



## **Property Report**

1 The Nook Battle Hill, Battle, TN33 OBJ

30th July 2025











#### **Key Property Information**

Number of bedrooms

2 bedrooms

Number of bathrooms

1 bathroom

Property type

Semi-Detached

Year built Pre 1900

Floor area 883ft<sup>2</sup>
Plot size 0.07 acres

Title number ESX16215

□ Tenure

Lease type

Freehold

**© EPC** Valid to 06/05/2029

Efficiency rating (current) 54 E

Efficiency rating (potential) 75 C

Enviro impact (current) 47 E

Enviro impact (potential) 69 C

**盒 Council tax** 

Tax band Band C
Estimated cost £2,277 per year

Local authority Rother

Utilities

Mains gas

Wind turbines

N/A

Solar panels

N/A

oolal parieto

Mains fuel type Mains Gas

Water South East Water

**≴** Build

Floor type Suspended

Roof type Pitched

Wall type Brick

Window type **Double Glazed** 

#### **Key Property Information**

☐ Parking

Off road parking

■ Mobile coverage Broadband coverage **⚠** Outdoor space Garden direction (est) Okay EE coverage Basic broadband (A) 14mb O2 coverage Good (1) 67mb Superfast broadband Poor 1000mb Three coverage Ultrafast broadband (A) 1000mb Vodafone coverage Okay Overall broadband ♠ Air traffic noise ♠ Tree preservation orders ♠ Flood risk No registered disturbance from air traffic noise Tree preservation orders Yes Rivers and sea flood risk Very low Tree type 1 unknown Surface water flood risk Very low

Yes (Al predicted)

#### **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.



#### **用<sup>↑</sup> 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.

#### 

#### 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**

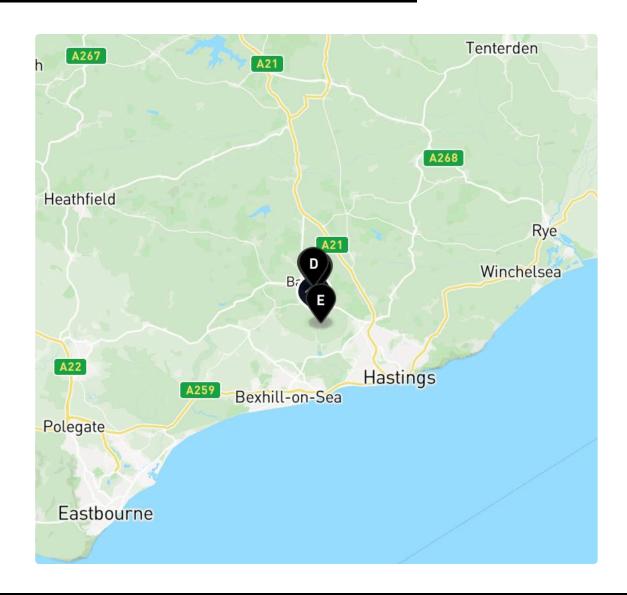
Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

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



A Isp School O.18mi • Special	Good
Battle Abbey School 0.44mi • Nursery	Not rated
Battle And Langton Church Of England Primary School 0.77mi • Primary	Good
Claverham Community College 1.26mi • Secondary	Good
Crowhurst Cofe Primary School  1.86mi • Primary	Good
Claremont School 2.84mi • Nursery	Not rated
Churchwood Primary Academy 3.07mi • Nursery	Good

#### **Local Transport**



- A Station Approach, Lower Lake
  0.15 mi Bus stop or station
- Glengorse Court

  0.15 mi Bus stop or station
- Glengorse, Glengorse
  0.16 mi Bus stop or station
- Battle Rail Station
  0.17 mi Train station
- Crowhurst Rail Station
  1.53 mi Train station
- E Lydd London Ashford Airport

  19 mi Airport



A 5 St Marys Cottages, Battle Hill, Battle TN33 OBT 108ft ©

Two storey rear extension with new windows in existing side elevation.

Ref no. RR/2019/529/P

29-03-2019

Approved

- Whispers Cottage, Battle Hill, Battle TN33 OBN 171ft ♥

  Replacement of front door and rear window.

  Approved Ref no. RR/2022/2881/L 05-12-2022
- Whispers Cottage, Battle Hill, Battle TN33 OBN 174ft ©

  Proposed replacement windows and door.

  Refused Ref no. RR/2021/1707/L 22-02-2022
- Battle Service Station, Battle Hill, Battle TN33 OBN 240ft ©

  Replacement fuel tanks and associated pipework etc.

  Replacement paving, jet wash, vacuum and air/water machines. Extend service yard. Improve parking and...

  Approved Ref no. RR/2019/8/P 03-01-2019

Removal of garage in rear garden and installation of close boarded fence to create open vehicle access.

Approved

Withdrawn

Approved

Ref no. RR/2022/1573/P

24-06-2022

13-06-2018

04-12-2018

- Proposed external and internal alterations to extend
  Kitchen, including lean to roof over existing flat roof

  Approved

  Ref no. RR/2021/2618/P 23-10-2021
- Mandalay, Battle Hill, Battle TN33 ODA 348ft ©

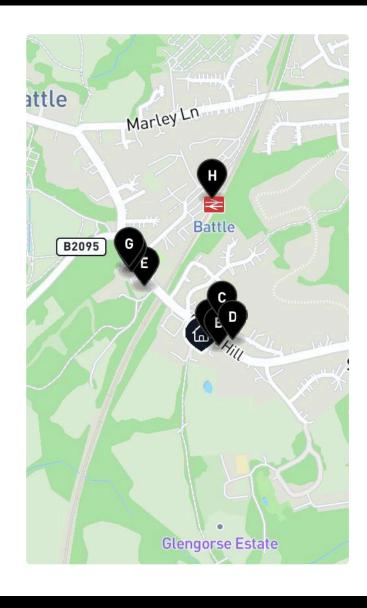
  Erection of two bedroom one and a half storey bungalow.

Ref no. RR/2018/1620/P

H Courtland, Battle Hill, Battle TN33 OBN 358ft ©
Single storey extensions to side and rear. Roof
extensions with dormers and roof lights to front and
rear. Extension and conversion of garage. New front...

Ref no. RR/2018/2923/P

#### **Nearby Listed Buildings**



Grade II - Listed building 1, 3 AND 4 LAMBERTS COTTAGES 13/05/87 List entry no: 1044244

85ft 🕅

Grade II - Listed building 164ft 🕅 GAY WHISPERS LITTLE FOSTERS LOWER FOSTERS 13/05/87 List entry no: 1278701

171ft 🕅 Grade II - Listed building **GREY COTTAGES** 13/05/87 List entry no: 1230200

240ft 🕅 Grade II - Listed building BACH COTTAGE COBBLER'S COTTAGE 13/05/87 List entry no: 1352839

541ft 🕅 Grade II - Listed building **COPPS HALL COTTAGE** 13/05/87 List entry no: 1352838

676ft 🛇 Grade II - Listed building WESLEYAN CHAPEL 13/05/87 List entry no: 1278731

719ft 🕅 Grade II - Listed building G **CROFT COTTAGE HOPCROFT** 

List entry no: 1044243

13/05/87

991ft 🕅 Grade II - Listed building **BATTLE STATION** 13/05/87 List entry no: 1044179



















































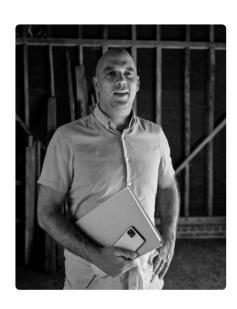




### **Ashton Stripp**

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

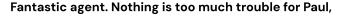
Having grown up in Battle, the area has always been home to me. I attended primary school in Sedlescombe and secondary school in Battle, giving me a deep connection to the town and its surroundings. Whilst currently living in the seaside town of Bexhill. I am firmly rooted in the Battle community and 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, 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



Emma

#### 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 irrst time Paul even put money behind the had 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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