



POSTCODE OF NEAREST PROPERTY: TN3 9JX
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TRAVEL & TRANSPORT

- ◆ Off the A26 Eridge Road
- ◆ 0.5 miles to Eridge Train Station *
- ◆ 6.5 miles to the A21
- ◆ 9.0 miles to the A22
- ◆ 14.0 miles to Junction 5 of the M25
- ◆ 17.7 miles to London Gatwick Airport

* Journey Times: 6 mins to Crowborough; 11 mins to Cowden; 18 mins to Uckfield; 42 mins to East Croydon; 59 mins to London Bridge

LOCATION

- ◆ 3.0 miles to Crowborough
- ◆ 3.5 miles to Royal Tunbridge Wells
- ◆ 6.3 miles to Cowden
- ◆ 7.6 miles to Tonbridge
- ◆ 10.1 miles to Uckfield
- ◆ 10.1 miles to East Grinstead
- ◆ 11.4 miles to Lingfield
- ◆ 12.4 miles to Sevenoaks
- ◆ 17.4 miles to Crawley
- ◆ 18.2 miles to Maidstone
- ◆ 32.1 miles to Central London

Eridge is a small village situated on the border of East Sussex and Kent between Uckfield & Tunbridge Wells. It is picturesque village with far-reaching views across the Kent and Sussex countryside with great access to public woodland and trails.

Although Eridge is in East Sussex, its post town of Tunbridge Wells is in the county of Kent.

Royal Tunbridge Wells is a large and popular tourist town, home to several shopping areas including the historic Pantiles and the award winning Royal Victoria Place Shopping centre. Tunbridge Wells enjoys a vibrant nightlife with a wide variety of bars, clubs and restaurants.

The borough of Tunbridge Wells benefits from a healthy economy with high employment, low crime rates, good educational attainment, and one of the highest quality environments in Britain. This has led to Tunbridge Wells once being voted the third best place to live in a Channel 4 television programme.

The land directly adjoins and runs alongside the A26 which carries traffic from Maidstone to Newhaven, through Tunbridge Wells and Uckfield.

The A26 also connects the site to the A21 and A22, both of which provide access to London and the coastal towns of Hastings and Eastbourne.

There is a bus stop near the entrance to the land on the A26 that provides frequent and fast services to Crowborough in 10 minutes and to Royal Tunbridge Wells in 19 minutes.

Nearby Eridge Train Station provides direct services to London in under an hour.



LAND VALUES

The supply of farmland to the market in last quarter is down 42% compared to the first quarter of 2016, and *down* 38% compared to the long-term average.

Demand for land remains robust – especially from investors looking for more than a ‘safe’ investment in uncertain times – and this together with the diminishing supply, may help **strengthen land values**.

HOUSE PRICES

The land is situated in an extremely affluent area where land and property values are amongst the most expensive in the UK.

House prices in the area are 106% above the county average, 72% above the regional average and **128% above the national average**. These premium house prices reflect the desirability of Eridge as a place to live and own property – including land.

PLANNING

The land is designated as Greenfield and falls within the High Weald Area of Outstanding Natural Beauty (AONB). Any development would be subject to the appropriate planning permission.

LOCAL AUTHORITY

Wealden District Council
Council Offices
Vicarage Lane
Hailsham
Sussex
BN27 2AX

EQUESTRIAN & LEISURE

The site is well placed for leisure activities.

Route 21 of the National Cycle Network – and also a bridle path and footpath – passes alongside the northern boundary of the site. The route runs from Greenwich, London to Crawley, then to Groombridge and onto Eastbourne.

To the east of the land lies Eridge Park; a beautiful country estate steeped in history and the largest open deer park in England. With extensive facilities set in 3,000 acres of glorious private parkland, Eridge Park is the perfect setting for country pursuits, game and country fairs, sporting competitions and camping.

The site is situated in the heart of the stunning High Weald countryside. Several long distance footpaths and bridleways cross this Area of Outstanding Natural Beauty, providing access to numerous castles, beautiful parks and gardens, ancient woodlands and nature reserves.

For the racing enthusiast Lingfield Park Racecourse lies further afield. It is best known as an all-weather flat-racing course; just one of five in the UK and one of the busiest in Europe.

Set in 450 acres of beautiful countryside, Lingfield Park is more than just a racecourse. With a premier 18-hole golf course, a sports and leisure club and outline planning permission to build an integrated four star hotel; it is one of the most exciting racecourses in the UK.

ACCESS

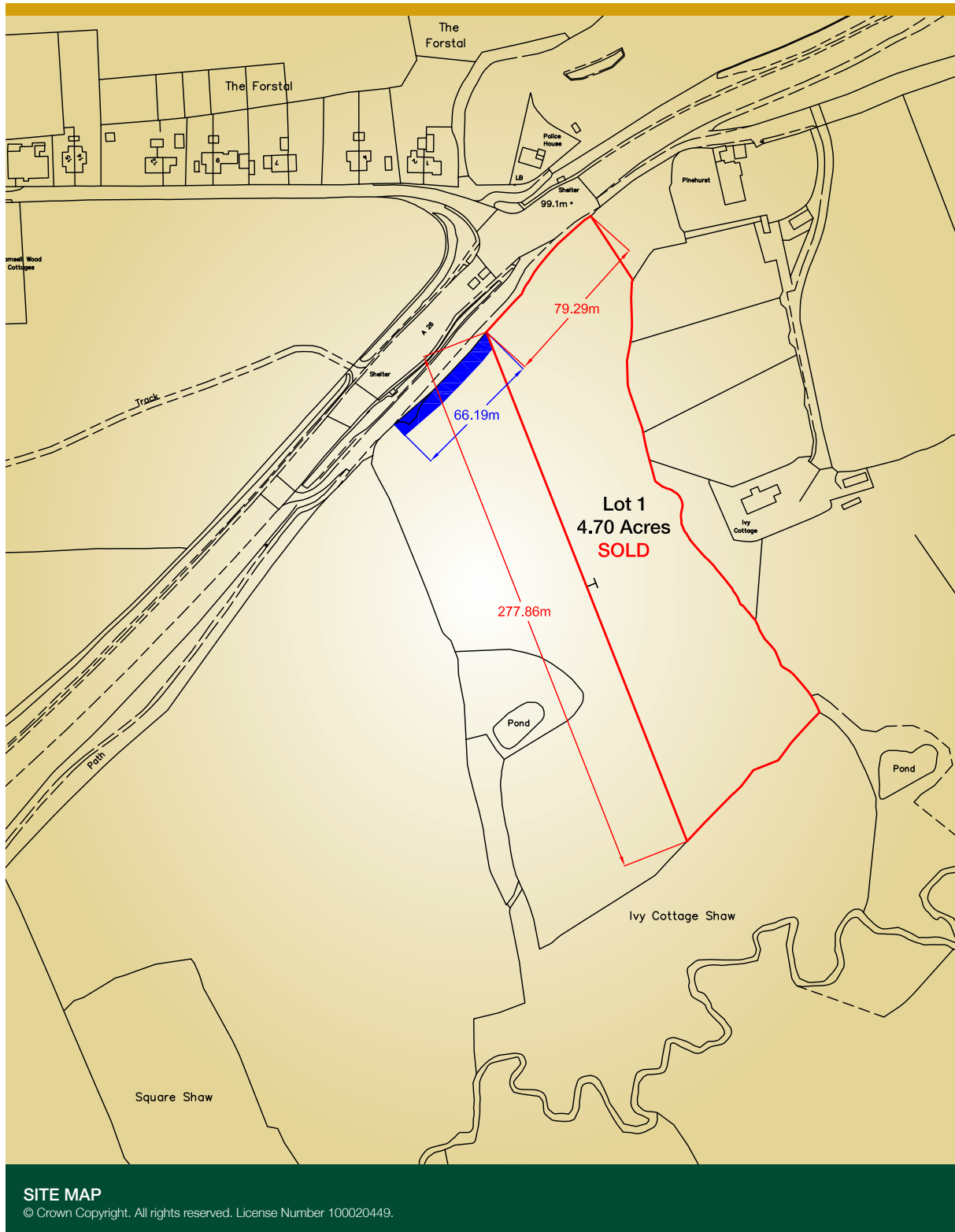
The land benefits from gated access off a long lay-by beside the A26. Full vehicular right of way is provided to the land via an easement (*shown blue on the site plan*).

METHOD OF SALE

The land is offered for sale by private treaty as a whole or in lots. The freehold is available with vacant possession on completion.

VIEWING

To arrange a site visit, please call 01727 701303 or email enquiries@vantageland.co.uk.



THE PROPERTY MISDESCRIPTIONS ACT 1991

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