



Black Hill

Crowborough, East Sussex. TN6

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A wonderful equestrian property, the home of the Ashdown Forest Riding Centre set in the middle of Ashdown Forest

- Farmland
- Woodland
- 3 Ponds
- 2 Log cabins

About 57 Acres

The communal areas shared by the freeholders include the use of:

- Major portion of the big barn
- Sand school
- Outside WC
- Access road

Exclusive use of the communal areas include:

- Lean-to barns to the side and back of the big barn
- 3 Stables
- 3 Isolation boxes
- Office
- Parking

The purchase price will include live and dead stock, chattels and goodwill.



Property

The home of the Ashdown Forest Riding Centre and Anderida Stud which has a licence from the conservators of Ashdown Forest to operate a trekking establishment since 1997. This is a unique opportunity to acquire one of only three licenced riding schools located in a magnificent position on Ashdown Forest with direct access to 6500 acres of unrivalled riding considered perfect to accommodate riders of all ages and abilities. This licence is personal to the vendor. The centre having 11 horses and ponies. The farm is divided into paddocks of various sizes all with access off a central track. Water is connected to all the paddocks to the north of the track. Running through the middle is Kingø Standing Gill with 3 ponds, the main 2 contain fish. Overlooking the top 2 ponds are 2 log cabins used for glamping and there is potential for further log cabins subject to planning.



The Communal Areas

The communal area comprises the access lane, the buildings and the sand school in the centre of the farm. The vendor has full right of access, use of a major portion of the main barn (120ø x 70ø), a 60ø x 20ø sand school, outside WC, the lean-tos to the side and back, 3 stables, 3 isolation boxes, office and a parking area.



Easements and Wayleaves

The property is offered for sale subject to, and with the benefit of all wayleaves and easements whether specifically mentioned in these particulars or not.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the vendor's agent and the purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor their agents will be responsible for defining the boundaries or the ownership thereof. The area edged red is freehold with vacant possession upon completion. The area shaped green is the communal area, which the vendor has a share in the freehold and will transfer or assign his interest. The blue area is unregistered land.



Local Amenities & Communications

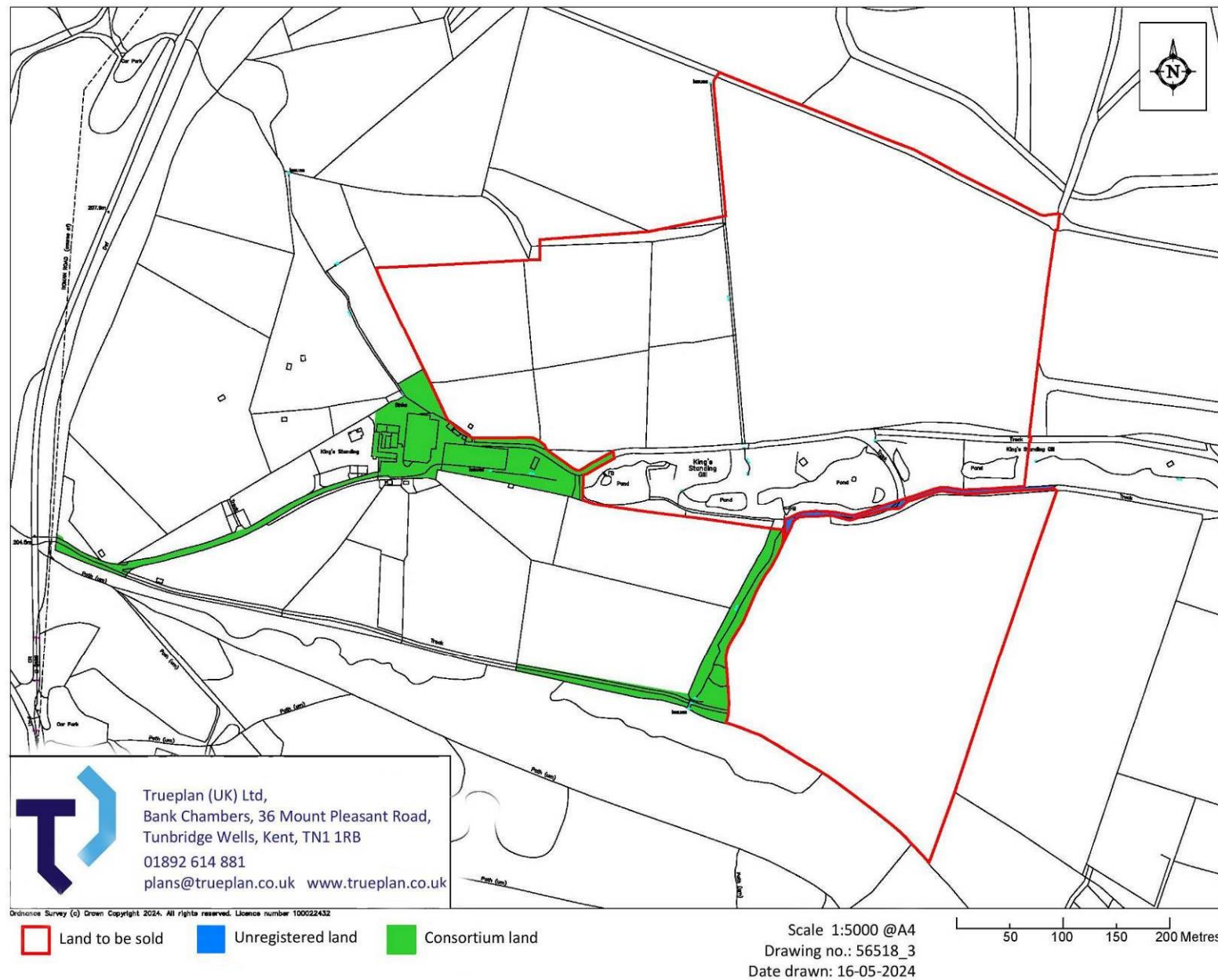
The property is located in an absolutely fabulous position within Ashdown Forest, which offers spectacular walking and riding country. It is situated between Crowborough and Nutley. There are excellent private and state schools and some fine country pubs in the surrounding area. Extensive facilities are available in Crowborough (3½ miles), Haywards Heath (13 miles) and East Grinstead (9½ miles) both provide mainline train services to London Bridge/Victoria in less than an hour. Gatwick Airport is about 19 miles away, with the Gatwick Express providing an additional train service to London Victoria. The M23 gives access to Gatwick Airport, London, the coast, M25 and the national motorway network.

Tenure, Local Authorities and Services

Freehold. Mains water and electricity. There is also a private water system. Shared private drainage. Wealden DC: 01892 653311. East Sussex CC: 03456080190.

Directions

From Forest Row head south on A22 towards Nutley. As you head up the hill just before Nutley, turn left signposted to Crowborough. Go to the end of the road and at the T junction turn left onto the B2026. Head north for about ½ mile and turn right onto the B2188. The drive to the farm is the first on the right.



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