



**LAND AT WINCHELSEA
LOT:4 – LAND OFF SEA ROAD
WINCHELSEA BEACH
NEAR RYE
EAST SUSSEX
TN36 4LA**

A single parcel of grazing marshland.
Road frontage.

In all about 4.88 acres (1.97 hectares)

OFFERS IN EXCESS OF: £60,000

LOCATION:

The land is located approximately 1 mile inland from the coast at Winchelsea Beach, approximately 2.4 miles to the south west of Rye (Railway Station) and approximately 10 miles to the north east of Hastings.

DESCRIPTION:

The single parcel of grazing marsh is shown on the Agricultural Land Classification Plan of England and Wales, as Grade 3.

**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 2019, the break clause having been served.

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, becoming the Royal Military Road) for approximately 2 miles, and then turn left (opposite Skinners Sheds Ltd) into Sea Road (signposted Winchelsea Beach). Continue for approximately 250 metres, 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 Sea 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 2019 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 2019 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 and/or commercial development within a period of 25 years from the date of sale.



