



**LAND AT ROSEMARY LANE
FAIRLIGHT
EAST SUSSEX
TN35 4EB**

**In all about 11.64 acres of grazing land situated
to the north of Fairlight.**

GUIDE PRICE £110,000

LOCATION

The land is situated approximately half a mile to the north of the centre of Fairlight with the large town of Hastings approximately 4.5 miles to the south west. This provides all the main facilities with rail link connections and further links to the national motorway network.

DESCRIPTION

The property comprises two separate parcels of land which are used for grazing purposes. The soils consist of deep, stone-less, well drained silty soils.

The land in its entirety extends to 11.64 acres.

TENURE

The land is offered freehold with vacant possession available on completion.

ACCESS

The land is accessed off Rosemary Lane to the north.

METHOD OF SALE

The property is offered for sale as a whole. The vendor will not be bound to accept the highest or indeed any offer and reserves the right to see the land via auction or tender at a later date.

WHAT 3 WORDS

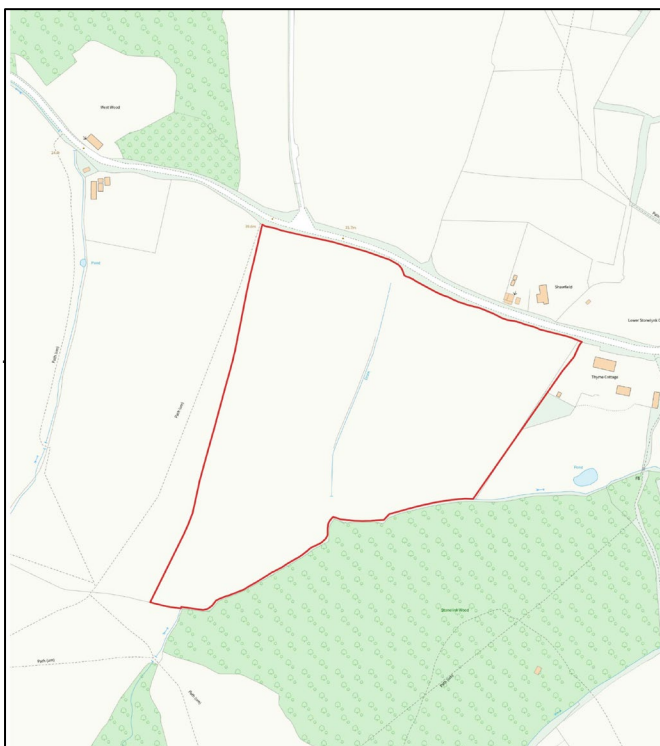
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PHOTOGRAPHS

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

VIEWINGS

During daylight hours only with particulars in hand and strictly no vehicles on site.



CLIENT IDENTIFICATION

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

AGENTS' NOTES

The boundaries are divided with mature hedgerows and the purchaser must satisfy themselves on the location of the boundaries direct from the Land Registry documents available.

AGENTS' NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. 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.

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.

SPORTING RIGHTS

These are in hand and will pass at the sale of the freehold.

ACREAGES

The 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.

GUIDE PRICE

