



Land & Property Experts



LAND AT CLAYHILL
BECKLEY · RYE · EAST SUSSEX TN31 6SJ

LAND AT CLAYHILL BECKLEY RYE

EAST SUSSEX TN31 6SJ

Beckley	- 1 mile
Northiam	- 1.5 miles
Peasmarsh	- 3 miles
Rye	- 6 miles

Two parcels of agricultural land on the outskirts of Beckley. Two arable parcels one with a small woodland shaw in Lot 2. Both parcels have an amenity appeal and extend to a total of 15.36 acres

- Lot 1 – Arable parcel with footpaths on northern & western boundary – 6.79 acres
- Lot 2 – Arable parcel & woodland shaw – 8.67 acres
- In all approximately 15.36 acres

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS

LOT 1	-	6.79 ACRES	-	£110,000
LOT 2	-	8.67 ACRES	-	£130,000
WHOLE	-	15.36 ACRES	-	£240,000

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
Canterbury Road
Challock, Ashford
Kent TN25 4BJ
01233 740077
challock@btfoutlet.co.uk

LOCATION

The Land at Clayhill is split into two separate parcels which are just to the south of the Beckley Road. Both parcels are situated just to the south of the Hamlet. The towns of Rye, Peasmarsh and Northiam are all within a 7 mile radius and provide a comprehensive range of facilities, amenities, road and rail connections if needed.

Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the middle of Beckley and the Church of England Primary School head west of the B2068 Beckley Road. Follow this for 0.75 miles and fork left towards Clayhill. Take the next left and follow the track for approximately 150m and Lot 1 is on your right. Follow this track further to the corner and Lot 2 will be in front of you immediately.

WHAT 3 WORDS

Lot 1 & 2 - ///clinking.lovely.bootleg (Entrance Track)



DESCRIPTION

The Land at Clayhill comprises two parcels of land extending to a total of 15.36 acres. The land is all situated within the High Weald National Landscape and is all classified as Grade 3 on the Agricultural Land Classification Plan for England & Wales. Soils are consistent throughout and are relatively free draining. Lot 1 is purely arable having been planted with a Winter Wheat Crop and Lot 2 primarily arable again with a Winter Wheat crop and with a woodland shaw. Please see the Boundary Plan overleaf show the extent of the property to be sold.





Produced on Land App, Jan 30, 2026.

© Crown copyright and database rights 2026 (Ordnance Survey licence number 100059532)

BTf and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTf has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTf is available for inspection at each BTf Office.

Lot 1 – 6.79 Acres

This is a single parcel of arable land accessed over a shared farm track with the first 100 metres or so being in a third party ownership. The land is currently planted with a Winter Wheat crop with vacant possession being available post harvest 2026. There are two public footpaths crossing this land one along the northern boundary and the other along the west.

Lot 2 – 8.67 Acres

This is a single parcel of arable land (6.81 acres) and woodland (1.86 acres) with access over a shared farm track with the first 100 metres or so being in a third party ownership. The land is currently planted with a Winter Wheat crop with vacant possession being available post harvest 2026. The woodland is natural broadleaved species with a stream separating the arable land and woodland sections.

Please see the Boundary Plan opposite for the exact boundaries of the individual lots. Offers for part will be considered but it is the Vendors preference to sell the Lots as a whole.





ACREAGES

The land extends to approximately 15.36 acres. These acreages are taken from Land App for guidance purposes only and is given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact and must satisfy themselves with an inspection or otherwise.

SERVICES

There are no services directly connected to the property. It is believed that the services run down Beckley Road.

MINERALS & SPORTING RIGHTS

The Sporting Rights and Mineral Rights are in hand and pass with the sale of the Freehold.

ACCESS

Lots 1 & 2 are accessed via the shared access track in third party ownership coloured brown on the Boundary Plan. Our understanding is that rights exist for all times and all purposes over the track subject to a fair proportion of maintenance costs. Land Registry information and clarity on exact wording is available from the selling agents on request. There are two public rights of way crossing Lot 1.

FENCING & BOUNDARIES

Boundaries are clearly defined. There are no known boundary disputes or shared maintenance responsibilities other than otherwise stated. The purchaser must satisfy themselves on the location of all boundaries from Land Registry documentation available.

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.

METHOD OF SALE

The land is offered for sale by Private Treaty in two lots and as a whole. The Vendor reserves the right to offer the land by Formal or Informal Tender or auction at a later date.

LOCAL AUTHORITIES

Rother District Council

East Sussex Council

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sales 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 fittings.

TENURE

The land is to be sold freehold and is registered under title number Part ESX328342. The Office Copy Entries & Title Plans are available from the selling agents 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.

PHOTOGRAPHS

The photographs included in these particulars were taken in January 2026.

VIEWING

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 Alex Cornwallis on the contact details below.

BTF Partnership

Canterbury Road

Challock, Ashford

Kent TN25 4BJ

Tel: 01233 740077

Email: alex.cornwallis@btfoutlet.co.uk

Ref: AC/R0542.12

GUIDE PRICES

LOT 1 - £110,000

LOT 2 - £130,000

AS A WHOLE - £240,000





Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ