



**LAND ON THE EAST SIDE OF LONDON ROAD
CROWBOROUGH
EAST SUSSEX TN6 1UP**

Ring-fenced block of Grade IV pastureland, woodland & Scrubland
In all approximately 11.32 acres (4.58 hectares)

FOR SALE BY INFORMAL TENDER

CLOSING DATE – 12 Noon Friday 20th February 2026

OFFERS IN EXCESS OF £150,000

LOCATION

The land is situated approximately one mile north of the town of Crowborough, in an easily accessible location off Gillridge Lane. Nearby transport connections are provided via the A21 at Tonbridge as well as regular rail services to Central London from Eridge Rail Station. Please refer to the Location Plan overleaf for further information.



DESCRIPTION

The Property for sale is a block of Grade IV pastureland, a woodland shaw and scrubland which includes two field shelters. The pastureland has been used to graze horses and sheep in recent times with the scrubland and woodland not having been managed in recent years. The property in its entirety extends to 11.32 acres. There are two additional land locked parcels of land to the west that form part of the same title.

Please refer to the Boundary Plan opposite identifying the property to be sold outlined in red.

ACCESS

Access is provided over a right of way over a track leading from the Ashdown Business Park. This is shown coloured brown on the Boundary Plan.

WHAT 3 WORDS

Access track entrance - ///quietly.revisits.truffles

VIEWINGS

The land may be viewed at any reasonable time during daylight hours, strictly on-foot only and in possession of an online version or a hard copy of these particulars. Interested parties viewing the land do so at their own risk. The vendors and their agent do not accept any responsibility for accidents or personal injury sustained while viewing, whether accompanied or not.

METHOD OF SALE

The property is offered for sale by Informal Tender as a whole with a closing date of 12 noon on Friday 20th February 2026. An informal Tender Letter & Form are available from the selling agents on request. The vendor reserves the right to launch the property to the open market or place the property in an auction at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

PHOTOGRAPHS

The photographs included in these particulars were taken in December 2025.

TENURE

The property is registered under Land Registry Title Number ESX136292. Copies of the Office Copy Entries and Title Plan are available from the Selling Agents upon request. The property is sold freehold, with vacant possession upon completion.

SPORTING, TIMBER AND MINERAL RIGHTS

Sporting, timber and mineral rights are all included in the sale will pass with the sale of the freehold.

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 water 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 various third-party rights of way over the property. Further information is available from the selling agent on request.



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.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of boundaries prior to offering.

ACREAGES

Stated 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.

CONTACT

All enquiries, please contact Alex Cornwallis or Jack Sadler using the following details: -

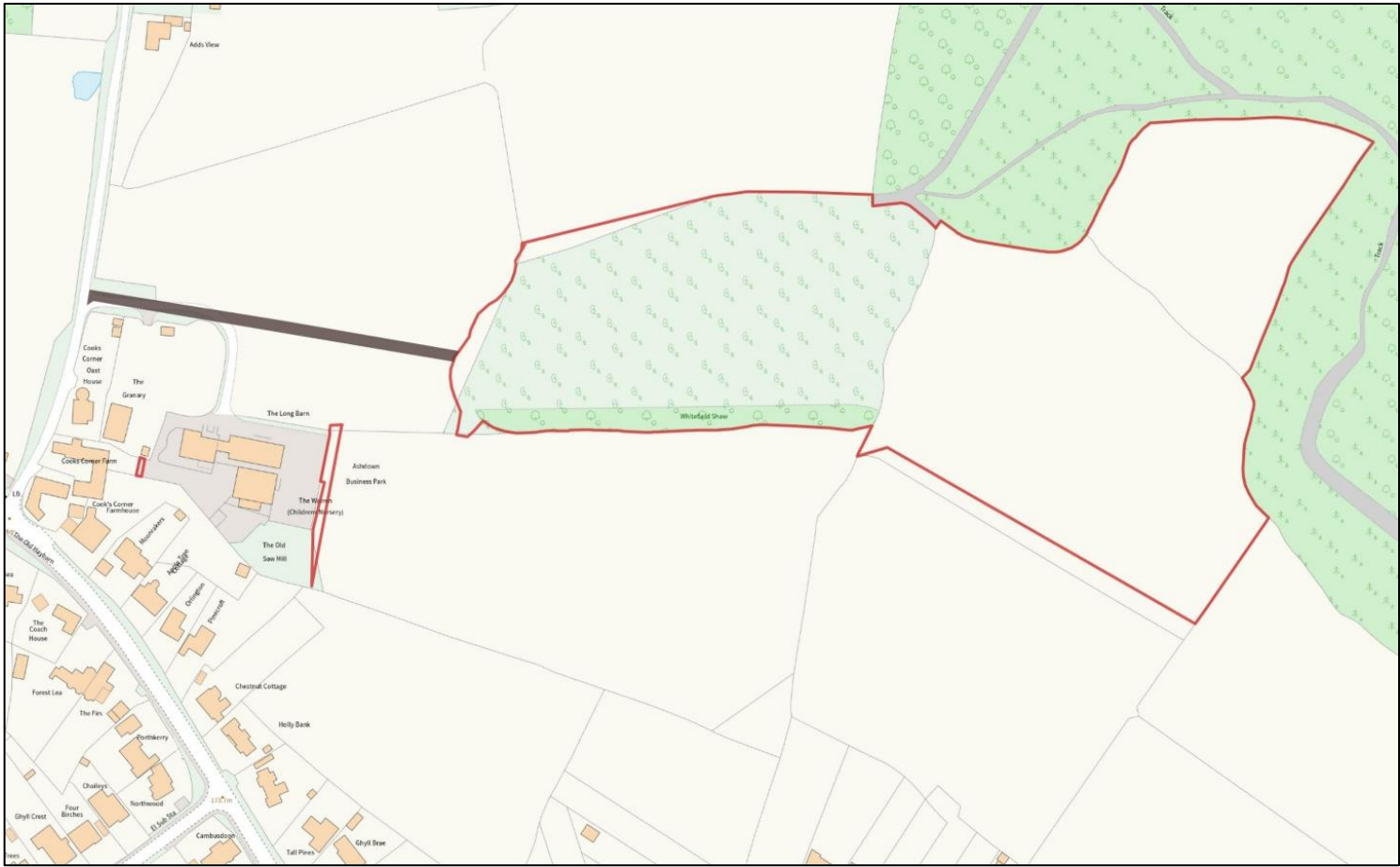
E. challock@btfpartnership.co.uk

T. 01233 740077 - Ref. AC/R2382.1

GUIDE PRICE

OFFERS IN EXCESS OF £150,000

BOUNDARY PLAN



NOT TO SCALE



LOCATION PLAN



Our Ref: AC/R2382.1

Date as Postmarked

Clockhouse Barn
Canterbury Road
Challock
Ashford
Kent TN25 4BJ
T 01233 740077
www.btfpartnership.co.uk

Subject to Contract

Dear Sir / Madam

LAND ON THE EAST SIDE OF LONDON ROAD, CROWBOROUGH, EAST SUSSEX TN6 1UP

Please find attached the sales particulars for the above property. Our client's instructions are to invite 'Best and Final' offers by Informal Tender for their consideration as follows: -

1. All offers should be made in writing and marked for the attention of **ALEX CORNWALLIS** and labelled "**LAND ON THE EAST SIDE OF LONDON ROAD**".
2. All offers to be sent in writing by email to alex.cornwallis@btfpartnership.co.uk or posted to BTF Partnership, Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ
3. Offers to be received by **12 NOON ON FRIDAY 20TH FEBRUARY 2026**.
4. Offers to be made subject to contract only.
5. Offers to be made for the property and boundaries as described in the sales particulars.
6. No offer will be considered if it can only be calculated by reference to other offers received or any other external indices.
7. The vendor's preference is for contracts to be exchanged within 28 working days of receipt of draft documentation by the Purchaser's Solicitors with completion by agreement. If you are unable to meet this timescale please clarify your position.
8. A 10% deposit will be payable on exchange of contracts.
9. The name, address and telephone number of your solicitors are to be provided with confirmation that they are instructed to act on your behalf.
10. You should indicate your financial position in terms of funding arrangements and whether it is dependent upon a related sale or funding.
11. We would stress that the Vendor reserves the right not to accept any of the offers nor necessarily accept the highest offer received.

If you have any queries or are unsure as to any of the points mentioned above, then please do not hesitate to give me a call.

Yours faithfully,



ALEX CORNWALLIS

Alex.cornwallis@btfpartnership.co.uk

Encs



LAND ON THE EAST SIDE OF LONDON ROAD, CROWBOROUGH, EAST SUSSEX TN6 1UP

INFORMAL TENDER FORM

SUBJECT TO CONTRACT

Please fill in and return the form below:

We:

Address:

.....

Telephone:

Offer the sum of:

(words)

.....

For the purchase of the freehold property known as **“LAND ON THE EAST SIDE OF LONDON ROAD, CROWBOROUGH, EAST SUSSEX TN6 1UP”** shown outlined in red within the sales particulars.

Name of solicitors:

Address:

.....

Telephone: Fax:

Contact name:

Contact email:

FINANCIAL INFORMATION AND DUE DILIGENCE

Please provide details of how you intend to fund this acquisition:

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