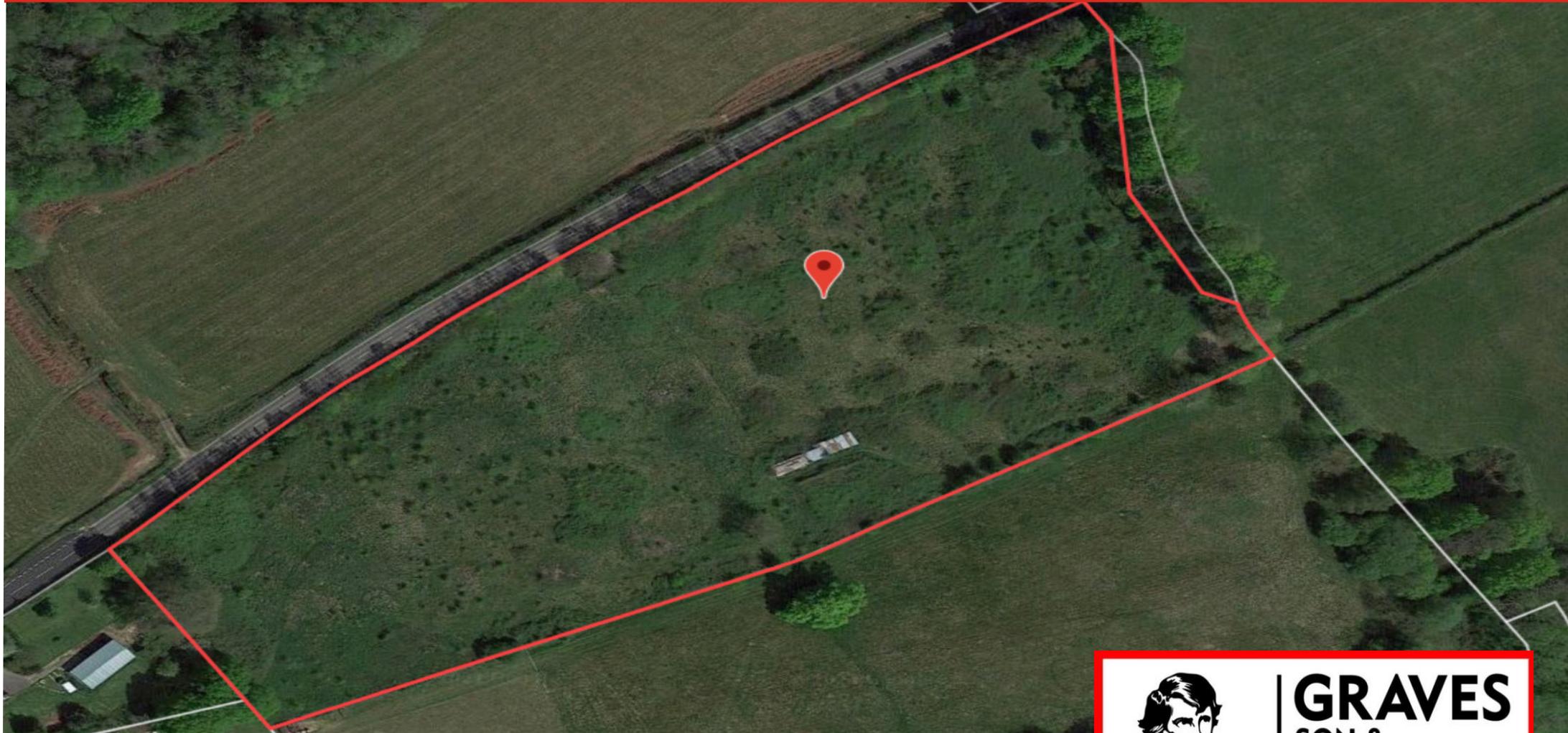


AGRICULTURAL LAND

FOR SALE

FREEHOLD - Suitable for alternative uses
(Subject to necessary planning consents)



COOPER'S LAND, COOPER'S HILL

BURWASH, EAST SUSSEX, TN19 7LF



**GRAVES
SON &
PILCHER**

01273 321 123 GSP.UK.COM

Location

The land lies east of the village of Burwash Weald, Etchingham and is within an Area of Outstanding Natural Beauty (AONB). It is a broadly rectangular plot, adjacent to Ghyll Farm in Burwash and has road frontage to the A265.

Accommodation

A freehold parcel of agricultural land of approximately 7.48 acres (3.03 hectares) in size.

Potential redevelopment or change of use

A planning application was rejected for a residential development scheme on the site in 2013 by Rother District Council. However, alternative schemes or uses for the site may now be considered more suitable, including leisure and green economy uses, subject to planning permission being granted by the local planning authority.

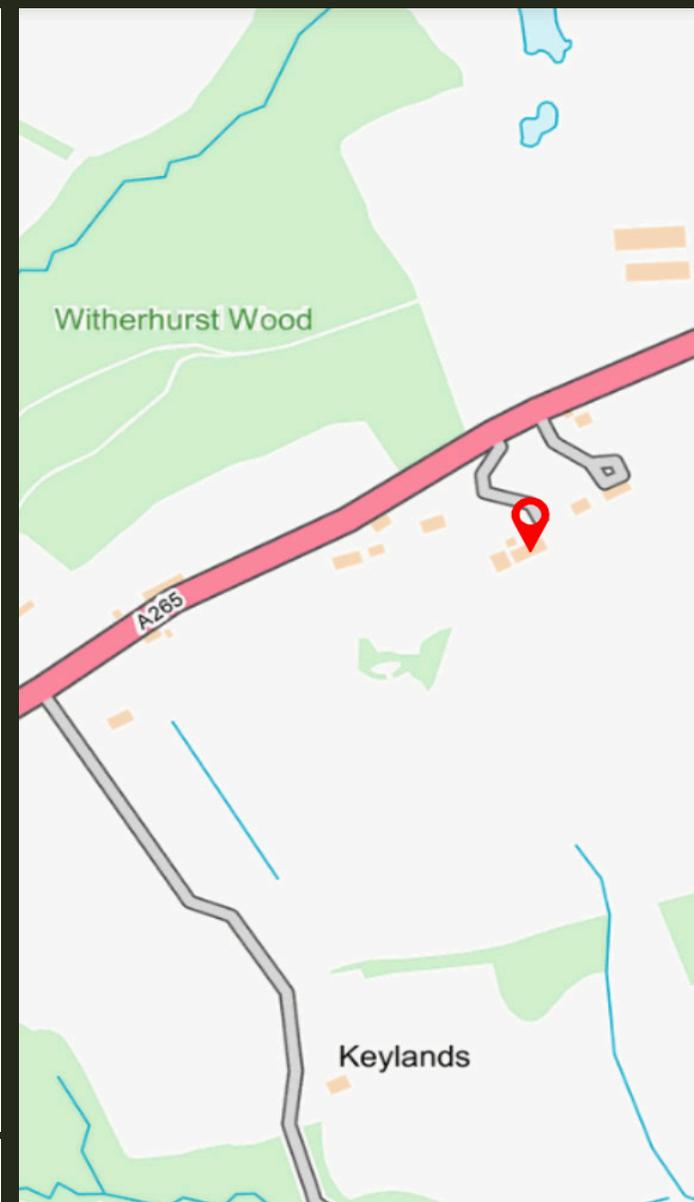
An overage clause will be inserted within the sales contract requiring the buyer to pay 30% of any uplift in value over the next ten years as a result of planning permission being granted for the redevelopment or a change of use of the site.

A private nature reserve

Alternatively, the biodiversity of the land could be improved through grassland management, tree planting, wildlife pond creation and a rewilding scheme, to provide a wonderful private area to enjoy local flora and fauna.

Terms

Offers invited in excess of £250,000 for the freehold interest.



Viewing by appointment with sole letting agent GRAVES SON & PILCHER LLP



01273 321 123 www.gsp.uk.com



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