



# **Property Report**

4 Downs View, Ninfield, Battle, TN33 9LF

23rd July 2025











# **Key Property Information**

Number of bedrooms	2 bedrooms	Floor area	1,130ft <sup>2</sup>	<b>□</b> Tenure
Number of bathrooms	1 bathroom	Plot size	0.09 acres	Lease type
Property type	Detached	Title number	ESX47190	
Year built	1967-1975			

© <b>EPC</b> Valid to 16/08/2029		<u>命</u> Council tax		© Utilities	
Efficiency rating (current)	48 E	Tax band	Band D	Mains gas	N/A
Efficiency rating (potential)	77 C	Estimated cost	£2,608 per year	Wind turbines	N/A
Enviro impact (current)	29 F	Local authority	Wealden	Solar panels	N/A
Enviro impact (potential)	53 E			Mains fuel type	Electric
				Water	South East Water

Freehold

# ᡱ Build

Floor type Solid

Roof type Pitched

Wall type Brick

Window type **Double Glazed** 

# **Key Property Information**

Mobile coverage

EE coverage

O2 coverage

Three coverage

Vodafone coverage

Okay

Okay

Poor

Okay

Broadband coverage

Basic broadband

16mb

Superfast broadband

Ultrafast broadband

Overall broadband

N/A

♠ N/A

16mb

**⚠** Outdoor space

Garden direction (est)

Northeast

No registered tree preservation orders on this property.

**☆ Flood risk** 

Rivers and sea flood risk

Surface water flood risk

Very low

Very low

☐ Parking

Off road parking

Yes (Al predicted)

Low risk (0-1%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m³. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

#### **Rights and restrictions**

#### **Restrictive covenants**



## This property has restrictive covenants

Restrictive covenants are legally binding agreements written into a property's deed that limit what can be done with the property.

## **?** Why it's important

#### **Usage Limitations**

They may restrict alterations, land use, or activities (e.g. no extensions, specific construction materials).

# Community Consistency

Covenants help maintain a uniform look and feel in a community, which can protect property values.

# Obligations and Compliance

It's crucial to understand any existing covenants before buying, as breach can lead to legal action.

While we can't provide specific details about restrictive covenants without the purchase of the title deeds, we can let you know if they exist. For more information on how to obtain the title deeds, please feel free to reach out to your agent, who will be happy to assist you.

#### ☆ Rights of way

#### There has been no rights of way found on the plot of this property

#### 0 found Footpaths

These paths are for pedestrians, which means they can be used by people walking or running. They are also accessible to those using mobility scooters or powered wheelchairs.

#### 0 found **Bridleways**

Along with walking, these paths are open to horse riders and cyclists. Additionally, mobility scooters and powered wheelchairs can be used here. No motor vehicles are allowed.

## 0 found Restricted Byways

These routes are more versatile, allowing for any form of transport as long as it isn't powered by a motor. This includes walking, cycling, horse riding, and using mobility scooters or powered wheelchairs.

#### (0 found) Byways Open to All Traffic (BOATs)

These paths are available to all forms of transport, including motor vehicles. However, despite allowing cars and other vehicles, they are primarily used by pedestrians, cyclists, and horse riders.

For specific details about the rights of way on this property, it may be beneficial to consult local government websites or property deeds, which can provide precise information on locations and restrictions.



#### **Rights and restrictions**

# ♬ National park

(No restrictions found)

# This property is not within a national park

A national park is a protected area recognized for its natural beauty, wildlife, and cultural heritage.

## ♀ Why it's important

#### Restrictions

There are strict planning regulations to ensure preservation. Building and development are highly controlled.

#### **Natural Beauty**

Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.

#### **Value Implications**

While restrictions may limit development, the environment can enhance property desirability and value.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

#### ⊕ Conservation area

(No restrictions found)

# This property is not within a conservation area

A conservation area is a region designated for its special architectural or historical value. It is protected to maintain its unique character.

## 

#### Preservation

These areas maintain historical and architectural charm, potentially enhancing property values.

#### Restrictions

Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.

## Community and Environment

They contribute to community aesthetics and environmental health.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

# **Rights and restrictions**

#### Ø Greenbelt land

(No restrictions found)

# This property is not on Greenbelt land

Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

# • Why it's important

#### Restrictions

Strict regulations limit new developments and property modifications, often requiring special permissions.

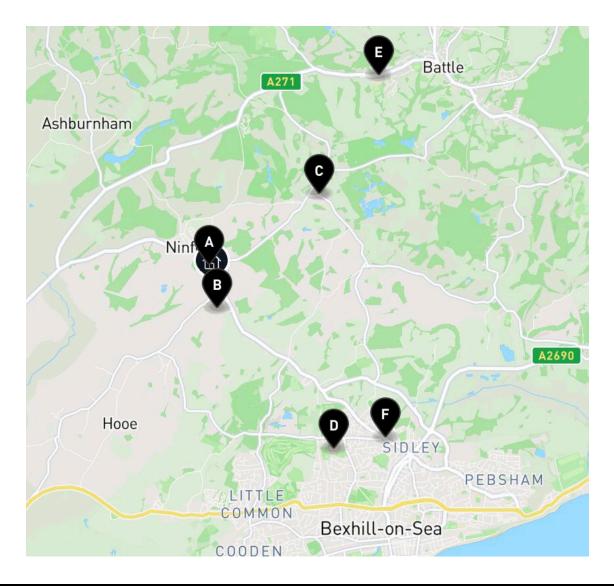
# **Environmental Appeal**

Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

#### **Value Implications**

Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

For more information and specific details on any potential restrictions please speak to your agent or the local authority.

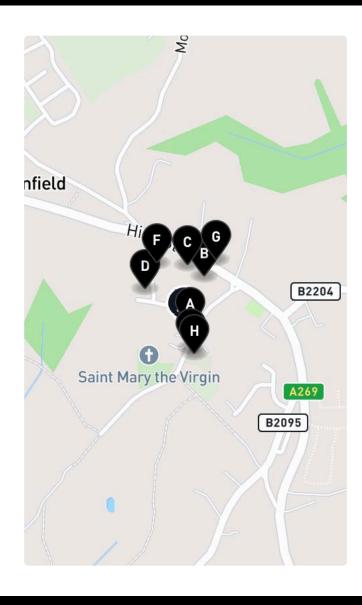


Ninfield Church Of England 0.07mi • Primary	d Primary School	Not rated
B Headstart 0.55mi • Special		Good
Catsfield Church Of Englar 1.42mi • Primary	nd Primary School	Outstanding
Glenleigh Park Primary Aca 2.54mi • Nursery	ademy	Good
Claverham Community Co	ollege	Good
All Saints Church Of Englar 2.81mi • Nursery	nd Primary School, Bexhill	Good



- A Church Lane
  0.07 mi Bus stop or station
- The Kings Arms, B2204 Catsfield Road
  0.15 mi Bus stop or station
- Manchester Road
  O.18 mi Bus stop or station
- Crowhurst Rail Station
  3.39 mi Train station
- Collington Rail Station
  3.56 mi Train station
- Lydd London Ashford Airport

  23 mi Airport



A CONIFERS, CHURCH LANE, NINFIELD, TN33 9JW 190ft ♥
SINGLE STOREY REAR EXTENSION

Approved Ref no. WD/2020/2635/LDP 21-12-2020

B DEEP PURPLE, THE GREEN, NINFIELD, TN33 9JE 240ft ©
PROPOSED NEW ROOF EXTENSION INCORPORATING
DORMERS AND SINGLE STOREY REAR EXTENSION.
SINGLE STOREY FRONT EXTENSION AND WIDENING...

Approved Ref no. WD/2024/0826/F 04-04-2024

GLENHURST, THE GREEN, NINFIELD, TN33 9JF 276ft ♥
PROPOSED CONSTRUCTION OF A PAIR OF SEMIDETACHED DWELLINGS ALONG WITH A NEW ACCESS
TO SERVE THE EXISTING PROPERTY.

Approved Ref no. WD/2021/2973/F 21-01-2022

PROPOSED EXTENSION TO THE SIDE OF THE EXISTING GARAGE TO INFILL BETWEEN THE EXISTING DWELLING AND GARAGE.

Ref no. WD/2018/0345/LDP

Approved

12-02-2018

Ninfield C Of E School, Church Lane, Ninfield, TN33 348ft © 9JW

Replacement windows and doors with triple glazed units and installation of an air source heat pump.

Approved Ref no. WD/3435/CC 29-04-2021

PROPOSED EXTENSION TO FRONT OF GARAGE AND CHANGE OF TILE HANGING TO WHITE WEATHERBOARD

Approved Ref no. WD/2023/0372/F 10-02-2023

G 1 SUNNYSIDE VILLAS, THE GREEN, NINFIELD, TN33 9JE 390ft <sup>®</sup>
PROPOSED SINGLE-STOREY REAR EXTENSION TO
REPLACE CONSERVATORY.

Approved Ref no. WD/2022/1241/F 11-05-2022

Ninfield C of E School, Church Lane, NINFIELD, TN33 394ft ♥ 9JW

Retention of a double temporary classroom building to the south-east of the school site until end January 2023.

Approved Ref no. WD/1656/CC/5 30-01-2018

# **Nearby Listed Buildings**



A Grade II - Listed building 413ft ©

The stocks and whipping-post

30/08/66 List entry no: 1353381

Grade I - Listed building 440ft ©

THE PARISH CHURCH OF ST MARY

30/08/66 List entry no: 1182294

Grade II - Listed building 495ft ♥
FIR TREE COTTAGES

12/08/81 List entry no: 1353383

Grade II - Listed building 705ft ©

Cross Farm and Cross Cottage

12/08/81 List entry no: 1182327

Grade II - Listed building 873ft ®
HIGH KNOWLE

List entry no: 1043115

30/08/66

Grade II - Listed building 1280ft ©

Church Farmhouse and Lime Tree Cotttage

27/09/76 List entry no: 1182372

G Grade II - Listed building 1312ft ©

APPLE TREE COTTAGE

26/01/82 List entry no: 1028488

H Grade II - Listed building 1342ft ♥

Church Farm Barn

27/09/76 List entry no: 1043116



# **Ashton Stripp**

Searching for a reliable expert in the Battle and East Sussex property market?

Discover the difference with Ashton Stripp Estate Agent. We believe in bespoke property matching, personal service and enhanced technology to reduce stress during your sale



# **Paul Stripp**

Director

Having grown up in Battle, the area has always been home to me. I attended primary school in Sedlescombe and secondary school in Battle, giving me a deep connection to the town and its surroundings. Whilst currently living in the seaside town of Bexhill. I am firmly rooted in the Battle community and bring a strong local knowledge and appreciation for its history and charm. Outside of work, I'm passionate about sport, reading, live music, and exploring the countryside. I enjoy spending time with family and friends, whether traveling, catching up over a curry, or relaxing at the pub. Having had the chance to travel for a brief period, I value new experiences and the perspective they bring. As a parent to two children, Margie and Sid, I'm inspired every day to lead by example, balancing my professional goals with personal fulfillment.

info@paulstrippestateagent.com

07891260449

#### Paul helped us buy our dream house.

"Paul helped us buy our dream house. He was always available when we needed him. He gives honest advise and really knows the area. I would thoroughly recommend Paul, he will get the job done!"



#### Fantastic agent. Nothing is too much trouble for Paul,

"Fantastic agent. Nothing is too much trouble for Paul, he's friendly, knowledgable and provides a really personal service. Genuine and honest, completely different to the larger estate agent chains we've used in the past. Having a WhatsApp chat group set up between us all was particularly useful, it made communication really quick and easy. Wouldn't hesitate to...



#### We highly recommend Ashton Stripp.

"We highly recommend Ashton Stripp. Paul navigated us through a really complex chain. We were so pleased when we finally exchanged as it was looking very unlikely. It wouldn't have happened without his proactive, committed and personable approach. It definitely helped us through a very stressful process. Thanks again Paul and the team."



# My husband and I highly recommend Ashton Stripp.

"My husband and I highly recommend Ashton Stripp. We received excellent advice from Paul, who has a wealth of local knowledge and is both highly professional and friendly. Thank you Paul!"



Julie

# We had tried two Estate agents and got frustrated with the lack of contact and progress with our sale. We were recommended Paul by friends.

"We had tried two Estate agents and got frustrated with the lack of contact and progress with our sale. We were recommended Paul by friends. What a different experience. Straight away we had more viewings. Paul regularly kept us updated and went above and beyond our expectations. When we sold the inst time Paul even put money behind the bar for..."

# It was a pleasure working with Aston stripp estate agent.

"It was a pleasure working with Aston stripp estate agent.

Their professionalism and dedication were evident throughout the entire process. Paul, in particular, was incredibly helpful and always went the extra mile. His hard work and commitment were truly appreciated. We highly recommend their services to anyone looking for a dedicated and...



Elisa and Andrea

# Get in touch

Office address 33 High Street, Battle, TN33 OEA

Email info@ashtonstripp.co.uk

Phone **01424772954** 

Website https://www.ashtonstripp.co.uk/



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