



**LAND AT THREE OAKS
EAST SUSSEX. TN35 4NJ**

LAND IN MAXFIELD LANE THREE OAKS HASTINGS EAST SUSSEX TN35 4NJ

<i>Westfield</i>	- 1.7 miles
<i>Brede</i>	- 2.3 miles
<i>Hastings</i>	3.6 miles
<i>Battle</i>	- 5.8 miles
<i>Rye</i>	- 6.2 miles

A strategically located parcel of land on the edge of the village of Three Oaks, with the added potential for BNG opportunities.

- A total of 4 easily maintained field enclosures, extending to 23.95 acres.
- The land has frontage and access to Maxfield Lane.

FOR SALE BY PRIVATE TREATY AS A WHOLE – OFFERS FOR PART MAY BE CONSIDERED.

GUIDE PRICE £295,000

VIEWING: - Strictly by arrangement via the sole agents

BTF Partnership
Canterbury Road
Challock- Ashford
Kent TN25 4BJ
01233 740077 / Richard.thomas@btfspartnership.co.uk

LOCATION

The Land is situated to the north of Three Oaks village. Hastings is approximately 3.6 miles to the south-west, with excellent road links via the A259 and A21 and rail connections to London via Three Oaks. The Port of Newhaven is also located approximately 25 miles to the south-west, providing connections to Europe. Please see the Location Plan below for the exact situation of the land in relation to the surrounding towns and villages.

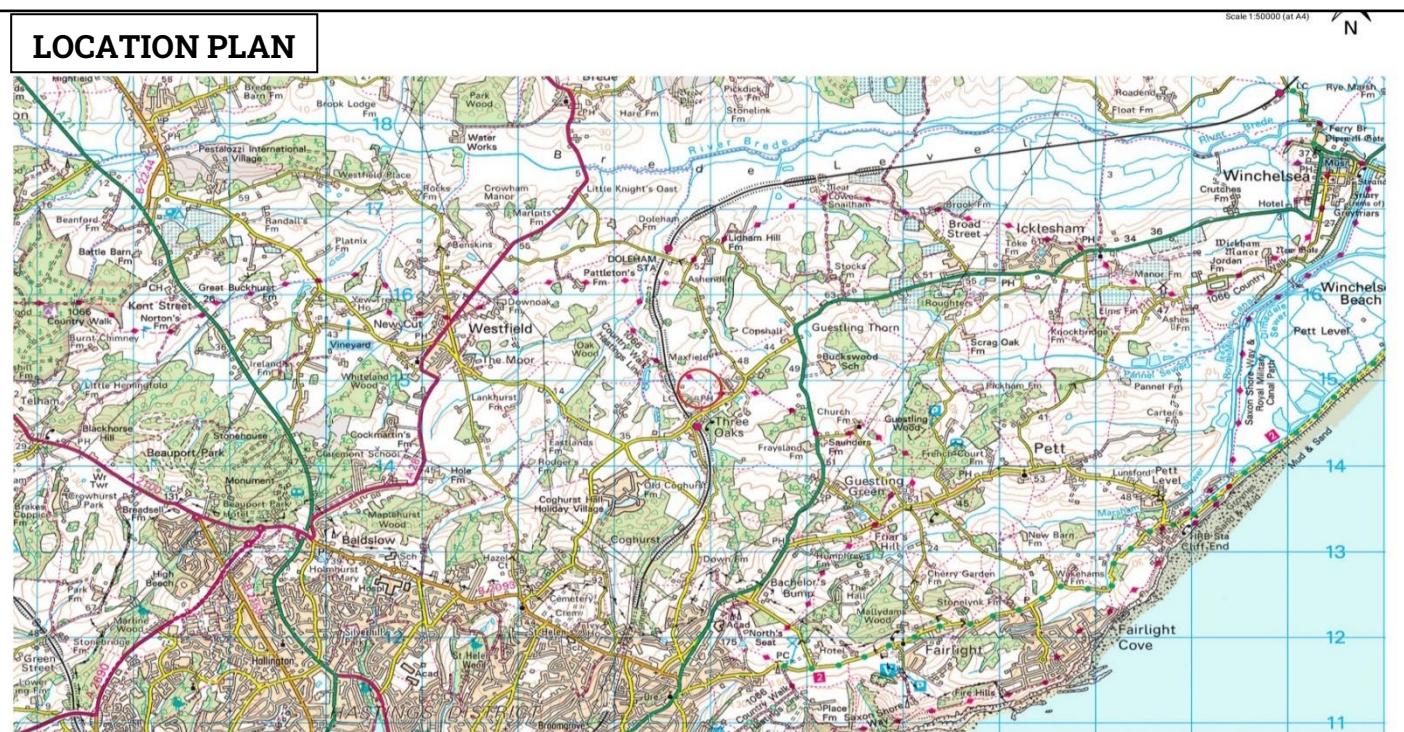
DIRECTIONS

From Westfield, head southeast for about a mile and then left at the first crossroads. Continue over the railway bridge by the station and then turn left into Maxfield Lane, just before the Three Oaks Pub. Continue along Maxfield Lane, where there is an access gate on the right-hand side, after approximately 100 meters.

WHAT 3 WORDS

///glass.number.asks – entrance gateway from Maxfield Lane

LOCATION PLAN



DESCRIPTION

The Land adjoining the village is classified as Grade III on the Agricultural Land Classification Plan for England and Wales and extends in total to 23.95 acres. The land is a clay loam typical of this part of the Sussex High Weald.





Land in Maxfield Lane Boundary Plan



Produced on Land App, Jan 14, 2026.
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50 m
Scale 1:2500 (at A3) 

BOUNDARY PLAN



CURRENT FARMING

The land has historically formed part of a larger farm to the north. The vendors are reducing livestock numbers and reorganising their farming business. The land has been grazed in the past and cut for hay.

The four fields from south to north are known as Three Oaks Field (closest to the village), Campers field, Pylon and Eddies.

FENCING AND BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from Land Registry documentation available.

The purchaser will be obliged to fence the boundary A – B on the plan, no later than 3 months from completion.

ACREAGES

The land extends to approximately 23.95 acres in total. This acreage is taken from Land App data and is for guidance purposes only and is given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

SPORTING RIGHTS

The sporting rights are in hand and will pass with the sale of the freehold.

SERVICES

No services are connected to the property.

LOCAL AUTHORITIES

Rother District Council, Town Hall, London Rd, Bexhill-on-Sea TN39 3JX

East Sussex County Council, East Sussex County Council, County Hall, St Anne's Crescent, Lewes, East Sussex, BN7 1UE

NATURE BASED SOLUTIONS

It is considered the land offers Natural Capital opportunities, with scope under the new Environmental Land Management Systems and for other nature based solutions, including a possible BNG management plan.

PLANS

The plans and boundary notes provided by the Agents are for identification purposes only.

EASEMENTS, WAYLEAVES & 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.

There are footpaths crossing the land which are clearly marked on the ground.

TENURE

The freehold land is sold with vacant possession on completion.

PHOTOGRAPHS

The photographs included in these particulars were taken in July 2024.

METHOD OF SALE

The land is offered for sale by private treaty. The vendor reserves the right to take the land to formal tender, informal tender or auction at a later date. Please note that offers for part may be considered by the vendor.

OVERAGE

The vendor will reserve a percentage of future development value for 30 years from completion. Further details from the selling agents.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in 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. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fitting.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings must be carried out during daylight hours only with particulars in hand and strictly by prior appointment only with the vendors' sole agent. If you would like to view, please contact Richard Thomas on the contact details below.

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Ref: RPT

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Land and Property Experts

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