



Land & Property Experts



**PEELINGS MARSH, WESTHAM  
NEAR EASTBOURNE, EAST SUSSEX BN24 5NJ**

# PEELINGS MARSH WESTHAM NEAR EASTBOURNE EAST SUSSEX BN24 5NJ

Eastbourne (pier)	-	3.8 miles
Polegate	-	4 miles
Bexhill-on-Sea	-	8 miles

**A parcel of marsh grazing land, divided into three enclosures by ditches.**

- Grade 3
- Road frontage
- In all about 43.6 acres (17.6 ha)

**GUIDE: OFFERS IN EXCESS OF £350,000**

**VIEWING:** - Strictly by appointment via the sole agents:

BTF Partnership  
Euston House  
82 High Street  
Heathfield  
East Sussex  
TN21 8JU  
01435 864455

## LOCATION

The land is situated to the south of Westham, village, approximately 3.8 miles to the north-east of Eastbourne.



## DESCRIPTION

The property comprises a parcel of marsh grazing land, divided into three enclosures by ditches. The area forms part of the south Pevensey Marshes, renowned for their abundance of wildlife and flora, and excellent grazing qualities.

According to the Agricultural Land Classifications Provisional Maps for England, the land is Grade 3.

## DIRECTIONS

From the roundabout at Westham, head south on the B2191 (Eastbourne Road) for approximately half a mile, whereafter the land will be found on the left-hand side.

## WHAT3WORDS

name.upon.wonderfully

## SERVICES

There are no mains services connected.

## ACCESS

Access is via a gate leading from the B2191 (Eastbourne Road).

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE

The property is freehold and will be sold with vacant possession upon completion.

## LOCAL AUTHORITY

Wealden District Council

## EASEMENTS, WAYLEAVES AND 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 no public footpaths crossing the property.

## MINERALS, SPORTING RIGHTS AND TIMBER

All mineral rights, sporting rights and standing timber so far as they are owned are included in 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.

## 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.

## PURCHASER IDENTIFICATION

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

## AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact

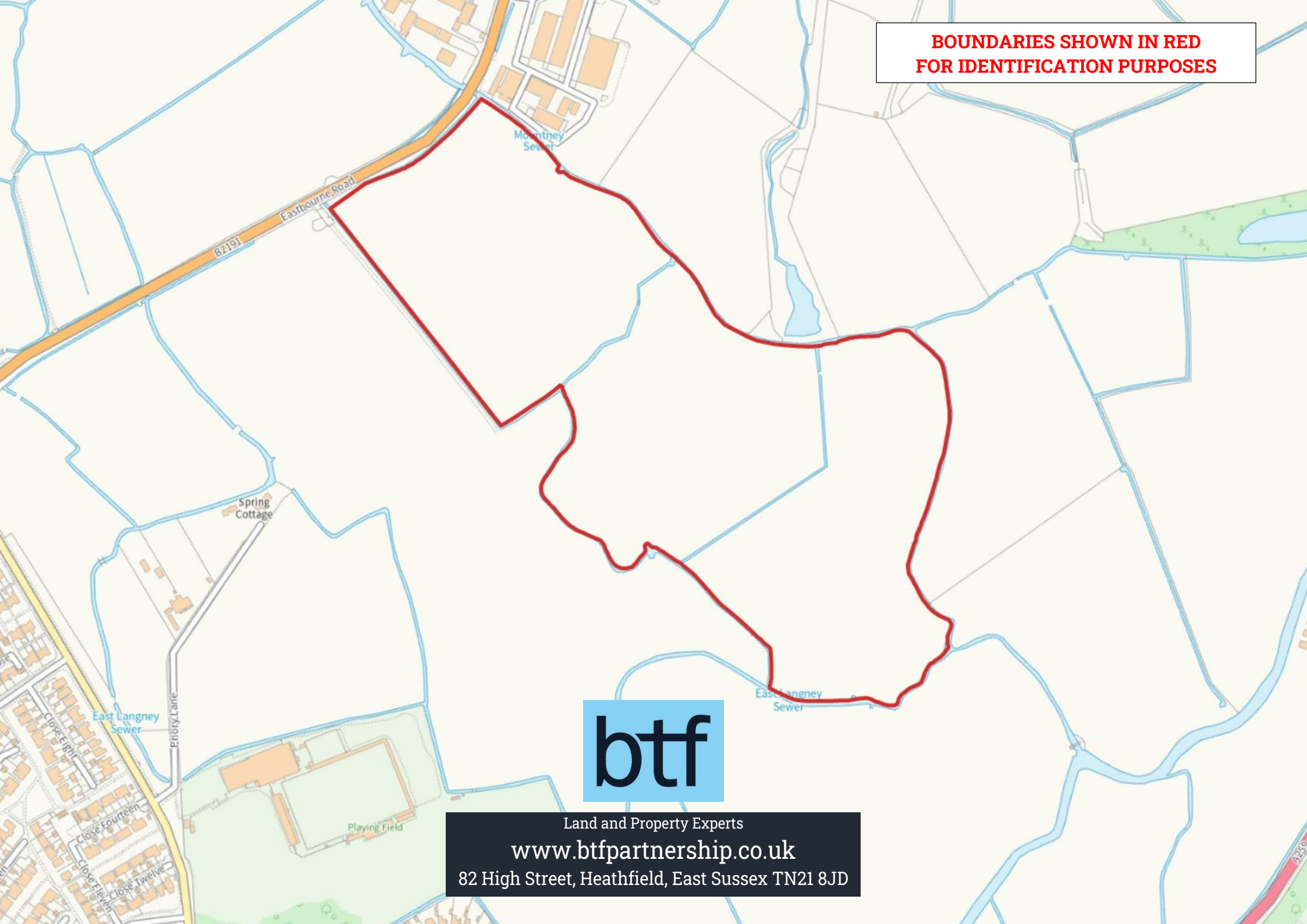
All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

## 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.



**BOUNDARIES SHOWN IN RED  
FOR IDENTIFICATION PURPOSES**



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