



**Land at Rear of Picketts Meadow Farm
Picketts Lane, Uckfield TN22 3EG**

**FOR SALE
VIA AUCTION**

Equestrian Land with Paddocks, Stables and Riding Arena

- Approximately 15.43 acres of equestrian land
- Small complex of agricultural buildings and stables
- Riding arena
- Freehold with vacant possession
- Located next to the A22

ON LINE AUCTION WEB LINK

Bidding opens on 13 October 2025





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Location

The land lies within the High Weald area of outstanding natural beauty on the rural outskirts of the popular village of Nutley. Picketts Lane features a number of large detached dwelling and is well positioned for road links on the A22. Furthermore, the land is found close to Ashdown Forest which provides extensive hacking opportunities.

Description

A rare opportunity to purchase approximately 15.43 acres of gently sloping equestrian land on the outskirts of the rural village of Nutley.

The land is divided in to a number of paddocks, marked by electric and part timber fencing, whilst there is also a riding arena measuring 20m x 40m, located adjacent to the stable complex.

The small complex of agricultural buildings includes a former brick-built cowshed which is in part used as stabling and part as a store, whilst there are further timber stables included together with a pole hay barn.

The property is accessed via Picketts Lane, with a shared concrete drive then extending around the brick building.

It is understood that there was previously an additional access to the land from the A22, however this has not been used recently and would therefore need to be re-established.

Services

The site is not currently served by an independent mains water supply or electricity supply, as these have previously been taken from an adjacent dwelling, and this agreement will cease on sale. Purchasers will therefore need to establish new mains supplies.

Tenure

Freehold with vacant possession.

Guide Price - £395,000.

The land is to be sold subject to any wayleaves, covenants and rights of way that may exist. All sporting, timber and mineral rights are included in the sale insofar as they are owned for the benefit of the owner.

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Legal Fees

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
01273 727070

Ian Kitson
ian.kitson@cheffins.co.uk
01223 271942

www.flude.com

