

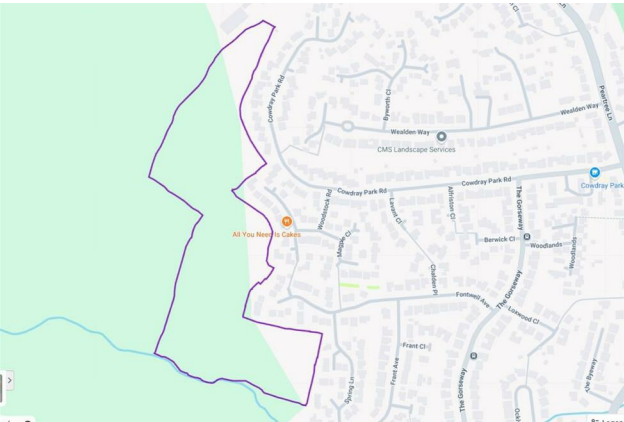
The background of the entire page is an aerial photograph. On the left side, there is a large, open green field. To the right of the field is a dense line of trees. Further to the right is a residential area with many houses and streets. A purple line is drawn on the map, outlining a specific area of land that is adjacent to the green field and the residential area.

Land Adj Spring Lane, Bexhill-On-Sea, TN39 4ET

Price £375,000

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LITTLE COMMON BEXHILL. A parcel of land located on the fringes of Little Common at Spring Lane and Fontwell Avenue. A large part of the site (Northern Part marked in Orange) is Ancient Woodland and it forms a natural buffer between open countryside and established residential developments. Access to the site is by pedestrian access. An idyllic location with a stream cutting through the southern part of the site. Are you the new Robin Hood, if so just give me a call on 07974 380070 or email me on patrick@ariesland.net



LOCATION

LITTLE COMMON BEXHILL ON SEA. A parcel of land situated on the fringes of the Little Common village, set behind an established residential development OFF Spring Lane and Fontwell Avenue. Little Common has a busy centre with local shops and facilities, Primary School and the lovely Broad Oak Park home of picnics, walks and county football and cricket. The woods provide a leisure facility for the owners. Further afield there is Cooden Beach with its seafront and beach and also there is a mainline railway station thats serves Cooden Beach. Road access is good linking the area to neighbouring towns including, Bexhill town centre, Battle, Eastbourne and Hastings.

PROPOSAL

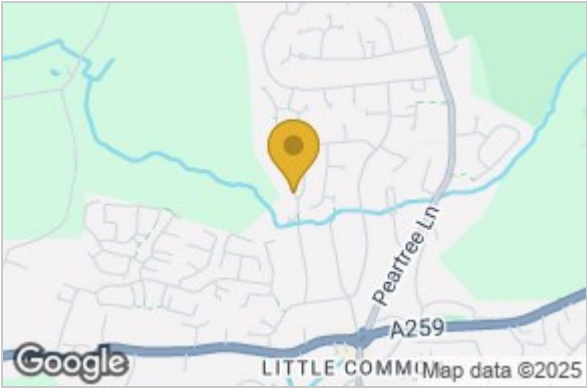
The site is split into two parts. Total space is 17.1 acres. The upper part, see picture showing the part that is Ancient Woodland (shown in Orange) measuring 4.5 acres and so by owning this land you would be able to help preserve this woodland. So, What do you get? Well you get a piece of land that you and your family can enjoy, take picnics there, maybe camp out in the woods and use it for leisure. Please note that the area highlighted in orange, is Ancient Woodland. National policy and guidance stipulates that such areas should be preserved.

TITLE NUMBER

SX368990

LOCAL AUTHORITY = ROTHER
DISTRICT COUNCIL
COUNTY COUNCIL = EAST SUSSEX

Area Map



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Money Laundering Regulations

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information of the payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due dilligence on all our clients to confirm their Identity, Proof of Funds, the Source of those Funds being used to purchase the property and Beneficial Ownership of the property. We will request the following information from you to be able to proceed with the sale or purchase of the property. Photographic copies of your ID (Passport & Drivers Licence), proof of residence, proof of funds and the source of funds and these checks will be carried out once instructions are received or an offer has been received. We will use an Online Verification service to assist in obtaining this information and a record of the seqarch will be retained by us. This is not a credit check and will not affect your credit history. We may make a small charge to cover our costs.