



chartered surveyors
and property consultants

Land & Buildings at White House Farm • Battle Road • Netherfield (Battle) • East Sussex TN33 9QH

Potential Residential Development Opportunity - subject to planning

Approximately 3.7 acres in all with over 12,000 sq ft (1115 sq m) of commercial space



**chartered surveyors
and property consultants**

Location

Netherfield is a village situated approximately 3 miles North West of Battle. The A21 is approximately 3.5 miles to the North east at Johns Cross. Junction 5 of the M25 is then a further 30 miles to the North. From Battle there are main line train services direct to London Bridge, Waterloo East, Cannon Street and Charing Cross. This property has good frontage to Battle Road (B2096).

Description

This property comprises a small rural industrial estate converted from former chicken sheds, and providing a 14 self - contained unit, totaling approximately 12,000 sq ft, with ample parking and yard space, all in around 1 acre. Directly to the north of the commercial area is a field extending to approximately 2.7 acres and includes an area of land directly fronting the Battle Road, to the east of The White House (Thistle Cottage), perhaps suitable for direct access to any development to the rear of the commercial area.

Planning

Netherfield is situated in Rother District Council. The whole site is an Area of Outstanding Natural Beauty (AONB). There was planning approval granted on a parcel of land adjoining the eastern boundary and accessed from Darvel Down. This consent was granted in October 2018 and is for 25 new dwellings being a mix of semi detached and terraced housing. The application states the site area is around 2.46 acres, which equates to a density of around 10 house per acre.

Proposal

On behalf of our client we are inviting proposals from experienced developers and housebuilders to pursue a planning consent for a comprehensive development of the site for residential or mixed use, under an option or promotion agreement.

Viewing Arrangements

Strictly by appointment through our office as the site is currently tenanted with several occupiers.



Main entrance



Road frontage - east of White House

Rear field





chartered surveyors
and property consultants

Land & Development

Contact Rupert Farrant
or Julie Chalmers on
01892 552 500
rupert@durlings.co.uk
julie.chalmers@durlings.co.uk
www.durlings.co.uk

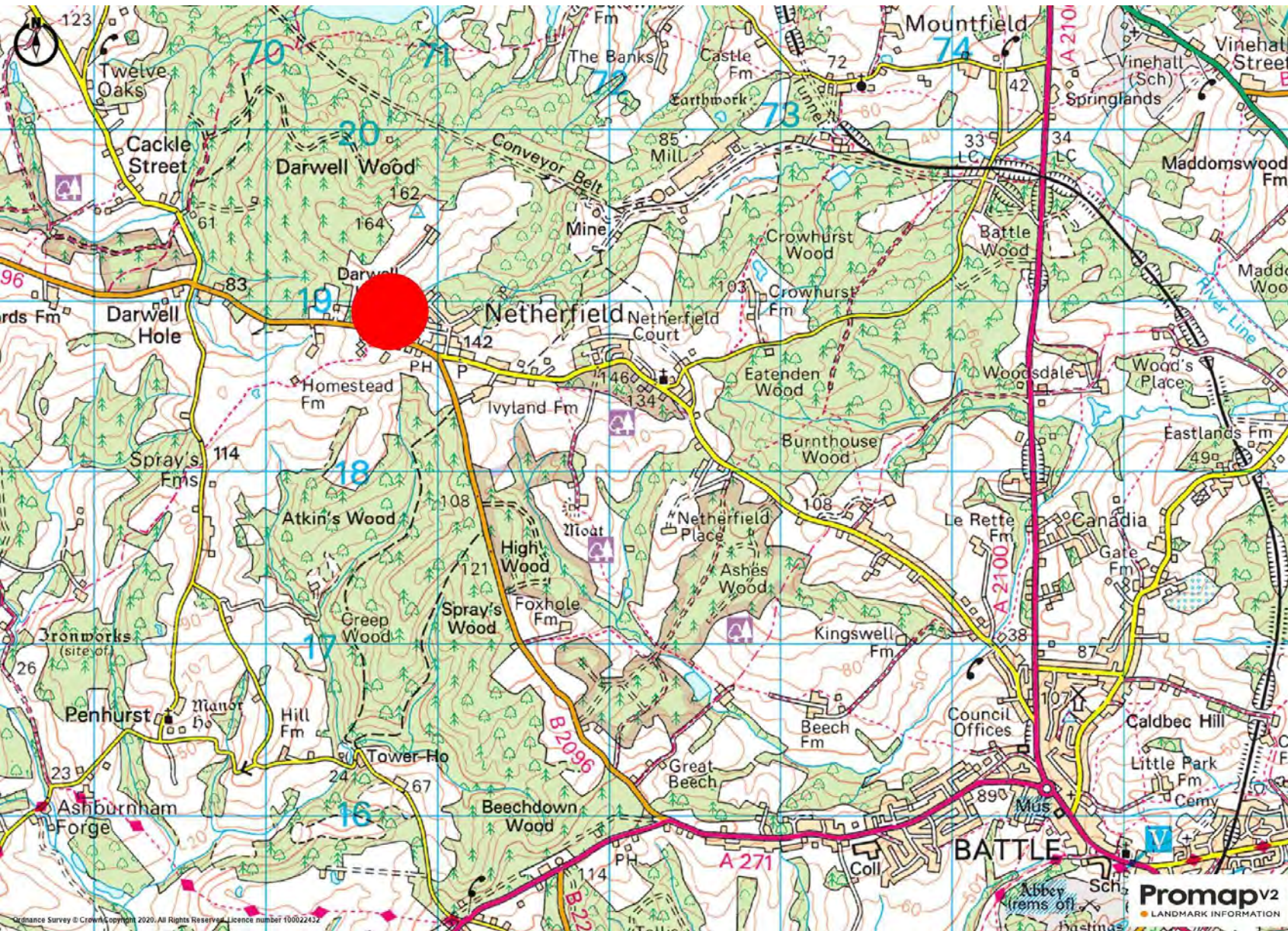
22 Mount Ephraim Road,
Tunbridge Wells,
Kent TN11 1ED



RICS

The mark of
property professionalism worldwide

Disclaimer – See website – www.durlings.co.uk



Ordnance Survey © Crown Copyright 2020. All Rights Reserved. Licence number 100022432

Promap v2
LANDMARK INFORMATION