



Land & Property Experts



**LAND EAST OF STOCKWOOD MEADOW
STAPLECROSS · ROBERTSBRIDGE · EAST SUSSEX TN32 5QL**

LAND EAST OF STOCKWOOD MEADOW STAPLECROSS ROBERTSBRIDGE EAST SUSSEX TN32 5QL

Robertsbridge - 4 miles
Battle - 6 miles
Rye - 10 miles

An exciting strategic development opportunity on the edge of Staplecross, adjoining established residential development. The L-shaped site comprises rough pasture, gently sloping to the south, and offers significant residential development potential.

- 5.44 acres in Staplecross, East Sussex
- Call for Sites submission with Regulation 18 documentation submitted
- Rother District draft allocation (SC1) – approximately 25 dwellings
- Excellent road frontage providing direct access
- Southern pond and existing drainage infrastructure, offering potential for SuDS

GUIDE PRICE: £200,000

Viewing: - Strictly by appointment via the sole agents:
BTF Partnership - Heathfield
82A High Street
Heathfield
East Sussex TN21 8JE
01435 864455
heathfield@btfpartnership.co.uk

LOCATION

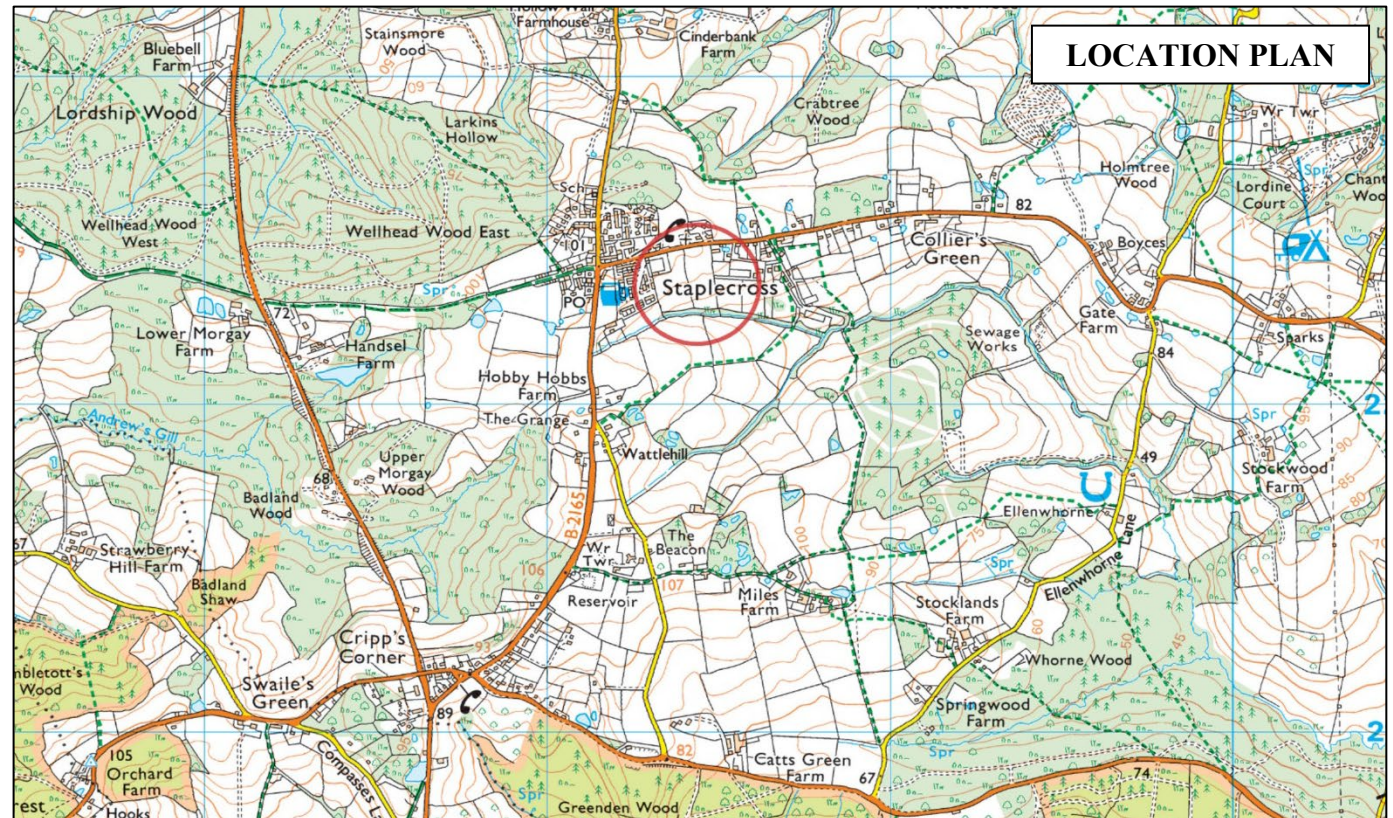
Situated directly opposite St Mark's Church in the heart of Staplecross, this land occupies a prime position within a well-regarded East Sussex village, just moments from the village shop, post office, local pub, and Staplecross C of E Primary School. Everyday amenities, secondary schooling, and cultural hubs are easily accessible in nearby Robertsbridge (4 miles), historic Battle (6 miles), and Rye (10 miles), while commuters benefit from nearby Robertsbridge station delivering direct rail connections to London Charing Cross in under 85 minutes, alongside swift road access across the South East via the nearby A21.

DIRECTIONS

From Robertsbridge, head south on the A21 towards Hastings. After approximately 1.5 miles, at John's Cross Roundabout, take the first exit to continue on the A21/Vinehall Road. After approximately 0.9 miles, slight left onto the B2089 towards Cripps Corner. After about 1.6 miles, at the staggered junction, turn left onto the B2165, signposted Staplecross. Continue into Staplecross, passing The Cross Inn, and the land will be found on the right-hand side, directly opposite St Mark's Church and Staplecross Playing Field.

WHAT 3 WORDS

Northiam Road Access - ///manual.obligated.fiction





DESCRIPTION

An exciting strategic development opportunity comprising approximately 5.44 acres (2.20 hectares) of rough pasture, situated on the edge of Staplecross and adjoining established residential development. The L-shaped site generally slopes to the south, with an established man-made pond towards the southern boundary.

The site is identified as a draft residential allocation within the emerging Rother Local Plan 2025–2042, under reference SC1, for approximately 25 new dwellings, together with associated public open space. The allocation remains subject to the ongoing Local Plan process and does not constitute planning permission.

The land benefits from good road frontage and existing infrastructure, including undergrounded electricity and drainage. The land is currently overgrown in places, with a shipping container and some miscellaneous debris and redundant materials requiring clearance.



BOUNDARY PLAN



Produced on Land App, Oct 1, 2026.

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Not to Scale



SERVICES

There are no mains services currently connected to the property (not checked or tested).

FENCING & BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available from the selling agents.

SPORTING RIGHTS

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

ACCESS

Access to the property is directly from Northiam Road/B2165.

METHOD OF SALE

The land is offered for sale by private treaty as a whole. 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 will not be considered by the Vendor.

TENURE & POSSESSION

The land is held freehold and forms part of Title Number ESX267253.

Official Copy Entries and the Title Plan are available from the Selling Agents upon request.

Vacant possession will be given on completion.

OVERAGE

The property will be sold subject to a residential overage provision of 30% of any uplift in value for a period of 15 years.

PHOTOGRAPHS

The photographs within this brochure were taken in Summer 2026.

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.

A third-party right of way has been granted through the site to provide access to otherwise landlocked land to the south. The precise route, between points A and B shown on the deed plan, is to be agreed with the neighbouring landowner.

Some electricity infrastructure has been undergrounded, with the route identified on the deed plan.

The Staplecross Drainage Plan identifies the surface water and foul drainage routes across the property.

Further information, including the deed and drainage plans, is available from the Selling Agents upon request.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

LOCAL AUTHORITY

Rother District Council – Town Hall, Bexhill-on-Sea, East Sussex TN39 3JX

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

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. Purchasers will be responsible for paying £35 per person for this AML check. Business check prices will be confirmed prior to submission.

ACREAGES & MEASUREMENTS

The land extends to approximately 5.44 acres. These acreages are taken from Land App data.

The acreages and measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

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.

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 Ed Sargeant on the contact details below.

Tel: 01435 864455 (Heathfield Office)

GUIDE PRICE

£200,000



btf

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