



Oaklea Court, High Street, Hartfield, East Sussex, TN7 4AE

**GROUND RENT RESIDENTIAL INVESTMENT FOR SALE
125 YEAR LEASES FROM 1993 ON 17 RESIDENTIAL UNITS
3 ACRES (1.19 HECTARES)**



OAKLEA COURT, HIGH STREET, HARTFIELD, EAST SUSSEX, TN7 4AE

Location

Hartfield is an attractive lively village in East Sussex situated in a rural position between Forest Row and Tunbridge Wells on the edge of the Ashdown Forest. The village is located close to Forest Row and the larger towns of Tunbridge Wells (8 miles) and East Grinstead (7 miles) with their extensive range of shops, superstores and leisure services. Mainline railway stations at Tunbridge Wells and East Grinstead offer efficient travel to London and the south coast.

Description

There are a total of 17 ground rents at Oaklea Court. These consist of 1 three bed room flat, 2 two bedroom semi-detached bungalows, 6 two bed bedroom flats and 8 one bedroom flats. These are built in four separate blocks, one of which is a conversion of the old Oaklea House. This was built in the early 1800's and some of the flats offer the spacious accommodation associated with that era. A total of 25 car parking spaces are available to residents and visitors.

We understand the site extends to about 2.95 acres and the garden area is about 2.4 acres. This has been landscaped to provide lawns and two large ponds.

The investment has the following features:

- Ground rent investment of 17 residential units.
- Landlord manages/insure and recovers from lessees
- Total annual ground rent of £3,600 per annum.
- Leases 125 years from 24th June 1993. Ground rents commenced at £100 pa per flat. Rents double every 25 years.
- Section 5 notices have not been served
- Asking Price £75,000 (4.80% GIY)
- Potential development potential on part of the site for further residential units.

Tenure

Freehold.

Price

Offers in excess of £75,000.

Planning

There maybe potential for further development on the site. We'd recommend interested parties make their own enquiries with the local planning authority.

VAT

VAT is applicable on the terms quoted

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Strictly by appointment with the sole selling agents.

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