



# EQUUS

*Country & Equestrian*



**OLD TOLL COTTAGE**



## OLD TOLL COTTAGE, Uckfield Road, Ashdown Forest, Crowborough, East Sussex, TN6 3TA

Recently refurbished and modernised detached 2 bedroom cottage with full planning permission to extend to 4 bedrooms, set in around 1.56 acres (\*TBV) directly adjacent to the Ashdown Forest and a bridleway giving immediate access onto the Forest with no road work required.

The location is likely to be of great appeal to horse owners, dog lovers and those keen on the 'outdoor life' and for nearby amenities. Outside the property is approached from a side entrance drive with detached refurbished brick garage with scope to adapt this building into a home annexe / office / hobbies room etc.

The adjoining land is set to the side and rear and offers opportunities for the inclusion of stabling (subject to permissions).

It is rare to find a property of this kind offering miles of hacking out and country walks direct from the garden gate as well as retaining the historic benefit of 'Forester's Rights'. For those with competitive equestrian interests there are a number of training/competition centres in easy reach such as Chelwood training centre, Firle, Plumpton College, Golden Cross, Ardingly South of England Showground and Felbridge show centre.

**ACCOMMODATION** - Access to the cottage can be from the side garden to the main reception room or the kitchen from the rear garden or a further patio style door also from the side garden.

**KITCHEN** - with wall and base units, inset sink, HOB on one side, built in oven and separate grill, space and plumbing for washing machine, floor mounted boiler servicing the hot water and central heating. **SITTING ROOM / RECEPTION 1** - with fireplace, windows facing the front. **RECEPTION 2** - fireplace door out to side garden. **FIRST FLOOR - BEDROOM 1** - with windows facing the front. **BEDROOM 2** - window facing side garden. **FAMILY BATHROOM** - reasonably spacious with cupboards, bath, WC and wash hand basin. **NO CHAIN.** eip

### LOCATION & AREA AWARENESS

The property is within walking distance of the town of Crowborough which offers a good range of shops and facilities as well as mainline rail station at Jarvis Brook connecting to London. Royal Tunbridge Wells is around 9 miles away and offers more comprehensive shopping, amenities, educational and recreational facilities. Other nearby towns include Uckfield and Haywards Heath both with Main line rail stations connecting to London and the A22 gives convenient access to the M23 motorway and to Gatwick Airport and the M25. There are a range of well-respected schools in the surrounding area including: Ardingly College, Brambletye School, Cumnor House School and Uckfield Community Technology College.

### PLANNING PERMISSION

There is planning permission to extend the ground floor and first to a four bedroom property. Application Number WD/2024/2527/F / Location Address OLD TOLL COTTAGE, UCKFIELD ROAD, POUNDGATE, CROWBOROUGH, TN6 3TA / UPRN 100061940733 Proposal REAR EXTENSION, INTERNAL

ALTERATIONS AND REMOVAL/REPLACEMENT OF PORCH. Decision Approval.

### RECENT WORKS TO THE PROPERTY

1. New sewage treatment plant in 2025 signed off.
2. New sash double glazing throughout.
3. New electric fuse board.
4. new wood burning stove.
5. Acoustic timber fencing along boundary plus new gates.
6. Refurbished and made good double garage.
7. Power to patio area and armoured cable to garage.
8. New shingle drive and parking area.

### MATERIAL INFORMATION / SERVICES & OUTGOINGS

**PROPERTY TYPE:** detached / **PROPERTY CONSTRUCTION:** NUMBER & TYPE OF ROOM/S: 2 bedrooms / 2 receptions / 1 bathroom and or shower - see attached floor plans  
**PARKING:** Off road private drive / approx. 4 cars on drive more on land near garage  
**TENURE:** Freehold  
**LOCAL AUTHORITY:** Wealden / **TAX BAND:** E  
**SERVICES:** Mains Electric / Mains Water / Oil central heating with plastic tank / NEW (\*2025) Private Treatment Plant  
**EPC RATING:** F 33/79 - Full ratings & advisories/estimated costs are now online at the .gov web site:  
<https://find-energy-certificate.digital.communities.gov.uk/>

### OUTBUILDINGS & GARAGE

Refer to the floor plans - **OUTSIDE WC** - attached to the cottage on the side closest to the neighbour.  
**POTTING SHED** - brick built to the side of the cottage.  
**GARAGE** - Recently refurbished set away from the cottage brick and stone built with rear lean to. Double doors to the front. Subject to planning it may also suit further ancillary accommodation or holiday let (sub PP) or home office.

### LAND & GROUNDS

The whole is 1.56 acres (\*TBV). The cottage is tucked into the corner of the plot with a side garden and rear garden plus the level pasture.. The access is off the main road and onto the Bridleway and then turns off that into the plot. There is a side gate from the level pasture into the Ashdown Forest. The acreage stated at the property is \*TBV - (To Be Verified), which means that the land has not been formally measured by Equus and or its sellers/clients. A Title Plan from Land Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage where possible. Interested applicants/buyers are advised that if they have any doubts as to the plot size and wish to have verification of the exact area of the entire plot, they will be required to make their own arrangements, at their own cost, by appointing the services of an accredited company who can measure the area for a compliant Land Registry Title Plan.

### HELPFUL WEBSITES

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:



[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)

#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West  
T: 01892 829014

E: [sales@equusproperty.co.uk](mailto:sales@equusproperty.co.uk)

W: [www.equusproperty.co.uk](http://www.equusproperty.co.uk)

Please ensure you follow the current Covid-19 property viewing protocols which can be found on <https://www.gov.uk/coronavirus>

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#### DIRECTIONS

From Crowborough head out on the A26 towards Uckfield. When you get to the Crow and Gate public house on the right the cottage is 100m on the right where there is a small gap (unmarked) into the forest, the cottage is accessed via this gap and track, turn immediately right into the private drive and garage area.

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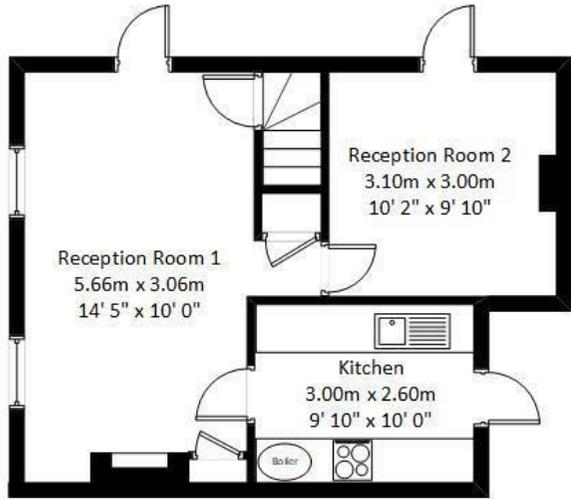
5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

6. VAT: If applicable, the VAT position relating to the property may change without notice.

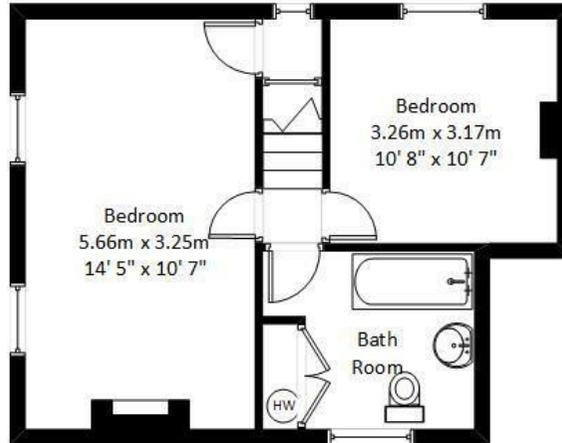
**Guide price £700,000**



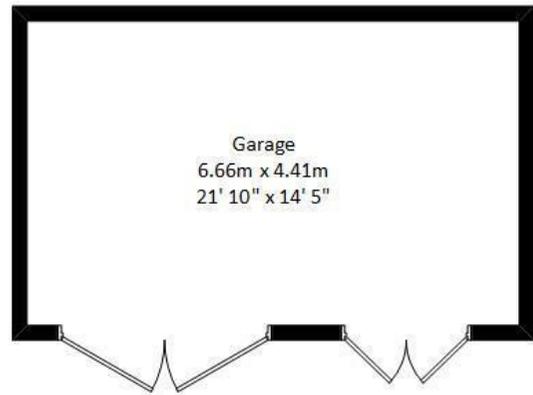
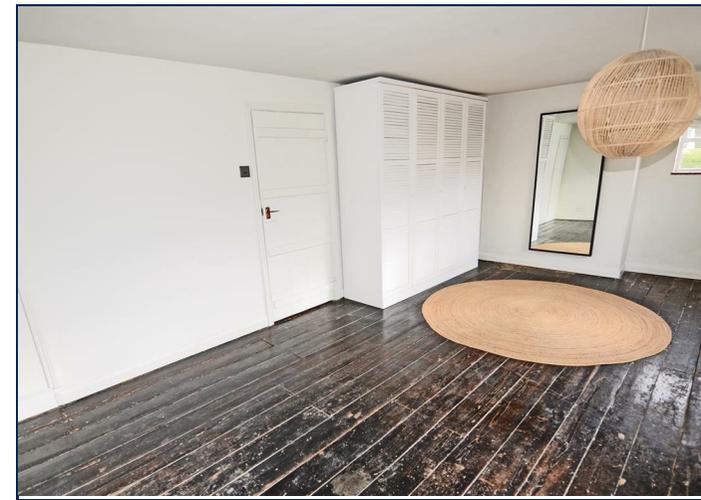
# OTC - TN6



Ground Floor



First Floor



Gross internal floor area of the house  
approximately 74.7 square metres  
(804 square feet)



Gross internal floor area of the garage  
approximately 29.3 square metres  
(316 square feet)

This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.

Invicta EPC

www.invictaeepc.com

email: rwood@invictaeepc.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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