



**LAND OFF SPRAYS LANE
SEDLSCOMBE
EAST SUSSEX
TN33 0RU**

Parcel of agricultural land in a rural location.
Pasture with woodland shaw.

In all about 6 acres

OFFERS IN EXCESS OF: £80,000

LOCATION:

The land is set off a country lane, approximately 1 mile to the north west of Westfield and 2 miles to the south east of Sedlescombe. The Towns of Battle and Hastings are both approximately 5 miles distant.

**DESCRIPTION:**

The single parcel of tree/hedge enclosed pasture is classified as Grade 3 on the Land Classification Plan for England and Wales and is currently sub-divided into four paddocks with a woodland shaw running the eastern boundary.

TENURE:

The property is offered for sale by private treaty with vacant possession upon completion.

LOCAL AUTHORITY:

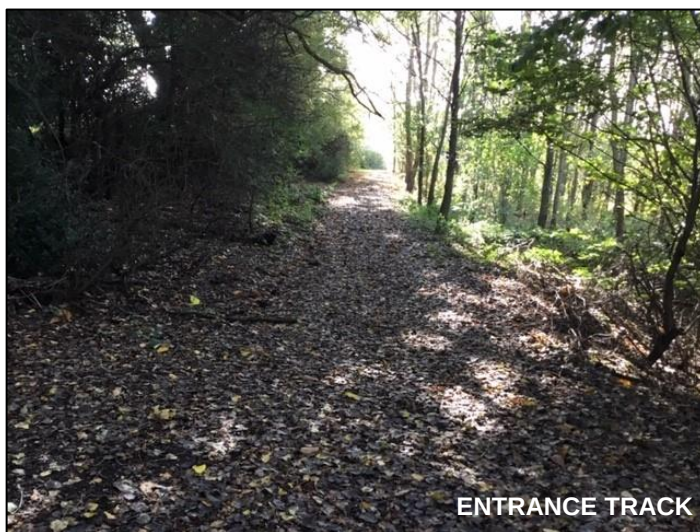
Rother District Council.

SERVICES:

There are no services connected.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY:

The vendor will be retaining a right of way (coloured yellow on the attached plan) over part of the entrance track in order to access a retained block of woodland to the north of the land being sold.



ENTRANCE TRACK

There are two footpaths, one crossing the entrance track to the north west, and one (fence enclosed) running east to west.

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:

Heading south on the A21, take the first turning on the left (Crazy Lane) after the Blackbrooks Garden Centre in Sedlescombe. Continue on Crazy Lane until reaching a 'T' junction and then turn right. Continue for approximately 1.3 miles until reaching Sprays Lane on the right (triangle of grass with a signpost to Hastings) and then continue on Sprays Lane for approximately 300 meters, whereafter the gate for the track leading 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:

A shared gateway leads from Sprays Lane.

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:**MONEY LAUNDERING REGULATIONS:**

In accordance with 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.



ENTRANCE GATE

BOUNDARIES EDGED IN RED FOR IDENTIFICATION
PURPOSES ONLY – NOT TO SCALE

