



**LAND AT WINCHELSEA
LOT:1 - THE FERRY LAND
STATION ROAD
WINCHELSEA
EAST SUSSEX**

Arable land divided into three parcels by mixed broadleaf hedgerows and drainage ditches.
Lane frontage.

In all about 33.28 acres (13.47 hectares)

OFFERS IN EXCESS OF: £275,000

LOCATION:

The land is located off a country lane, on the outskirts of Winchelsea (0.5 mile), approximately 2.8 miles to the south west of Rye (Railway Station) and approximately 9.6 miles to the north east of Hastings.

DESCRIPTION:

The land is divided into three principal field parcels by mixed broadleaf hedgerows and drainage ditches. On the Agricultural Land Classification Plan of England and Wales, the Ferry 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 31st August 2020.

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.

Please note: A public footpath crosses the Land, in a northeast to northwest direction

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, becoming the Royal Military Road) and continue for approximately 2.5 miles until reaching a very sharp left-hand corner. Just before the apex of the corner, turn right into Station Road (signposted Winchelsea Station). The entrance to the Ferry Land will then be found on the right-hand side, just after crossing the River Brede (0.1 mile).

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 Station 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.

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 31st December 2020 and indemnify against any breach committed during this period.



