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# LOT 57

## The Old Barn, Downash Farm, Rosemary Lane, Flimwell, Wadhurst, East Sussex TN5 7PS

### Freehold Vacant Barn with Planning Consent for Private Equestrian Use

#### Location & Description

Off a quiet country lane close to the leisure amenities of Bewl Bridge Reservoir and Dale Hill Golf Club about 1 mile from the villages of Ticehurst and Flimwell (A21). Stonegate main line station is about 5 miles away. The barn, which has outstanding views, is approached via a drive leading from Rosemary Lane to Downash Farm and thereafter a track leading to the barn.

#### Accommodation

Barn, steel frame and timber construction with pitched tiled roof: 1,720 sq ft (160 sq m) approximately

**TOTAL SITE AREA:** 0.32 acre approximately

Offered **VACANT**

#### Planning

Consent has been granted by Rother District Council (RR/2009/1516/P) for change of use to private equestrian comprising 6 stables, tack room and hay store.

#### Note

Included in the sale is a share of the use of adjoining fields extending to about 20 acres.

**CONTACT: 020 7228 5864**

#### Joint Auctioneer

Watsons

Tel: 01435 865077

**GUIDE PRICE: £40,000 plus**