



OAKFIELD

Swanborough, Lewes BN7 3PF

Asking Price £300,000



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Situated in the sought-after Swanborough area on the outskirts of Lewes, this parcel of just over an acre of land offers a rare opportunity to acquire a paddock that has been used for grazing and equestrian purposes for many years.

Bordered by mature trees and hedging, and abutting the grounds of the historic Swanborough Manor, the site enjoys a peaceful and semi-rural setting while being within easy reach of Lewes town centre.

The land lies within the South Downs National Park, an area renowned for its outstanding natural beauty, walking routes, and protected countryside.

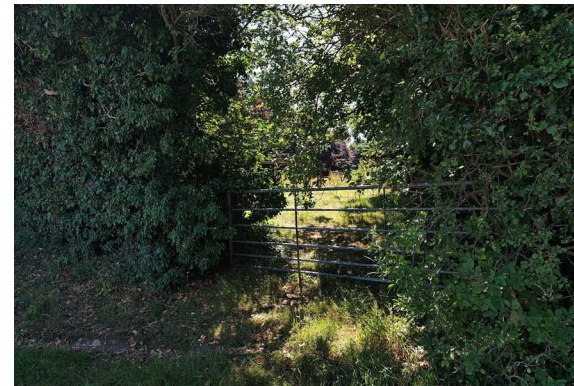
Its location not only benefits from far-reaching views and a tranquil atmosphere, but also easy access to local bridleways and outdoor recreational spaces, making it an ideal setting for equestrian or leisure use.

With its established history as a paddock, the land is well-suited for continued equestrian use or hobby farming. Alternatively, subject to the necessary planning consents, it may offer potential for other uses, including the possibility of future development given its position adjacent to existing residential land and properties.

The relevant planning authority for this land is the South Downs National Park Authority (SDNPA), and prospective purchasers are encouraged to contact them directly for guidance on potential applications.

Additional oversight may be required from the Lewes District Council depending on the intended use.

This is a unique chance to secure a rarely available piece of land in this desirable part of Sussex, combining tranquil countryside views with convenient access to the historic market town of Lewes, local bridleways, and the protected landscapes of the South Downs National Park.





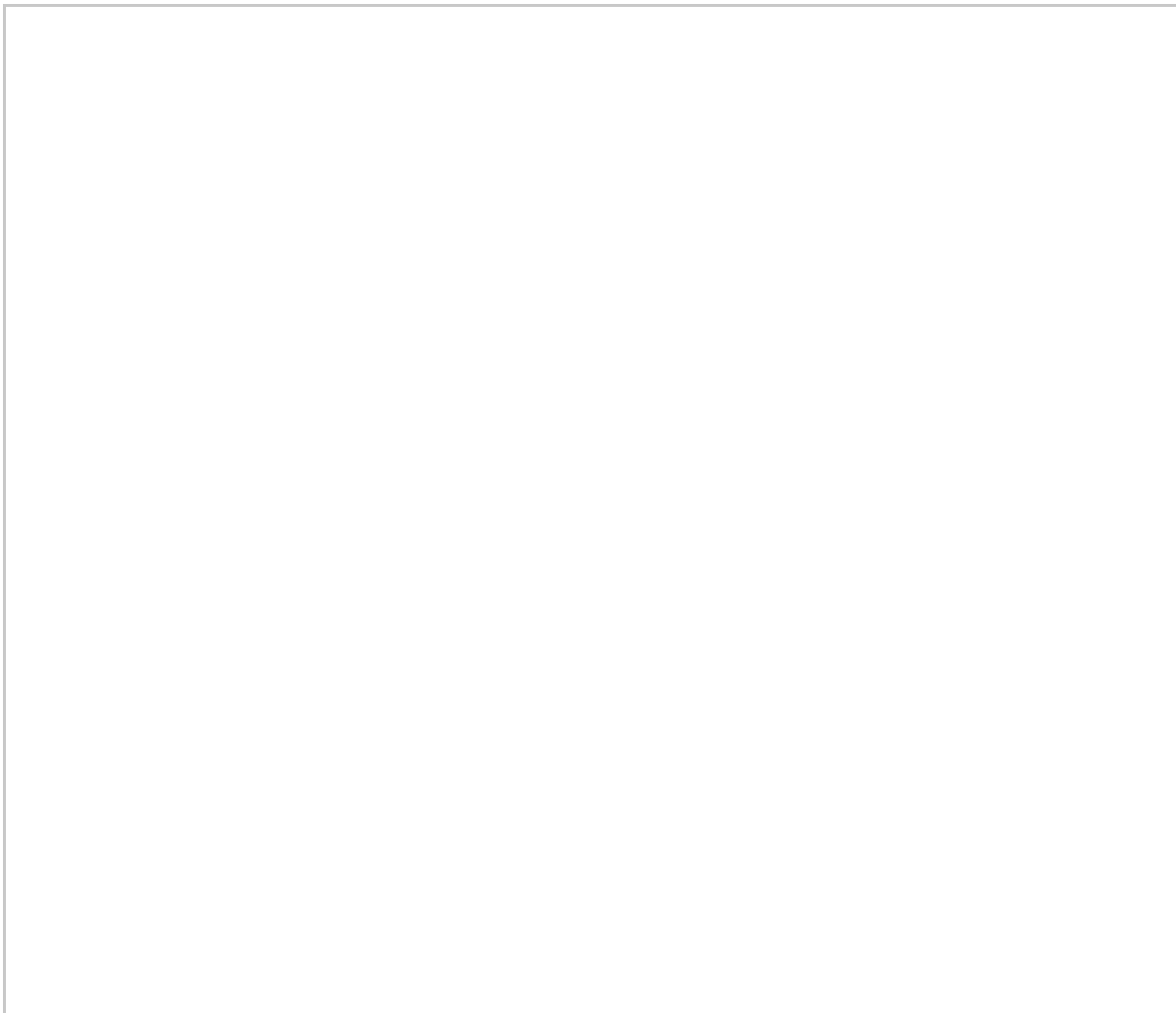
Entrance Gate

Paddock

387'1" x 104'11" (118 x 32)



Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact us on 01273 474101
if you wish to arrange a viewing appointment for this property or require further information.

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