



THE BUILDING PLOT AT  
RUSHERS GHYLL





# THE BUILDING PLOT AT RUSHERS GHYLL

TIDEBROOK ROAD, RUSHERS CROSS,  
MAYFIELD TN20 6PX

**A RARE OPPORTUNITY TO BUILD A STUNNING  
NEW HOME, PRIVATELY SET ON A LARGE PLOT  
IN AN EXCEPTIONAL SEMI-RURAL LOCATION  
BETWEEN WADHURST AND MAYFIELD**

**Proposed new dwelling of about 7767 sq ft comprising:**

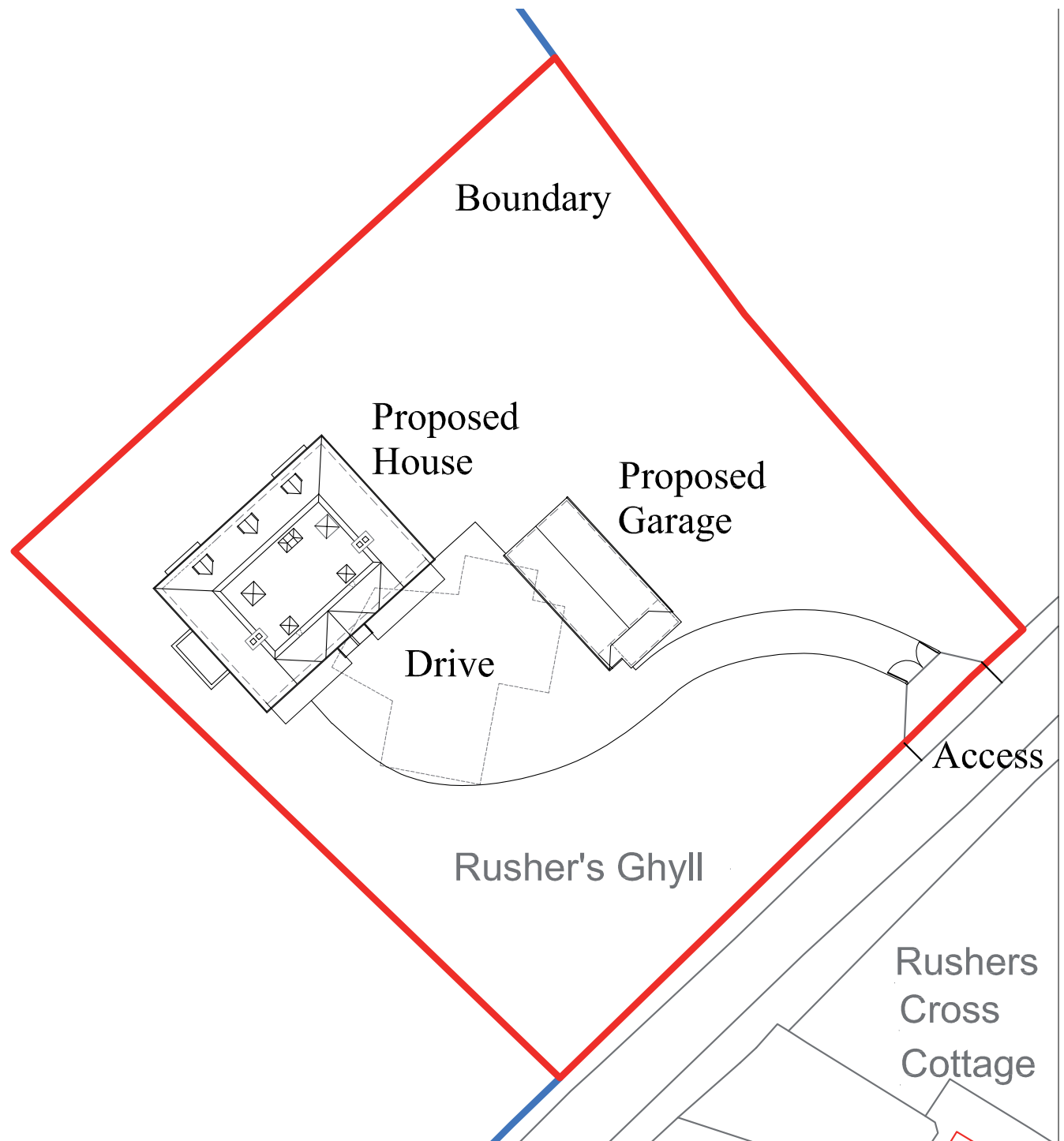
Entrance porch • entrance hall • drawing room • dining  
room • family room • study • kitchen/breakfast room  
• boot room • utility room • cloakroom • 4 first floor  
bedrooms (3 en suite) • family bathroom

Second floor: 2 bedrooms, 2 bathrooms

Lower Ground floor: TV room • laundry room • wine store  
• w.c. • store rooms • gym • plant room

Detached three bay garage with store and bedroom, study  
and shower room over

**About 4.38 acres in total**





**Description**

The proposed new home at Rushers Ghyll offers a rare and wonderful opportunity to build a contemporary neo-Classical style house, designed by local architect Stephen Langer in this exceptional location on a large plot bordering open countryside and offering lovely views.

The property has been designed to sit sympathetically within the topography of the Wealden landscape, with specimen indigenous planting in the grounds.

The traditional vernacular design is relevant local area and stipulates attractive materials including natural tiles of clay, oak, stonework, weatherboard, painted ironwork, and stock brickwork, complemented by traditional joinery.

The proposed build is designed for sustainable construction with high insulation levels, a technically advanced heating plant (ground source or biomass envisaged) ease of climate control, solar utilization and the ability to utilize levels of heat gain to contribute to heating requirements with the potential to reduce demands on energy and water consumption.

**Situation**

The building plot at Rushers Ghyll is situated in an Area of Outstanding Natural Beauty, just south of the of the hamlet of Tidebrook between the sought after villages of Wadhurst and Mayfield, both of which offer a wide selection of local shops including butchers, delicatessen, post office, banks, chemists, cafes, supermarkets and a garage (Wadhurst).

Comprehensive shopping is catered for in Tunbridge Wells (about 9 miles) and Crowborough (about 7.8 miles).

There is are many leisure opportunities in the local area including, walking, cycling, sailing, canoeing and fishing at Bewl Water, cycling and horse riding trails at Bedgebury, public footpaths, golf courses at Dale Hill (Ticehurst) and Tunbridge Wells, Uplands Gym in Wadhurst, tennis clubs in Wadhurst and Mayfield.



North East Elevation



South West Elevation

- KEY:
- 1 Clay tiles
  - 2 Cast metal rainwater goods (gutters, hoppers & rwp's)
  - 3 Vertical clay tiles
  - 4 Timber windows
  - 5 Timber external doors (some with glazing)
  - 6 Face brickwork
  - 7 Brick window heads
  - 8 Stone window sills
  - 9 Timber fascia and barge boards
  - R/L Rooflights



South East Elevation



North West Elevation



### Mainline rail

Wadhurst (about 3.8 miles), and Tunbridge Wells (9 miles) with regular commuter services to London Charing Cross and Cannon Street.

### State and Private schools

There is an excellent choice in the area including Skippers Hill School, Sacred Heart, St Ronans and Malborough House preparatories, Mayfield, Wadhurst and Stonegate Primary schools, Uplands Community College in Wadhurst, The Beacon in Crowborough and independent schools at senior level including Mayfield School for Girls, Eastbourne College, Bedes, Tonbridge and Sevenoaks.

### Communications

The M25, accessed at junction 5 via the A21 to the north, links to London, the south coast and the motorway network, and thereby to Gatwick and Heathrow airports and the Channel Tunnel terminus.

### Agent's note

We would refer you to Wealden District Council's Community Infrastructure Levy policy relating to new development at [http://www.wealden.gov.uk/WealdenResidents/Planning\\_and\\_BuildingControl/Planning\\_Policy/CommunityInfrastructureLevy](http://www.wealden.gov.uk/WealdenResidents/Planning_and_BuildingControl/Planning_Policy/CommunityInfrastructureLevy) and also to their policy in relation to SANGS AND SAMMS contributions.

### Outgoings

Wealden District Council 01892 653311. Tax band to be confirmed.



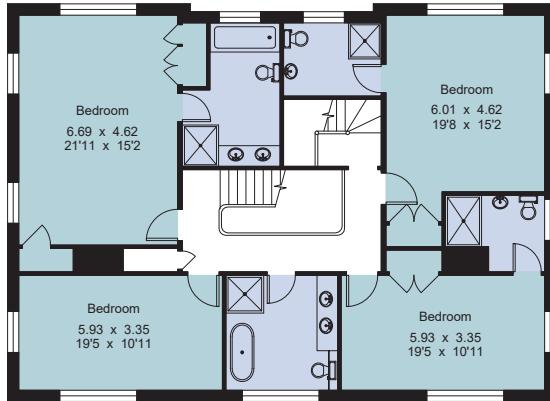


## Rushers Ghyll (Proposed Dwelling)

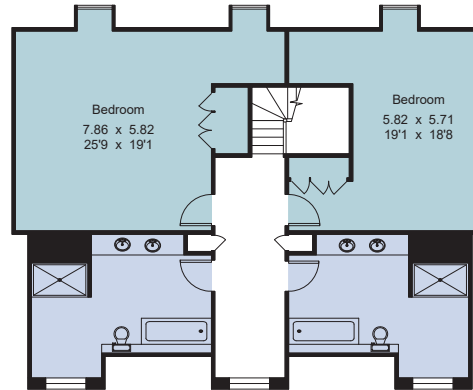
**Gross internal area (approx)** 626.1 sq m/ 6,739 sq ft

**Garage / Annexe** 95.5 sq m/ 1,028 sq ft

**Total** 721.6 sq m/ 7,767 sq ft



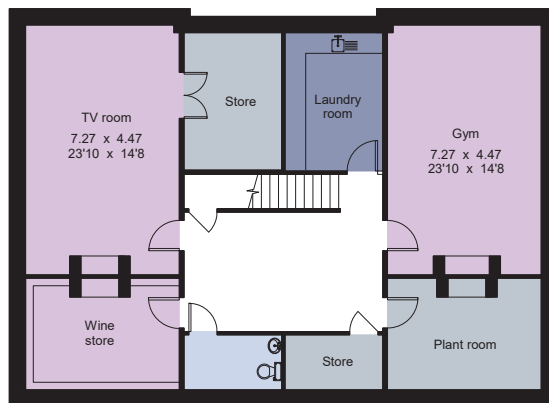
First floor



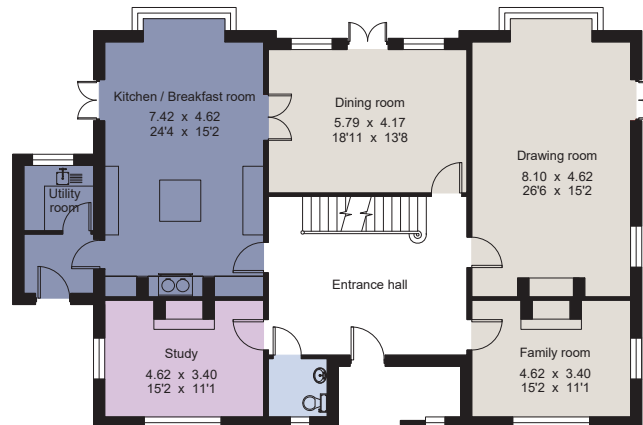
Second floor



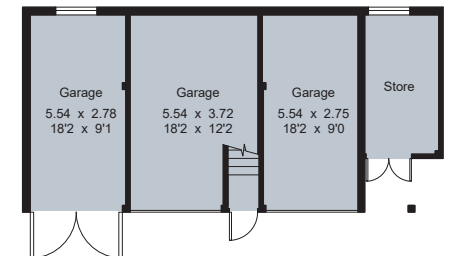
First floor



Lower Ground floor



Ground floor



For identification only - Not to scale

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### Important Notice

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