



Outline
Planning Consent
recently granted

The Paddocks

Ingrams Farm, Bexhill Road, Ninfield, East Sussex, TN33 9EE

A high quality residential development opportunity for 9 private homes within a well-screened paddock in Ninfield

THE PADDOCKS

Ingrams Farm, Bexhill Road, Ninfield, East Sussex, TN33 9EE

An exceptional opportunity to acquire approximately 2.88 acres (1.17 ha) of well-screened and secluded development land with outline planning permission to deliver a high quality, low density residential scheme of 9 units



The Paddocks



Ninfield and its surrounding countryside



Nearby Coastal Views



The attractive village of Ninfield

SITUATION

The Paddocks is situated on the easterly edge of the attractive rural village of Ninfield which is home to a number of local schools, a post office and local shop, recreation ground and two pubs.

Close to the village centre, the site sits just off the eastern border of the A269 Bexhill Road, surrounded by far reaching picturesque Sussex countryside and close to the border of the High Weald Area of Outstanding Natural Beauty.

The Paddocks lies just under 3.5 miles southwest of the historic market town of Battle and only 3 miles northwest of Bexhill-on-sea which boasts attractive stretches of beach and coastline, as well as many scenic coastal walking routes.

ACCESS

The site is to be accessed at its westernmost boundary via a right of way over a recently permitted development at Ingrams Farm which is now being constructed by Optivo.

There is also the opportunity for an alternative private access to The Paddocks at its southern boundary via Ingrams Lane which leads to the A269 trunk road (subject to obtaining the necessary consents).

Bus services connect Ninfield to popular towns such as Battle, Bexhill, Hailsham, Hastings and Eastbourne. Battle train station (under 4 miles/ 10-minute drive) offers direct services to London taking around 1 hour 15 minutes.

DESCRIPTION

An exceptional opportunity to deliver 9 private dwellings over 2.88 acres in a desirable semi-rural setting with beautiful rolling countryside, coastline, and historic towns all within a stone's throw. Both access and service provision for the development have been pre-agreed via the neighbouring development scheme.

The freehold sale comprises a flat paddock measuring approximately 2.35 acres and the adjoining section of Ingrams Lane measuring approximately 0.53 acres, which leads from the development site to Bexhill Road. Outline planning permission has very recently been granted for a high quality, well planned residential scheme of mixed sizes.

DESIGNATIONS

The site is not subject to any major national statutory or non-statutory designations.

There is a public right of way crossing the site.

PLANNING

The site lies within the administrative boundary of Wealden District Council. It benefits from outline planning consent granted in October 2021 for 9 residential dwellings (4No. Two Storey Detached, 3No. Two Storey Terraced, 2No. Single Storey Detached) under application reference WD/2019/2716/O.

This includes access and service provision via an easement corridor and right of way over the neighbouring development, which is now under construction.

GRID REFERENCE

X570979 , Y112052

TENURE

The freehold is being sold with vacant possession upon completion.

AML

In accordance with applicable anti-money laundering regulations, Batcheller Monkhouse will require certain information from the successful bidder. When submitting an offer for the property you agree to provide such information reasonably required.

DATA ROOM - SELLERS' PACK

As part of this sale Batcheller Monkhouse have prepared a password protected data room which includes

- Technical Pack
- Legal Pack
- Drone footage with interactive 360° panoramic aerial shot of the site

Access can be provided upon request.



The Paddocks



Picturesque Surroundings



Rolling Countryside to the South



Site Layout

Viewings

By prior appointment only with the sole agents, Batcheller Monkhouse.

For more information or to arrange a viewing, please contact:

Scott Smith MRICS AssocRTPI on 01892 577433 or email s.smith@batchellermonkhouse.com or

Josh Pearson BSc (Hons) on 01892 577434 or email j.pearson@batchellermonkhouse.com

METHOD OF SALE

We are seeking unconditional offers subject to contract only for the freehold interest of the site.

Offers should be for a fixed amount and unrelated to any other offer. The vendors retain the right not to accept the highest or indeed any offer.

When submitting your offer please provide the following information:

- Confirmation of how the purchase is to be funded.
- Whether board approval is required and if so whether it has been sought prior to the submission of the offer.
- Confirmation that the section 106 and CIL obligations have been taken into account.
- Confirmation that the contents of the Sellers' Pack has been fully read and accepted
- The amount of deposit being offered along with any related conditions.
- Estimated timescale for exchange and completion.
- Solicitors acting in the transaction.

Offers will be deemed to have been made with full consideration of the information available within the Data Room and the Wealden District Council planning portal.



Site Location

OFFERS INVITED BY INFORMAL TENDER

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com



Surrounding Village and Countryside



Nearby attractions

Viewings:

For more information or to arrange a site inspection, please contact:



Scott Smith MRICS AssocRTPI
Tel: 01892 509280
Mobile: 07545 960040
s.smith@batchellermonkhouse.com



Josh Pearson BSc (Hons)
Tel: 01892 577434
Mobile: 07469 680136
j.pearson@batchellermonkhouse.com

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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The Paddocks from the West

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