

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated on the rural outskirts of the Broad Oak village off Gotham Lane where there is a gate and field access off the lane.

A parcel of land is for sale which measures approximately 10 acres (to be verified, buyer to confirm). The following information below has been provided by the vendor, any interested parties should consult their solicitor or legal representative and satisfy themselves with the implications and liability associated with the land.

The land is currently unfenced and has no water supply and the area has not been managed.

The land was formerly owned by UKLI who split the land into 76 plots and 33 were sold on separate Titles therefore there is no clear Title to the land. There is a public footpath that crosses the land running east- west and there is also a right of access for maintenance to a large metal electricity pylon to the south from Gotham Lane.

There is a Section 4 notice restriction on the land which requires approval from the Secretary of State to make any changes including fencing. Therefore, there is no development proposal and the use would be for amenity only.

All enquiries must be made by email to this office to jason.stubbs@phillipsandstubbs and viewings will then be arranged via the vendor on agreed days.

Price guide: Offers invited

Land at Goatham Lane, Broad Oak, Brede, East Sussex TN31 6EY





Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



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