



**LAND AT OLD COGHURST FARM - LOT 1 (WEST)
THREE OAKS NEAR HASTINGS
EAST SUSSEX
TN35 4NX**

A parcel of gently sloping agricultural land.
Grassland with single bank stream frontage.

In all about 10.3 acres (4.18 hectares)

GUIDE PRICE: - £85,000

LOCATION

The land is located approximately 2 miles to the south east of Westfield, and approximately 3.2 miles to the north east of the coast at Hastings.

Please see location plan overleaf.

DESCRIPTION

A single block of predominantly hedge/tree enclosed grassland with single bank stream frontage running the eastern boundary.



ACCESS

The land is accessed via a gateway leading from Rock Lane.

DIRECTIONS

Head south on the A21 and having passed Blackbrooks Garden Centre near Sedlescombe, take the next left into Crazy Lane, after 0.3 of a mile turn right at the junction and continue for 2.2 miles until reaching the crossroads with the A28 at Westfield. Continue straight over the A28 into Moor Lane and continue to the next crossroads (approximately 1.5 miles) and then go straight over into Rock Lane. The entrance to Lot 1 (west) will be found on the left hand side after about 0.3 miles

SERVICES

There are no services connected.

TENURE

The property is registered under title number ESX261499 (part of) and is offered for sale by private treaty with vacant possession upon completion.

LOCAL AUTHORITY

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

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Two public footpaths cross the land.

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.

PLANS

The attached boundary plan is for identification purposes only with boundaries shown edged red. Purchasers should

satisfy themselves on the location of all external or internal boundaries prior to offering.

VIEWING

During daylight hours only and strictly by prior 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 do not drive vehicles on the land, and ensure all gates are closed behind you.

AGENTS NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained within these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom.

CLIENT IDENTIFICATION

In accordance with the 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 residence of purchasers.

ACREAGES

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



BASIC PAYMENT ENTITLEMENTS

There are no BPS Entitlements included in the sale.

Unless sold before the 15 May 2020, the 2020 BPS claim will be 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.

OVERAGE PROVISION

The land will be sold subject to a 30% overage provision, which will be triggered in the event of planning consent being granted for residential development within a period of 25 years from the date of sale.

PHOTOGRAPHS

The photographs included in these particulars were taken in April 2020.



