



**LAND AT WINCHELSEA  
LOT:2 – THE PADIAM LAND (NORTH)  
WINCHELSEA  
NEAR RYE  
EAST SUSSEX**

A ring-fenced block of grazing marshland.  
Road frontage.

In all about 29.91 acres (12.1 hectares)

**OFFERS IN EXCESS OF: £175,000**

**LOCATION:**

The land is located on the outskirts of Winchelsea (1 mile), approximately 1.5 miles to the south west of Rye (Railway Station) and approximately 10.7 miles to the north east of Hastings.

**DESCRIPTION:**

The land is divided into two principal parcels by a drainage ditch. On the Agricultural Land Classification Plan of England and Wales, the Land is shown as Grade 2.

**TENURE:**

The property is offered for sale by private treaty, with vacant possession being available upon the expiry of the existing Farm Business Tenancy agreement, due to expire on the 30th September 2020, unless not less than two months' notice is served before that date.

**LOCAL AUTHORITY:**

Rother District Council

**SERVICES:**

There are no services connected.

**EASEMENTS, WAYLEAVES AND RIGHTS OF WAY:**

The property is sold subject to and with the benefit of all existing rights whether public or private including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

**MINERALS, SPORTING RIGHTS AND TIMBER:**

All mineral rights, sporting rights and standing timber so far as they are owned are included in the Freehold.

**DIRECTIONS:**

From Rye, head south west on the A259 (New Winchelsea Road) and continue for approximately 1.1 miles, whereafter, the entrance to the Land will be found on the right-hand side.

**PLANS:**

The attached plans are for identification purposes only.

**BOUNDARIES:**

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry documentation available.

**ACCESS:**

The land is accessed via a gateway leading from the A259 (New Winchelsea Road).

**VIEWING:**

Strictly by appointment with the Vendor's Sole Agents, BTF Partnership – Telephone: 01435 864455.

Prior to making an appointment to view, the agents recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff. This will help to ensure that you do not make a wasted journey.

Please ensure that when viewing the property, you do so with due care, taking responsibility for your actions. **Please make certain that all access gates are left closed.**

**AGENT'S NOTES:****ANTI MONEY LAUNDERING REGULATIONS:**

In accordance with Anti Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers.

BTF employs the services of Smartsearch to verify the identity and address of purchasers.

**ACREAGES:**

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statement or representation of fact and must satisfy themselves by inspection or otherwise.

**BASIC PAYMENT SCHEME ENTITLEMENTS:**

There are no BPS Entitlements included in the sale.

The 2020 BPS claim has been made, and the payment retained. The purchaser (s) will be required to comply with the Cross-Compliance Rules from the date of completion until 31<sup>st</sup> December 2020 and indemnify against any breach committed during this period.









