



**LOT 2- BLACKHURST FARM, LAND OFF HAMMER LANE  
NEAR RUSHLAKE GREEN, EAST SUSSEX TN21 9HF**



# LOT 2- BLACKHURST FARM LAND OFF HAMMER LANE NEAR RUSHLAKE GREEN EAST SUSSEX TN21 9HF

Rushlake Green	-	2.1 miles
Cowbeech	-	1.5 miles
Heathfield	-	5 miles
Hailsham	-	5.2 miles

## Ring-fenced parcel of Grade 3 arable land subdivided into six hedge-enclosed fields with two small blocks of Ancient Woodland.

- Approximately 125.18 acres of arable
- Approximately 5.28 acres of woodland
- Road frontage
- River frontage
- Located within the High Weald National Landscape
- Extending in all to about 130.46 acres (52.8 ha)

## FOR SALE BY PRIVATE TREATY

## GUIDE: OFFERS IN EXCESS OF £1,000,000

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

BTF Partnership Euston House 82 High Street Heathfield East Sussex TN21 8JD 01435 864455	BTF Partnership Clockhouse Barn Canterbury Road Challock Kent TN25 4BJ 01233 740077
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## LOCATION

Lot 2 at Blackhurst Farm is located off Hammer Lane, approximately 0.9 of a mile to the south of Warbleton, 1.9 miles to the north-west of Cowbeech, and 2.1 miles to the south-west of Rushlake Green.

## DESCRIPTION AND BRIEF HISTORY

The land was purchased in 1998 by the owners of Blackhurst Farm, which is located to the eastern side of the Cuckmere River that runs along a majority of the eastern boundary.

Blackhurst Farm is also currently on the market as 'Lot 1' (further details available from the Selling Agents BTF).

The land, which extends in all to approximately 130.46 acres, is predominantly down to arable, together with approximately 5.28 acres of woodland. Single bank river frontage runs a majority of the eastern boundary.

## ACCESS

Direct road access is available via two gateways leading from Hammer Lane, which runs the full length of the western boundary.

## LOCAL AUTHORITY

Wealden District Council.

## TENURE

The property is to be sold freehold with vacant possession, subject to any necessary holdover for the harvesting of crops after completion.

## DIRECTIONS

From the village green in Rushlake Green, proceed south on Cowbeech Road for approximately 0.3 of a mile and then turn right onto Kingsley Hill. Continue on Kingsley Hill, baring left at the first junction (signposted Warbleton Church an Horam) and then left at the next junction onto Hammer Lane (signposted Horam), whereafter the first of two entrances to the land will be found on the left-hand side, after approximately 0.8 of a mile, with the second being a further 0.2 of a mile along the lane on the left-hand side

**What3Words:** clearing.perfumed.villager

## SERVICES

There are no services connected.

## METHOD OF SALE

The property is offered for sale by private treaty.

## 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.

Public footpaths cross the property.

Further information available from the selling agent.

## 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.

## BOUNDARIES

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

## ACREAGES

The acreages 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 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.





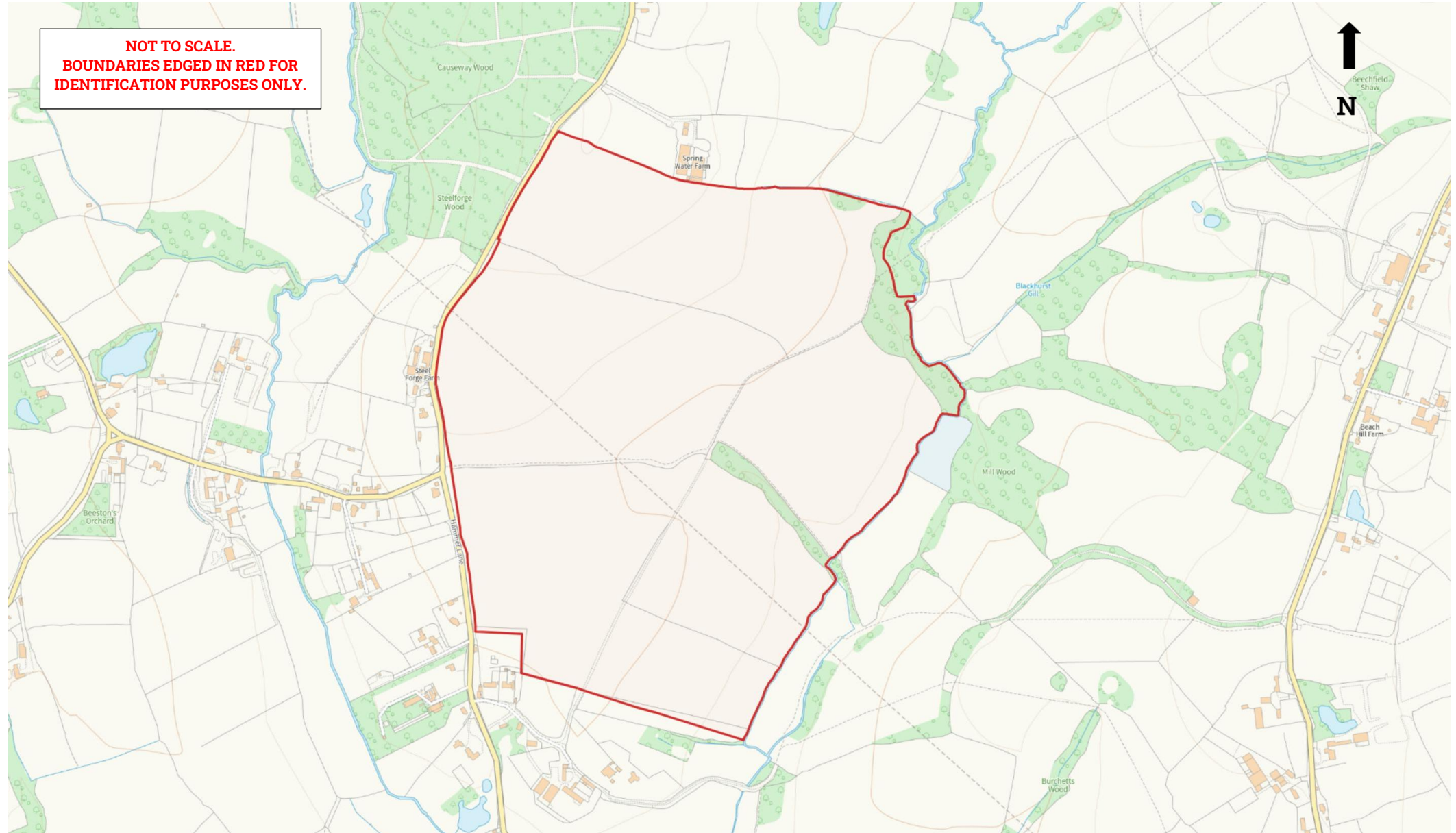


## VIEWINGS

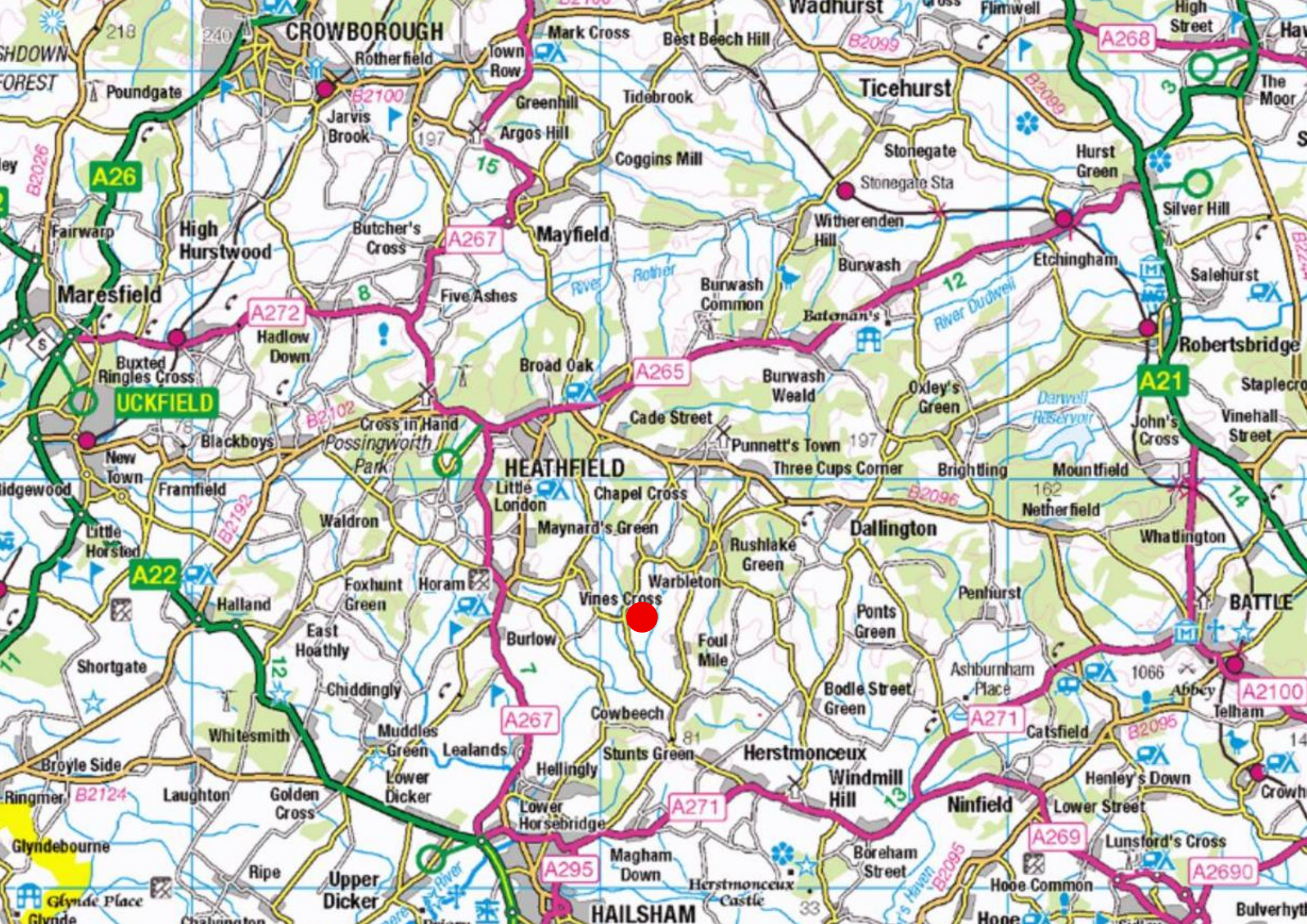
Strictly by appointment with the selling agent. The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

## 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 the identity and residence of purchasers.











Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

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