



**Land at Horse Eye
Pevensey Levels
Pevensey
East Sussex
BN27 1SG**

A useful block of grazing marsh within the Pevensey Levels SSSI

In all about 78.44 acres (31.74 hectares)

OFFERS IN EXCESS OF £390,000

LOCATION

The land has direct frontage to New Bridge Road and is located within the Pevensey Levels SSSI approximately two and a half miles to the south east of Hailsham and approximately two and a half miles to the north of Stone Cross.

DESCRIPTION

The property comprises a ring-fenced block of grazing marsh, extending to a total of 78.44 acres (31.74 hectares), situated to the East and West of the Hurst Haven.

The property has the benefit of a useful handling system by the roadside and at the centre of the property is a barn of timber construction with timber and corrugated iron cladding, earth floor and a corrugated iron roof.

The land is classified as Grade 3 on the Agricultural Land Classification Plan of England and Wales and is also situated within the Pevensey Levels Special Area of Conservation and RAMSAR.

ACCESS

The property can be accessed at two points from New Bridge Road.

DIRECTIONS

From Stone Cross Village Hall, head north on Hailsham Road. Pass beneath the Pevensey Bypass and turn right onto Hankham Road. Continue on Hankham Road and at Horns Corner (a sharp left-hand bend) take the right-hand fork towards Rickney. Continue on Rickney Road for just over half a mile and take the next left onto Rickney Lane. Continue on Rickney Lane for a quarter of a mile and turn right onto New Bridge Road. Continue on New Bridge Road for a mile and the land will be found on the right-hand side.

SERVICES / DRAINAGE

There are no services connected. The land is drained by the Pevensey and Cuckmere Water Level Management Board. The drainage rates for 2020/21 are £84.95.

TENURE

The freehold property is offered for sale by private treaty. Please note, the land is being sold subject to a grazing licence which expires on 30th September 2020. Please contact the Agent for further details.

LOCAL AUTHORITY

The property is situated within the jurisdiction of Wealden District Council.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A bridleway crosses the land to the East of the Hurst Haven along the western boundary in a north – south direction.

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 are included in the freehold.

PLANS

The attached boundary plan is for identification purposes only with boundaries shown edged red. Purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.



BASIC PAYMENT / STEWARDSHIP SCHEMES:

The property has an eligible area of approximately 31.8 hectares. 31.8 BPS entitlements are held by the Vendor and these are included in the sale.

The property is managed under a Higher Tier Countryside Stewardship Scheme which expires on 31/12/2023. All of the land is managed under option GS2 – permanent grassland with very low inputs. It is understood that the approximate income received under the current scheme is in the region of £3,000 per annum. Please contact the Agent for further information.

Please note, the Vendor has made the 2020 BPS and Stewardship claims and will retain the payments. The Purchaser will be required to comply with the Cross Compliance / Stewardship rules from the date of completion until 31st December 2020 and indemnify the Vendor against any breach committed during this period.

AGENTS NOTES

We have prepared these particulars as a general guide. None of the statements contained within these particulars relating to the property should be relied upon as statements of fact. Measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

VIEWING

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

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

SPECIAL NOTE

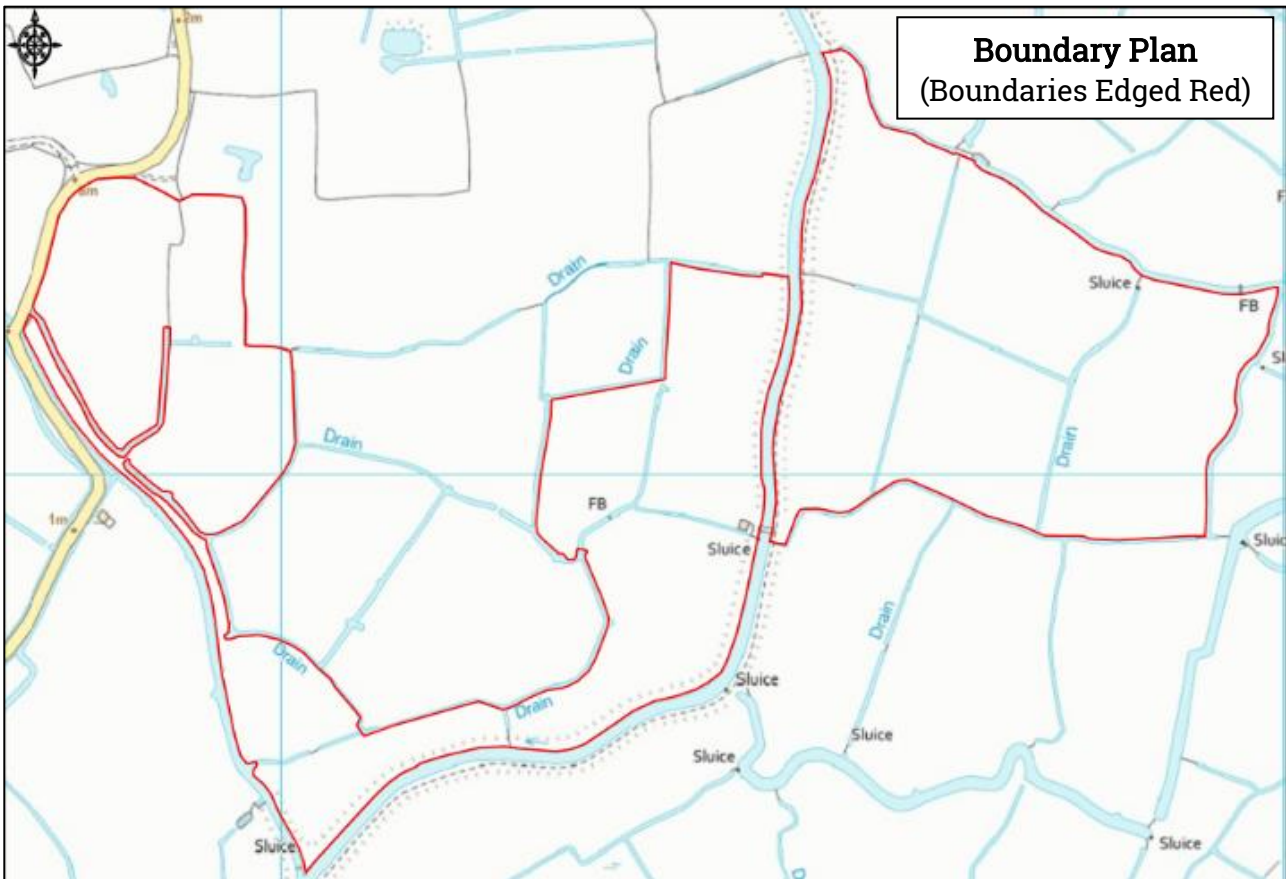
In accordance with the Estate Agents Act 1979, we give notice that the Vendor of the property is related to an employee of BTF Partnership.

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 a statement or representation of fact and must satisfy themselves by inspection or otherwise.



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.