

## Property Report

15 Tollgates, Battle, TN33 OJA

20th August 2025



Key Property Information








Number of bedrooms	3 bedrooms	Floor area	1,066ft <sup>2</sup>	🏠 Tenure	
Number of bathrooms	1 bathroom	Plot size	0.22 acres	Lease type	Freehold
Property type	Detached	Title number	SX70562		
Year built (predicted)	1930–1975				

💡 EPC	🏠 Council tax	🔌 Utilities
No EPC available	Tax band	Mains gas
	Estimated cost	Wind turbines
	Local authority	Solar panels
		Mains fuel type
		Water

🏗️ Build
Ask your agent for details

Key Property Information

Mobile coverage

 EE coverage	 Okay
 O2 coverage	 Good
 Three coverage	 Okay
 Vodafone coverage	 Okay

Broadband coverage

Basic broadband	 15mb
Superfast broadband	 75mb
Ultrafast broadband	 N/A
Overall broadband	 75mb

Outdoor space

Garden direction (est)	West
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Tree preservation orders

No registered tree preservation orders on this property.

Flood risk

Rivers and sea flood risk	Very low
Surface water flood risk	Very low

Parking

Off road parking	Yes (AI predicted)
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Radon gas

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.

 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	Natural Beauty	Value Implications
There are strict planning regulations to ensure preservation. Building and development are highly controlled.	Properties offer scenic surroundings and abundant recreational opportunities, adding to their appeal.	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	Restrictions	Community and Environment
These areas maintain historical and architectural charm, potentially enhancing property values.	Additional planning permissions and controls apply, limiting changes like exterior alterations or tree removals.	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

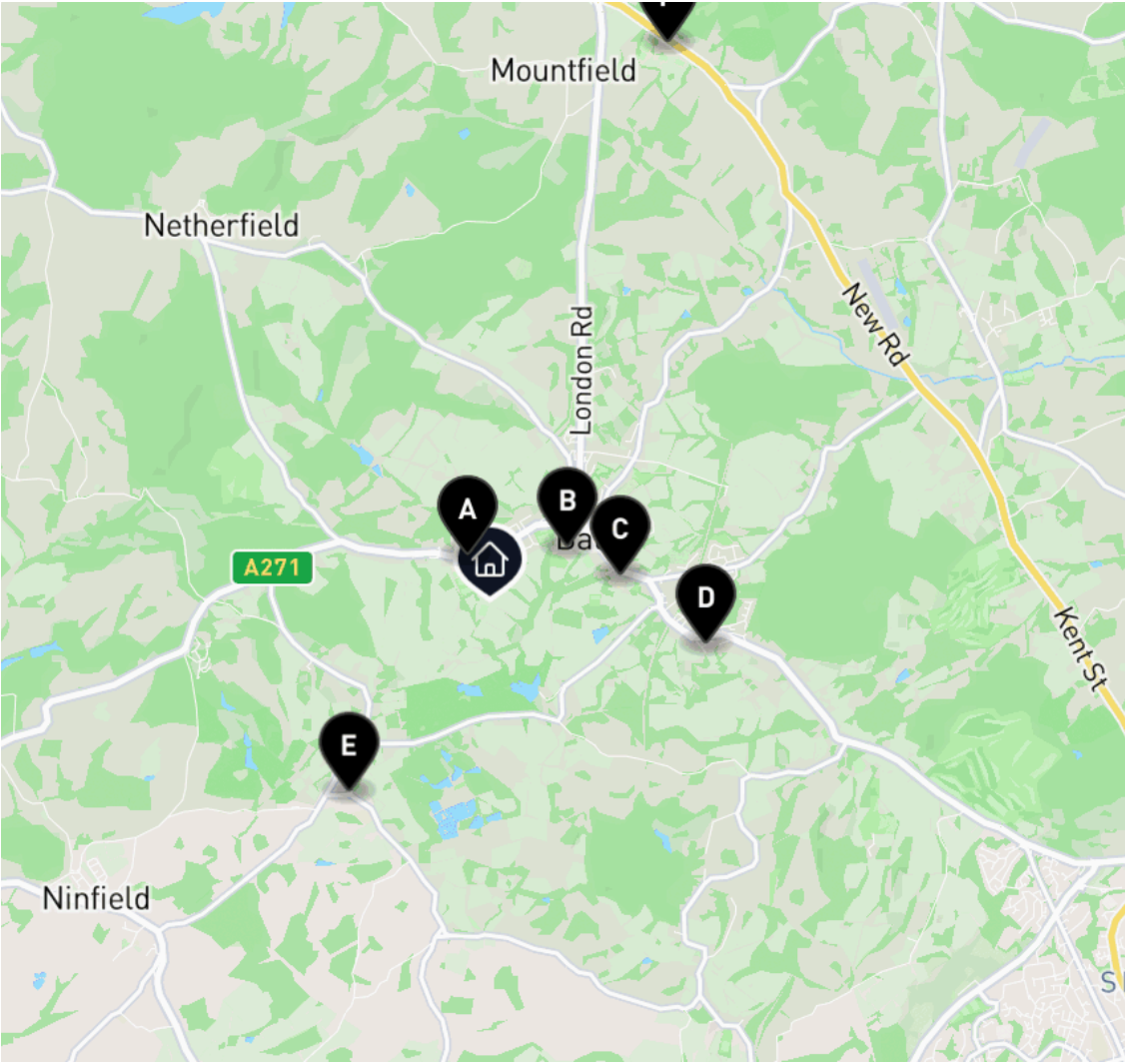
Greenbelt land is a protected area designated to prevent urban sprawl and preserve natural landscapes.

 Why it's important

Restrictions	Environmental Appeal	Value Implications
Strict regulations limit new developments and property modifications, often requiring special permissions.	Offers scenic natural surroundings, providing a tranquil atmosphere that enhances property desirability.	Properties in greenbelt areas tend to be more valuable due to limited availability and appealing settings, though restrictions could affect potential alterations.

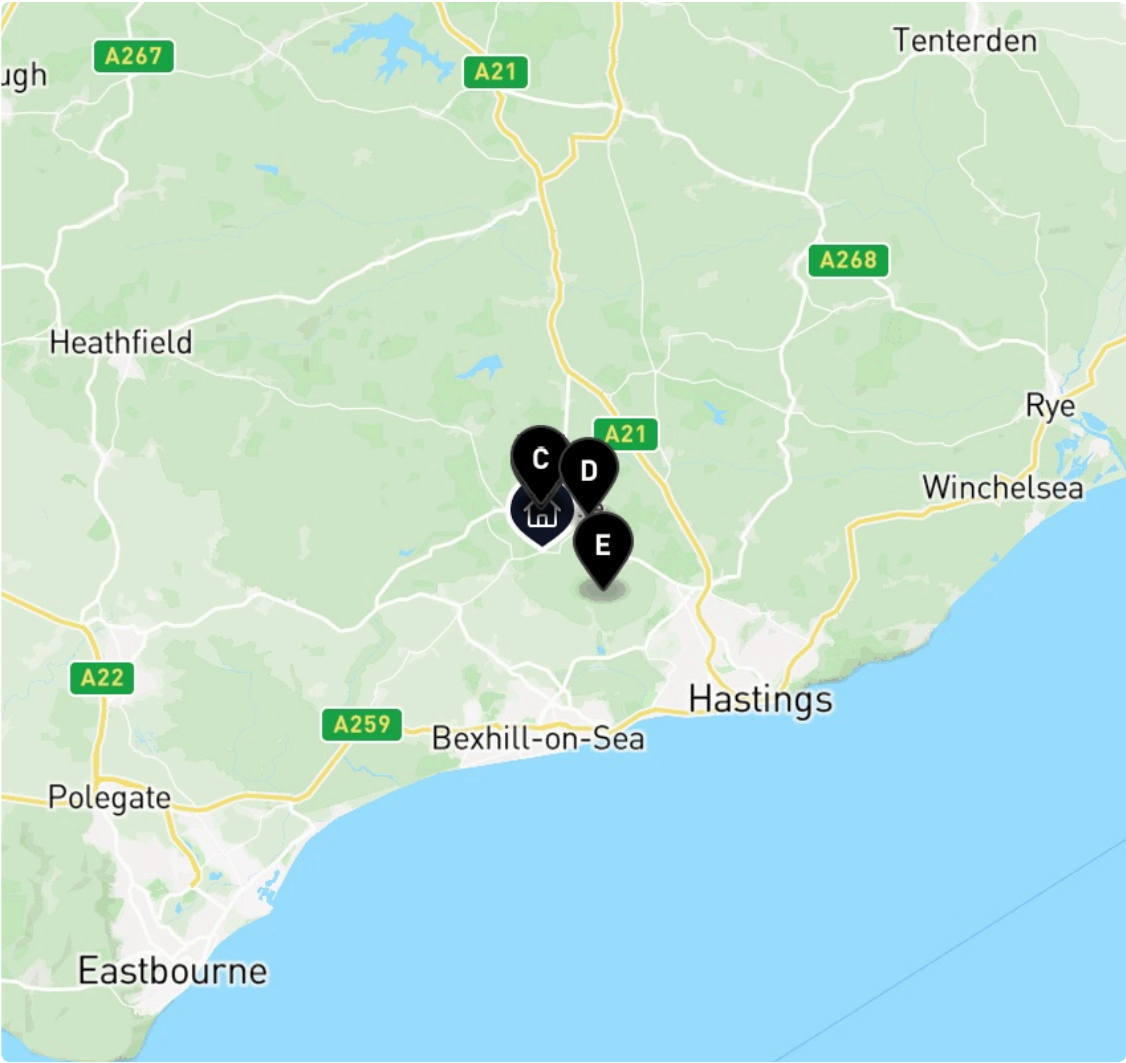
For more information and specific details on any potential restrictions please speak to your agent or the local authority.

Local Education



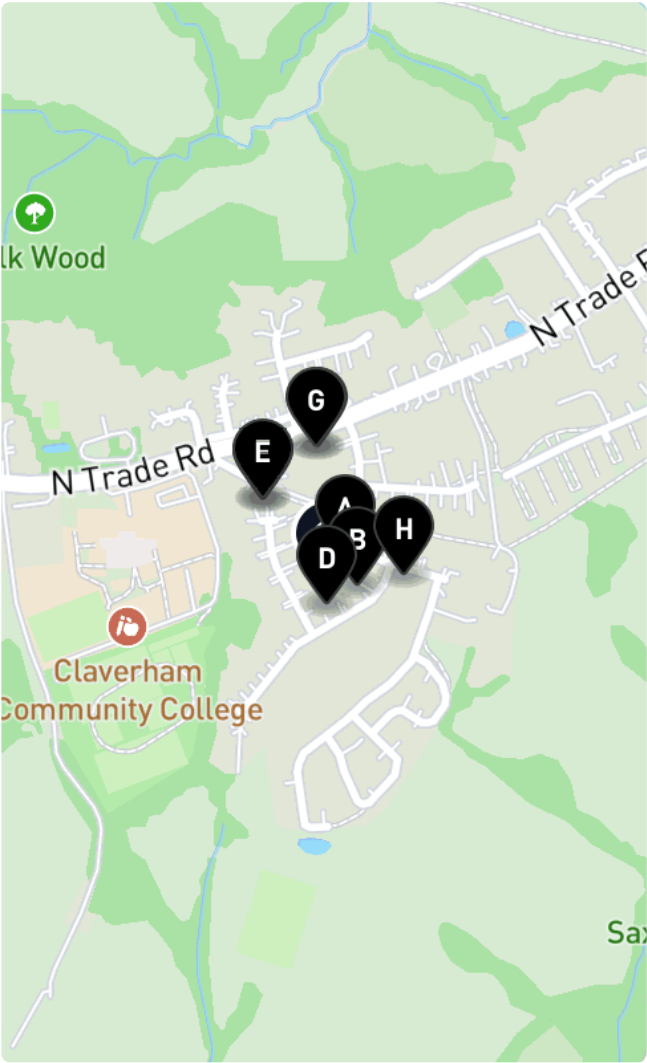
A	Claverham Community College	0.13mi • Secondary	Good
B	Battle And Langton Church Of England Primary School	0.44mi • Primary	Good
C	Battle Abbey School	0.74mi • Nursery	Not rated
D	Isp School	1.31mi • Special	Good
E	Catsfield Church Of England Primary School	1.55mi • Primary	Outstanding
F	Vinehall School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

Local Transport



- A** Tollgates, Tollgates  
0.04 mi • Bus stop or station
- B** Claverham Way  
0.07 mi • Bus stop or station
- C** Battle Gates, North Trade Road  
0.07 mi • Bus stop or station
- D** Battle Rail Station  
1.07 mi • Train station
- E** Crowhurst Rail Station  
2.33 mi • Train station
- F** Lydd London Ashford Airport  
20 mi • Airport

Nearby Planning



**A** 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** 5 Claverham Way, Battle TN33 OJE 226ft ⓘ  
Loft conversion  
Approved Ref no. RR/2021/954/P 20-04-2021

**C** 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

**D** 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

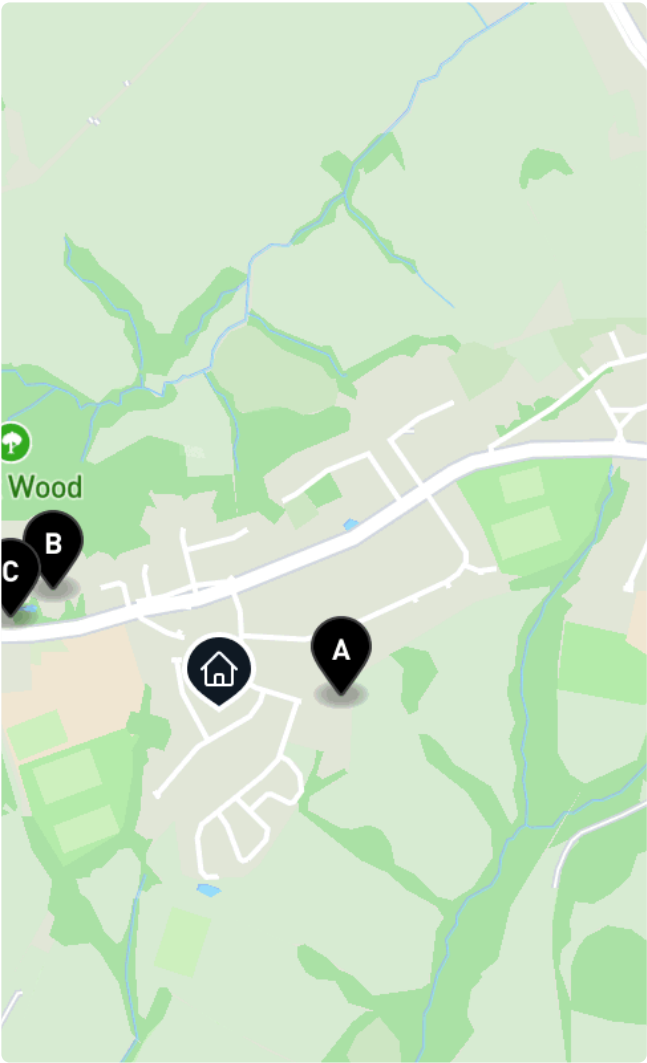
**E** 20 Claverham Close, Battle TN33 OJF 276ft ⓘ  
Erection of a single storey side extension and alterations  
Approved Ref no. RR/2023/1044/P 15-05-2023

**F** 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

**G** 1 Almonry Fields, Battle TN33 OHX 318ft ⓘ  
Single storey side extension  
Approved Ref no. RR/2021/2358/P 11-11-2021

**H** 2 Claverham Way, Tolgates, 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



A

Grade II – Listed building 656ft  
LOWER ALMONRY FARMHOUSE  
03/08/61 List entry no: 1231433

B

Grade II – Listed building 955ft  
NORTH LODGE  
03/08/61 List entry no: 1044177

C

Grade II – Listed building 1125ft  
BEACON COTTAGE  
13/05/87 List entry no: 1231440

D

Grade II – Listed building 1913ft  
BATTLE HOSPITAL INCLUDING PERIMETER WALL  
01/10/87 List entry no: 1238394

E

Grade II – Listed building 3058ft  
BEECH FARMHOUSE  
03/08/61 List entry no: 1278122

F

Grade II – Listed building 3143ft  
THE GARDEN WALLS AND GATE PIERS OF THE  
ALMONRY TO THE NORTH WEST OF THE HOUSE  
13/05/87 List entry no: 1230487

G

Grade II\* – Listed building 3163ft  
The Almonry  
03/08/61 List entry no: 1044222

H

Grade II – Listed building 3173ft  
BRYDDDES  
03/08/61 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@paulstrippestateagent.com](mailto:info@paulstrippestateagent.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.

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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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