



Land & Property Experts



**LAND IN MAXFIELD LANE  
THREE OAKS - EAST SUSSEX . TN35 4NJ**



# LAND IN MAXFIELD LANE THREE OAKS HASTINGS EAST SUSSEX TN35 4NJ

<i>Westfield</i>	- 1.7 miles
<i>Brede</i>	- 2.3 miles
<i>Hastings</i>	3.6 miles
<i>Battle</i>	- 5.8 miles
<i>Rye</i>	- 6.2 miles

A strategically located parcel of land on the edge of the village of Three Oaks, with the added potential for BNG opportunities.

- 4 easily maintained field enclosures
- Frontage and access to Maxfield Lane and from a track leading off Butchers Lane
- In all approximately 25.84 acres

**FOR SALE BY PRIVATE TREATY AS A WHOLE**

**OFFERS INVITED IN THE REGION OF £525,000**

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

**BTF Partnership  
Canterbury Road  
Challock Ashford  
Kent TN25 4BJ**

**01233 740077 / Richard.thomas@btfpartnership.co.uk**

## LOCATION

The Land at Little Maxfield is situated between the villages of Three Oaks and Westfield which are both within a two mile radius. Hastings is situated approximately 3.6 miles to the south-west, with excellent road links via the A259 and A21 and rail connections to London via Three Oaks. The Port of Newhaven is also located approximately 25 miles to the south-west, providing connections to Europe. Please see the Location Plan below for the exact location in relation to the surrounding towns and villages.

## DIRECTIONS

From Three Oaks village, head north-east over the railway crossing and then turn left into Maxfield Lane, just below the Three Oaks Pub. Continue along Maxfield Lane, where there is an access gate on the right-hand side, after approximately 100 meters.

## WHAT 3 WORDS

///glass.number.asks- entrance gateway from Maxfield Lane





## DESCRIPTION

The Land at Little Maxfield is classified as Grade III on the Agricultural Land Classification Plan for England and Wales and extends in total to 25.84 acres. The land is a clay loam typical of this part of the Weald and has been tile drained. Access to the parcel is direct from Maxfield Lane via a gateway (Access 1 on the boundary plan) and there is an access gate from Butchers Lane (Access 2 on the boundary plan).



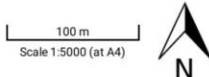




**BOUNDARY PLAN**



Produced on Sep 18, 2024.  
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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.

## **CURRENT FARMING**

The land has historically formed part of a larger farm to the north. The vendors are reducing livestock numbers and reorganising their farming business. The land has been grazed in the past and cut for hay.

The four fields from south to north are known as Three Oaks Field (closest to the village, Campers field, Pylon and E0ddies).

## **FENCING AND BOUNDARIES**

The purchaser must satisfy themselves on the location of all boundaries from Land Registry documentation available.

Purchaser to fence the boundaries A – B and C – D on the plan, no later than 3 months from completion.

## **ACREAGES**

The land extends to approximately 25.84 acres. This acreage is taken from Land App data and is for guidance purposes only, and is given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact but must satisfy themselves by inspection or otherwise.

## **SPORTING RIGHTS**

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

## **SERVICES**

No services are connected to the property.

## **LOCAL AUTHORITIES**

**Rother District Council**, Town Hall, London Rd, Bexhill-on-Sea TN39 3JX

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

## **NATURE BASED SOLUTIONS**

It is considered the land offers Natural Capital opportunities, with scope under the new Environmental Land Management Systems and for other nature based solutions, including a possible BNG management plan.

## **PLANS**

The plans and boundary notes provided by the Agents are for identification purposes only.

## **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.

There are footpaths running from the south-west to the south-east corner, the north-west corner to the north-east corner of the land, and down the center of the land.

## **TENURE**

Further details on request.

## **PHOTOGRAPHS**

The photographs included in these particulars were taken in July 2024.

## **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 may be considered by the vendor.

## **OVERAGE**

The vendor will reserve a percentage of future development value for 30 years from completion. Further details from the selling agents.

## **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. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fitting.

## **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.

## **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 Richard Thomas on the contact details below.

## **FURTHER LAND**

Additional land which adjoins may be available by separate negotiation.

## **BTF Partnership**

**Clockhouse Barn, Canterbury Road**

**Challock, Ashford**

**Kent TN25 4BJ**

**01233740077 / Mob: 07770 937489**

[richard.thomas@btfpartnership.co.uk](mailto:richard.thomas@btfpartnership.co.uk)

**Ref: RPT**

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