the left hand side.

Offers in the region of £775,000



Total area: approx. 337.9 sq. metres (3636.6 sq. feet)
Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.



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