

# Property Report

15 Tollgates, Battle, TN33 OJA

20th August 2025



## Key Property Information

Number of bedrooms **3 bedrooms**  
Number of bathrooms **1 bathroom**  
Property type **Detached**  
Year built (predicted) **1930-1975**

Floor area **1,066ft<sup>2</sup>**  
Plot size **0.22 acres**  
Title number **SX70562**

 **Tenure**  
Lease type **Freehold**

 **EPC**  
No EPC available

 **Council tax**  
Tax band **Band E**  
Estimated cost **£3,130 per year**  
Local authority **Rother**

 **Utilities**  
Mains gas **Unknown**  
Wind turbines **Unknown**  
Solar panels **Unknown**  
Mains fuel type **Unknown**  
Water **Unknown**

 **Build**  
Ask your agent for details

## Key Property Information

### 📶 Mobile coverage

 EE coverage	 <b>Okay</b>
 O2 coverage	 <b>Good</b>
 Three coverage	 <b>Okay</b>
 Vodafone coverage	 <b>Okay</b>

### 📶 Broadband coverage

Basic broadband	 <b>15mb</b>
Superfast broadband	 <b>75mb</b>
Ultrafast broadband	 <b>N/A</b>
Overall broadband	 <b>75mb</b>

### 🏡 Outdoor space

Garden direction (est) **West**

### 🌳 Tree preservation orders

No registered tree preservation orders on this property.

### 🏠 Flood risk

Rivers and sea flood risk	<b>Very low</b>
Surface water flood risk	<b>Very low</b>

### 🚗 Parking

Off road parking **Yes (AI predicted)**

### ☢️ Radon gas

#### Low risk (0-1%)

The potential risk of a property exceeding the radon Action Level of 200 Bq m<sup>3</sup>. While it serves only as an indication, properties identified as at risk are strongly advised to undergo testing.

### Restrictive covenants

Found

#### 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.

HM Land Registry 

### 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.

### 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

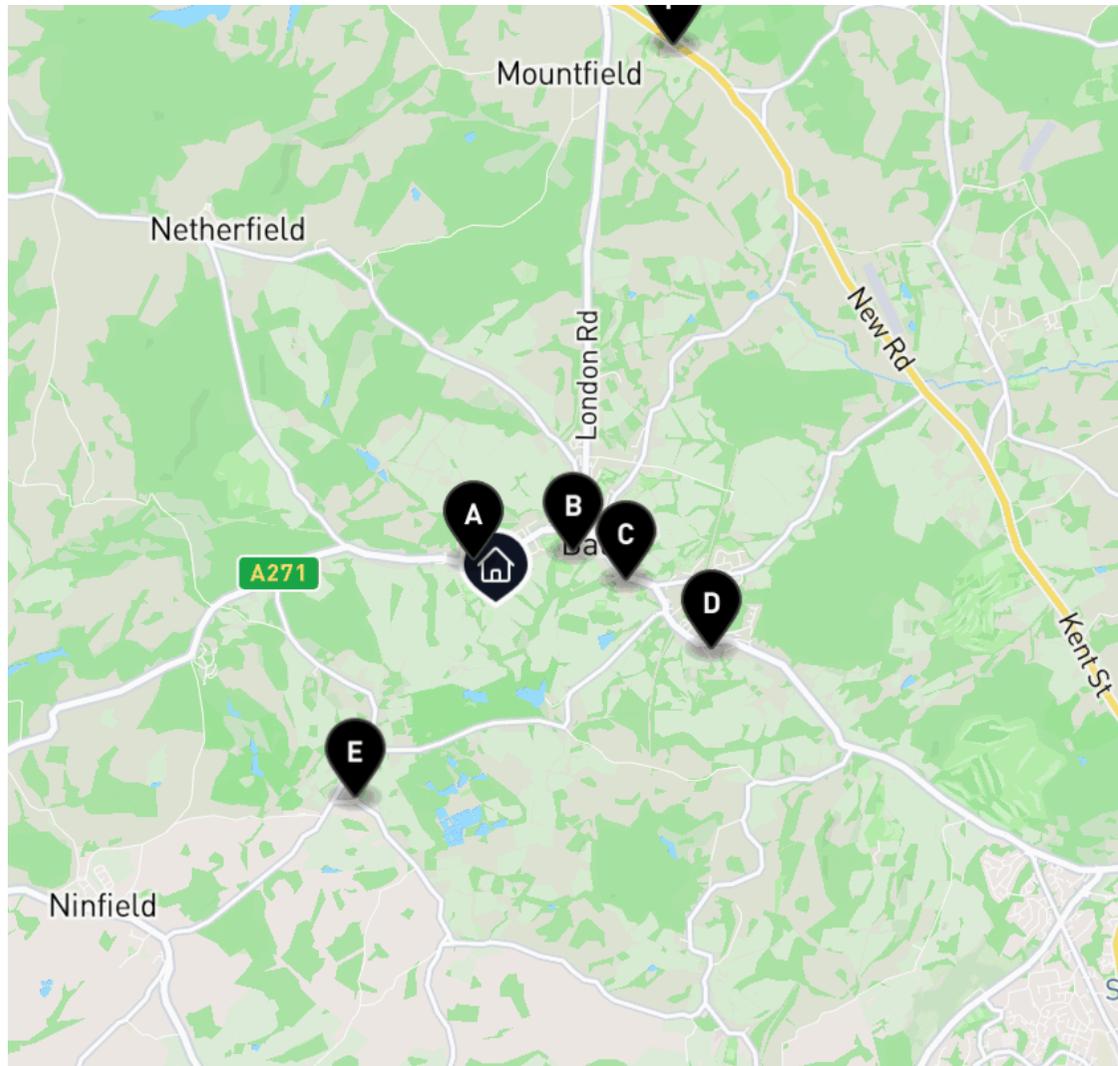
Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.

##### Value Implications

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

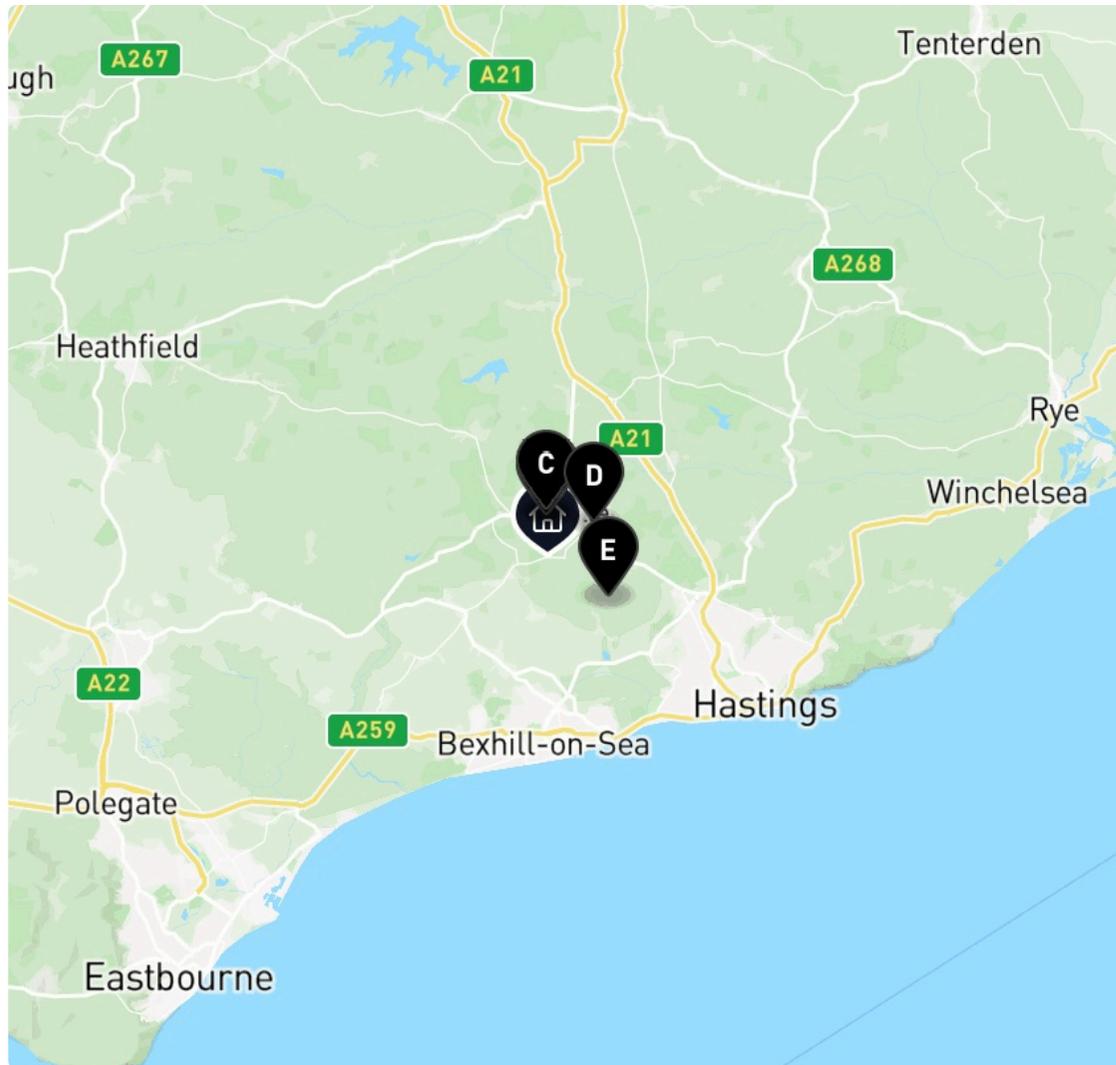
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

## Local Education



- A** Claverham Community College  
0.13mi • Secondary Good
- B** Battle And Langton Church Of England Primary School  
0.44mi • Primary Good
- C** Battle Abbey School  
0.74mi • Nursery Not rated
- D** Isp School  
1.31mi • Special Good
- E** Catsfield Church Of England Primary School  
1.55mi • Primary Outstanding
- F** Vinehall School  
3.07mi • Nursery Not rated

## Local Transport



- A** Tollgates, Tollgates  
0.04 mi • Bus stop or station

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- B** Claverham Way  
0.07 mi • Bus stop or station

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- C** Battle Gates, North Trade Road  
0.07 mi • Bus stop or station

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- D** Battle Rail Station  
1.07 mi • Train station

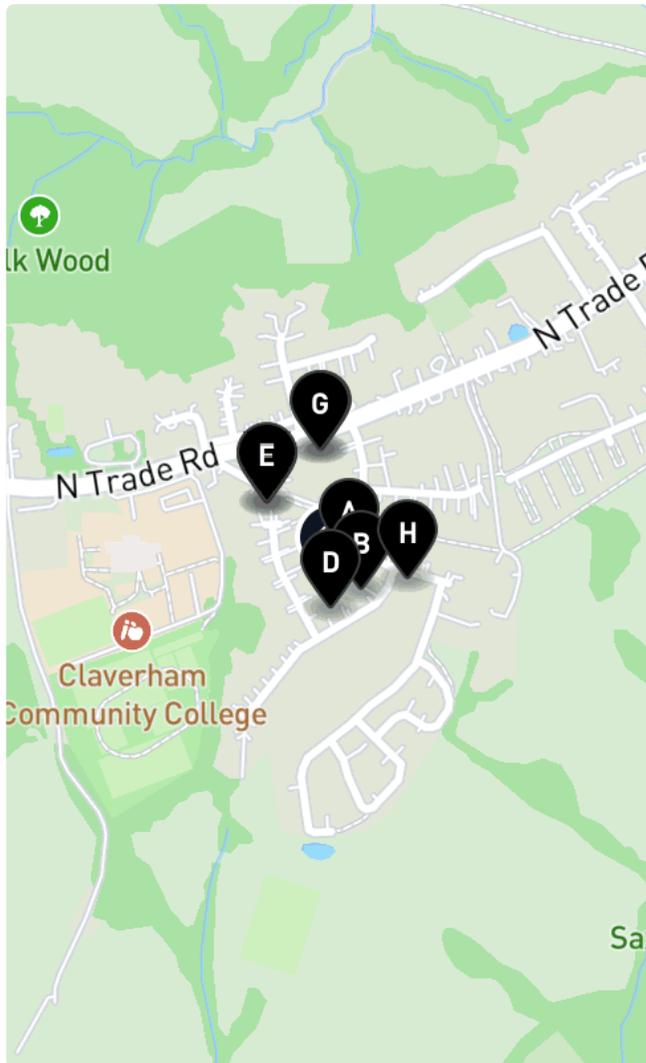
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- E** Crowhurst Rail Station  
2.33 mi • Train station

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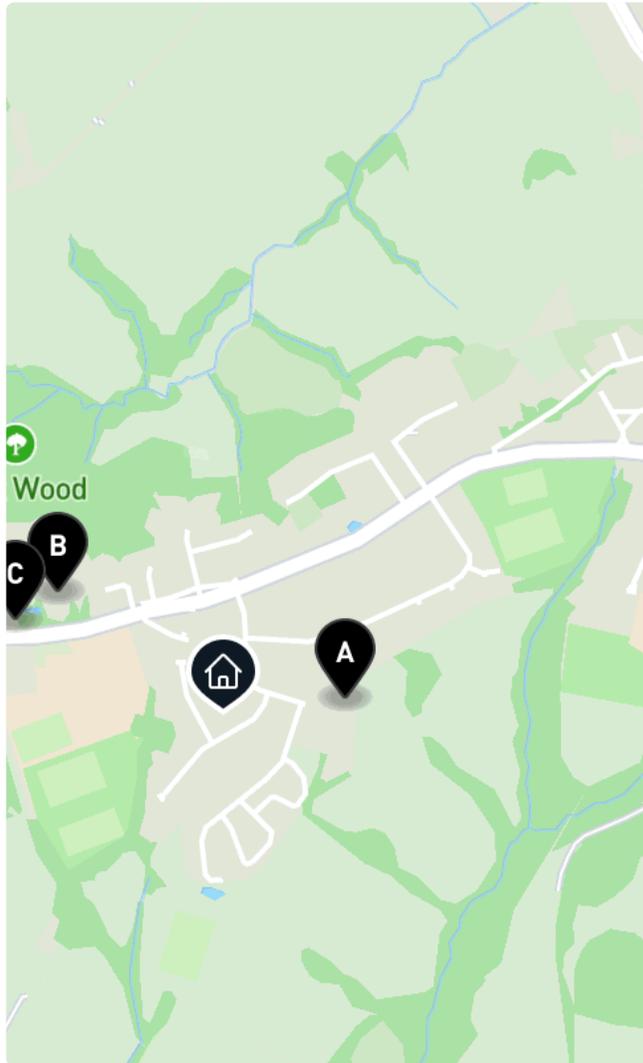
- F** Lydd London Ashford Airport  
20 mi • Airport

## Nearby Planning



<b>A</b>	19 Tollgates, Battle TN33 OJA	105ft
	Proposed single storey extension, alterations and roof extension with extended dormer	
	Approved Ref no. RR/2022/265/P 02-02-2022	
<b>B</b>	5 Claverham Way, Battle TN33 OJE	226ft
	Loft conversion	
	Approved Ref no. RR/2021/954/P 20-04-2021	
<b>C</b>	20 Claverham Close, Battle TN33 OJF	272ft
	A certificate of lawfulness for the proposed front entrance porch and alterations	
	Approved Ref no. RR/2024/1459/O 29-08-2024	
<b>D</b>	11 Claverham Way, Battle TN33 OJE	272ft
	Proposed loft conversion with rear dormer and roof lights.	
	Approved Ref no. RR/2025/372/P 03-03-2025	
<b>E</b>	20 Claverham Close, Battle TN33 OJF	276ft
	Erection of a single storey side extension and alterations	
	Approved Ref no. RR/2023/1044/P 15-05-2023	
<b>F</b>	1 Almonry Fields, North Trade Road, Battle TN33 OHX	318ft
	Erection of single storey extension.	
	Approved Ref no. RR/2020/409/P 26-02-2020	
<b>G</b>	1 Almonry Fields, Battle TN33 OHX	318ft
	Single storey side extension	
	Approved Ref no. RR/2021/2358/P 11-11-2021	
<b>H</b>	2 Claverham Way, Tollgates, Battle TN33 OJE	322ft
	Proposed loft conversion with front dormer and garage conversion.	
	Refused Ref no. RR/2018/396/P 26-01-2018	

## Nearby Listed Buildings



- |          |  |        |                        |
|----------|--|--------|------------------------|
| <b>A</b> | Grade II - Listed building<br><b>LOWER ALMONRY FARMHOUSE</b><br>03/08/61   | 656ft  | List entry no: 1231433 |
| <b>B</b> | Grade II - Listed building<br><b>NORTH LODGE</b><br>03/08/61   | 955ft  | List entry no: 1044177 |
| <b>C</b> | Grade II - Listed building<br><b>BEACON COTTAGE</b><br>13/05/87  | 1125ft | List entry no: 1231440 |
| <b>D</b> | Grade II - Listed building<br><b>BATTLE HOSPITAL INCLUDING PERIMETER WALL</b><br>01/10/87                                      | 1913ft | List entry no: 1238394 |
| <b>E</b> | Grade II - Listed building<br><b>BEECH FARMHOUSE</b><br>03/08/61   | 3058ft | List entry no: 1278122 |
| <b>F</b> | Grade II - Listed building<br><b>THE GARDEN WALLS AND GATE PIERS OF THE ALMONRY TO THE NORTH WEST OF THE HOUSE</b><br>13/05/87 | 3143ft | List entry no: 1230487 |
| <b>G</b> | Grade II* - Listed building<br><b>The Almonry</b><br>03/08/61  | 3163ft | List entry no: 1044222 |
| <b>H</b> | Grade II - Listed building<br><b>BRYDDES</b><br>03/08/61   | 3173ft | List entry no: 1352866 |



## 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@paulstripestateagent.com](mailto:info@paulstripestateagent.com)

07891260449

## Testimonials

### 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! "*



David

### 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...*



Clare

### 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. "*



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 first time Paul even put money behind the bar for...*



Emma and Jamie

### 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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