

btf

Land & Property Experts



**THE SLEECHINGS LAND, WHITEBREAD LANE
BECKLEY, EAST SUSSEX TN31 6UD**

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WHITEBREAD LANE

BECKLEY

EAST SUSSEX

TN31 6UD

Beckley - 1.8 miles
Northiam - 1.9 miles
Rye - 6.6 miles

A ring-fenced parcel of agricultural land, divided into two hedge-enclosed pasture fields by a woodland shaw.

- Pasture with a woodland shaw and ponds
- Road frontage
- Located within an AONB
- In all about 62.4 acres (25.2 ha)

GUIDE: OFFERS IN EXCESS OF £550,000

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 located within an Area of Outstanding National Beauty (AONB), approximately 1.8 miles to the north-west of Beckley, 1.9 miles to the north-west of Northiam, and 6.6 miles to the north-west of Rye.



DESCRIPTION

The ring-fenced parcel of Grade 3 agricultural land is currently down to grass, with a new ley having been established in 2021. The land is divided into two hedge-enclosed fields, and benefits from road frontage running the southern boundary, including gated access from Whitebread Lane (A268).

DIRECTIONS

From Hawkhurst, proceed south-east on the A268. Having passed through the villages of Sandhurst (approximately 3 miles) and Newenden (5.3 miles), turn left towards Rye (approximately 365 metres from the railway level crossing at Newenden) and then continue on the A268 for a further 1.1 miles, after which the entrance to the land will be found on the left-hand side.

WHAT3WORDS

clouding.eggs.craters

SERVICES

Mains water.

ACCESS

Access is direct from the A268 (Whitebread Lane).

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

Rother 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

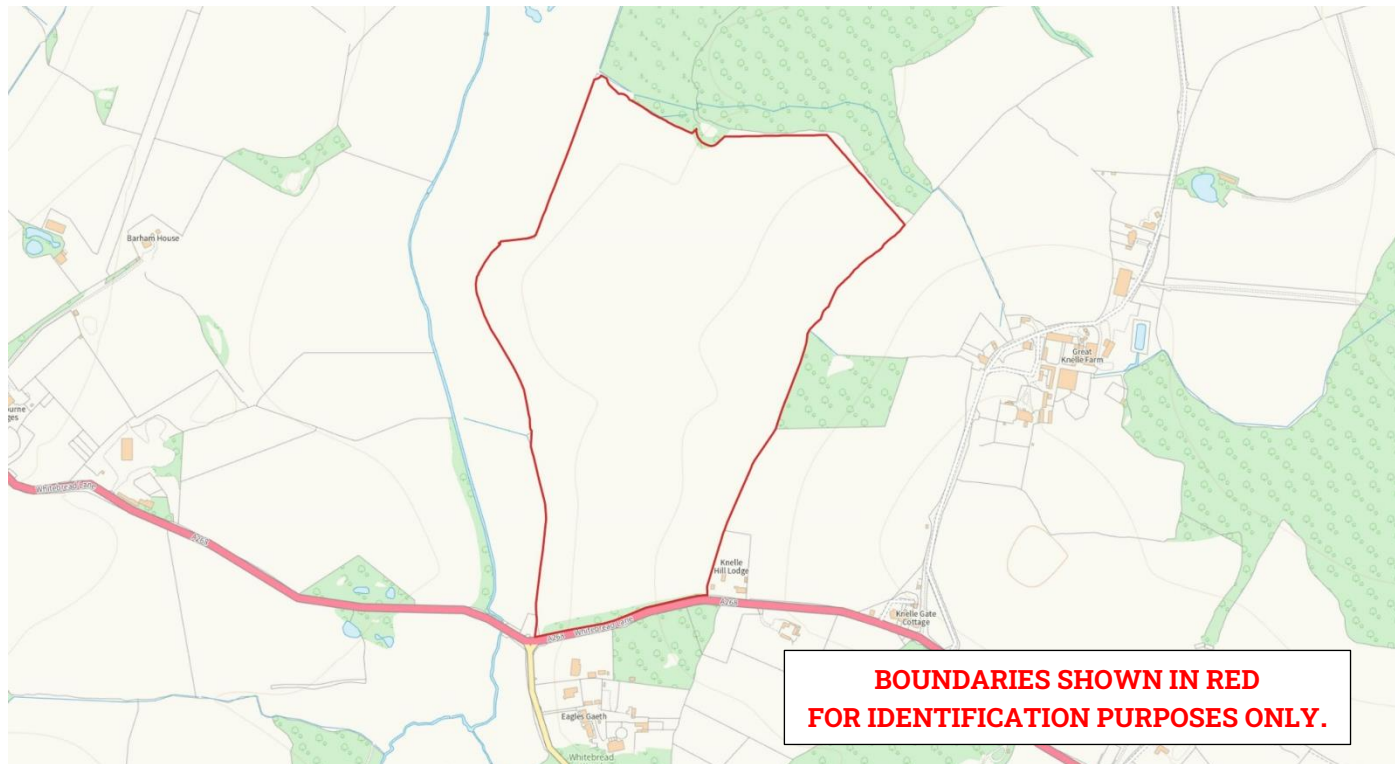
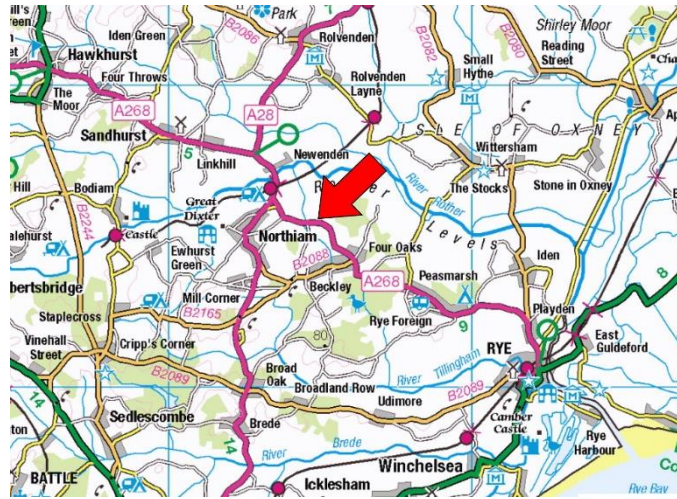
AGENT'S NOTE

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.





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www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD