

Plot at The Former Hay Wagon Inn, Hartfield



Land for sale in the sought-after village of Hartfield, with planning permission granted for a superb detached 4-bed dwelling of circa 3500 sq ft. The property sits within a plot extending to 0.34 acres.

Planning Permission

Further details on the planning can be found at: wealden.gov.uk/planning, quoting reference: WD/2023/2621/FA

Situation

The property is situated in the heart of the picturesque village of Hartfield, which has a lovely sense of community, and within the Weald of Sussex, which has been designated as an area of outstanding natural beauty. It is conveniently located off the main High Street, within easy walking distance of all local amenities, including a store, primary school, nursery school, health centre, church, two public houses and the famous 'Pooh Corner' tea rooms/shop. Ashdown Forest, with its many scenic walks and Winnie the Pooh's 'Poohsticks Bridge,' is just over a mile away.

Forest Row offers a good range of shopping facilities with a wider range of shopping and leisure facilities available at Tunbridge Wells and East Grinstead. East Grinstead and Cowden stations serve London Bridge/Victoria with Tunbridge Wells and Tonbridge serving Charing Cross/Cannon Street.

There is an excellent choice of schools in the area in both the state and private sectors. Recreational facilities include golf at the Royal Ashdown in Forest Row, East Sussex National at Little Horsted and The Nevill at Tunbridge Wells.

Distances

Cowden station 4.3 miles (London Bridge from 53 minutes, Forest Row 4.3 miles East Grinstead station 8.6 miles (London Bridge from 54 minutes), Tunbridge Wells station 8.9 miles (London Bridge from 44 minutes), London 48.1 miles, Heathrow Airport 48.9 miles. (All times and distances are approximate).



Directions (TN7 4AB)

From Tunbridge Wells, proceed on the A264 through Langton Green, joining the B2110 through Groombridge and Withyham. Continue into Hartfield and on to the High Street (B2026) and after a short distance, take the next left (past the Former Hay Wagon Inn), and continue on for a short distance (following this track along), where the plot is located at the end.

Property information

Local Authority Wealden District Council Tel: 01323 443322

Viewings Strictly by prior appointment with Knight Frank, LLP



Front Elevation



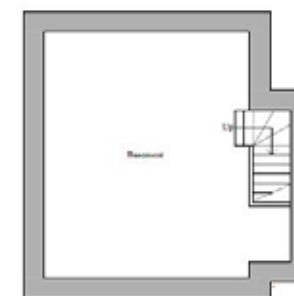
Rear Elevations



Ground Floor Plan
(GIA 175.8m²)



First Floor Plan
(GIA 154.3m²)



Basement Plan
(GIA 33.7m²)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated [March 2024]. Photographs and videos dated [March 2024].

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