



# **Property Report**

Netherhay Barn Whatlington Road, Battle, TN33 ONA

28th July 2025











# **Key Property Information**

Number of bedrooms	3 bedrooms	Floor area	1,701ft <sup>2</sup>	<b>□</b> Tenure	
Number of bathrooms	1 bathroom	Plot size	3.26 acres	Lease type	Freehold
Property type	Detached	Title number	ESX346353		
Year built (predicted)	1930-1975				

© <b>EPC</b> Valid to 16/10/2029	<u>命</u> Council tax		© Utilities	
Efficiency rating (current) 84 B	Tax band	Band F	Mains gas	N/A
Efficiency rating (potential) 92 A	Estimated cost	£3,700 per year	Wind turbines	N/A
Enviro impact (current) 85 B	Local authority	Rother	Solar panels	N/A
Enviro impact (potential) 93 A			Mains fuel type	Mains Gas
			Water	<b>South East Water</b>

# ᡱ Build

Floor type Other

Roof type Other

Wall type Other

Window type High Performance

# **Key Property Information**

Mobile coverage

8 =

EE coverage

O2 coverage

Three coverage

Vodafone coverage

Okay

Good

Okay

Poor

Basic broadband

Superfast broadband

Ultrafast broadband

Overall broadband

□ Broadband coverage

Amb

♠ N/A

N/A

4mb

**⚠** 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

No (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.

# **Key Property Information**

# **Planning applications**

Replace redundant shed with new building containing ancillary living accommodation for family and friends.

Ref no. RR/2024/1456/P

Date: 21-10-2024

# 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.

#### **⅓** 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.



# **用**↑ 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

Found

#### This property is 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.

# ♀ Why it's important

#### **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.

#### **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.

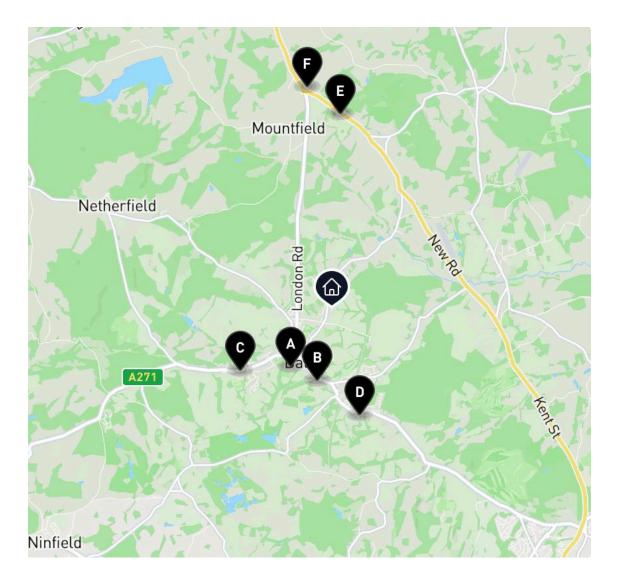
# **Environmental Appeal**

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

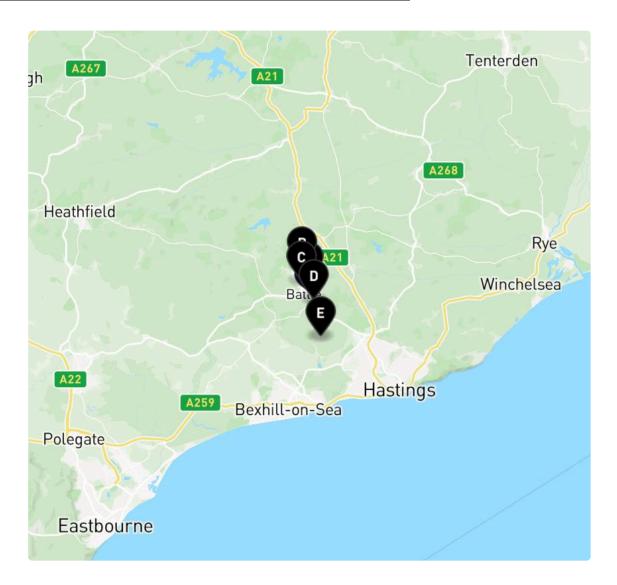
# **Value Implications**

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.

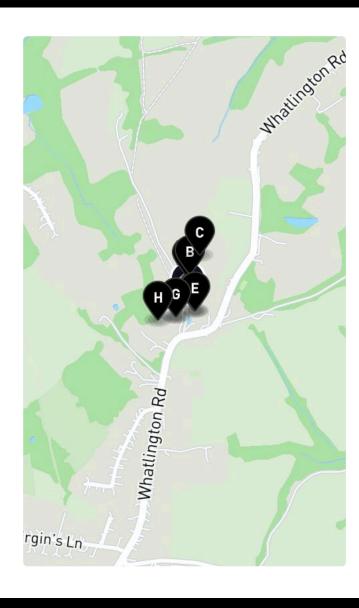


A Battle And Langton Church Of England Pri 1.03mi • Primary	mary School Good
Battle Abbey School 1.09mi • Nursery	Not rated
Claverham Community College 1.41mi • Secondary	Good
Isp School 1.50mi • Special	Good
Vinehall School 1.93mi • Nursery	Not rated
Mountfield Heath School 2.25mi • Special	Outstanding



- O.40 mi Bus stop or station
- Stonepit Shaw, London Road
  0.47 mi Bus stop or station
- Virgin'S Lane
  0.53 mi Bus stop or station
- Battle Rail Station
  1.20 mi Train station
- Crowhurst Rail Station
  2.90 mi Train station
- Lydd London Ashford Airport

  19 mi Airport



A Netherhay Barn, Whatlington Road, Battle TN33 ONA 10ft ®
Replace redundant shed with new building containing ancillary living accommodation for family and friends.

Approved

Ref no. RR/2024/1456/P

28-08-2024

B Netherhay Barn, Whatlington Road, Battle TN33 ONA 23ft ©
Proposed dwelling to replace redundant barn.

Refused Ref no. RR/2018/285/P 15-01-2018

Netherhay Barn, Whatlington Road, Battle TN33 ONA 184ft ©
Proposed replacement barn.

Approved Ref no. RR/2020/1589/P 01-09-2020

Netherhay, Whatlington Road, Battle TN33 ONA 259ft ©

Erection of proposed cabin.

Approved Ref no. RR/2018/1582/P 22-06-2018

Netherhay, Whatlington Road, Battle TN33 ONA 259ft ©

Erection of greenhouse.

Approved Ref no. RR/2024/1432/P 10-12-2024

Gate Farm Barn, Whatlington Road, Battle TN33 ONA 312ft ©

Demolition of existing building and erection of replacement dwelling as an alternative to the scheme approved under RR/2016/2973/L.

Approved Ref no. RR/2019/1735/L 06-08-2019

Gate Farm Barn, Whatlington Road, Battle TN33 ONA 312ft ©
Demolition of existing building and erection of replacement dwelling as an alternative to the scheme approved under RR/2016/2972/P.

Approved Ref no. RR/2019/1736/P 06-08-2019

Reinstatement of both vehicular and pedestrian access to the front of Gate Farm from Whatlington Road. Replacement wooden vehicle gate and side...

Approved Ref no. RR/2018/1830/P 24-07-2018

# **Nearby Listed Buildings**



A	Grade II - Listed building	400ft <b></b>
	GATE FARMHOUSE	
	03/08/61	List entry no: 1044145

B	Grade II - Listed building	2316ft 🕅
	BARRACK FARMHOUSE	
	03/08/61	List entry no: 1352858

C	Grade II - Listed building	2621ft 🕅
	THE COTTAGE	
	13/05/87	List entry no: 1044194

D	Grade II - Listed building	3022ft 🕅
	1 AND 2, WATTLES WISH	
	13/05/87	List entry no: 1352902

ß	Grade II - Listed building	3031ft 🕅
	THE OLD MILL	
	03/08/61	List entry no: 1278702

Œ	Grade II - Listed building	3045ft <b>♡</b>
	LE RETTE FARMHOUSE	
	03/08/61	List entry no: 1231389

G	Grade II - Listed building	3058ft 🕅
	CATSLIDE COTTAGE MILL COTTAGE	
	16/10/74	List entry no: 1352857

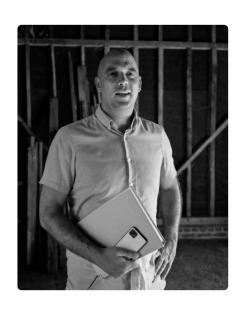
Grade II - Listed building	3084ft 🕅
MOUNTVIEW	
13/05/87	List entry no: 1044205



# **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."



David



Clare



Fmma

#### 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 first time Paul even put money behind the bad 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

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