



**THE LAND KNOWN AS THREE OAKS FIELD  
MAXFIELD LANE  
THREE OAKS  
HASTINGS  
EAST SUSSEX TN35 4NJ**

A pasture field to the north of the village with frontage  
and access to Maxfield Lane

In all about 3.15 acres

**GUIDE PRICE: OIEO £100,000**

## **LOCATION**

The Land is situated to the north of Three Oaks village. Hastings is 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. Please see the Location Plan opposite for further information in relation to the property and its surrounding towns and villages.

## **DIRECTIONS**

From Westfield, head southeast for about a mile and then left at the first crossroads. Continue over the railway bridge by the station and then turn left into Maxfield Lane, just before 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**

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## **DESCRIPTION**

The land adjoining the village is classified as Grade III on the Agricultural Land Classification Plan for England and Wales and extends in total to 3.15 acres. The land is a clay loam typical of this part of the Sussex High Weald.

The land has historically formed part of a larger farm to the north and in recent years, the land has been grazed and cut for hay. Please see the Boundary Plan opposite identifying the land outlined in red.

## **ACCESS**

The land is accessed over a short section of Maxfield Lane and then through a field gate.

## **SERVICES**

No services are connected to the property.

## **METHOD OF SALE**

The property is offered for sale as a whole. The vendor will not be bound to accept the highest or indeed any offer and reserves the right to sell the land via formal tender, informal tender or auction at a later date.

## **RETAINED LAND**

The Vendor is retaining the south-eastern part of the field, adjoining the dwellings in Butchers Lane. This land could be available by separate negotiation.

## **FENCING AND BOUNDARIES**

The Purchaser must satisfy themselves on the location of all the boundaries as shown on the Boundary Plan opposite and from the Land Registry documentation available. The Purchaser will be obliged to fence the southern boundary no later than 3 months from completion. The Purchaser will have a right of way over the Vendor's retained land from the field gate on Maxfield Lane.

## **TENURE**

The property is offered freehold by Private Treaty with vacant possession available on completion.

## **TOWN AND COUNTRY PLANNING**

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

## **PHOTOGRAPHS**

The photographs included in these particulars were taken in April 2026.

## **VIEWINGS**

Strictly by appointment with the Vendor's sole agents. The Vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. There is a public footpath crossing the land and an overhead electricity wayleave. Please shut all gates behind you as livestock may be grazing.

## **CLIENT IDENTIFICATION**

In accordance with 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.

## **PLANS**

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of boundaries prior to offering.

## **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.

## **AGENT'S NOTES**

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 fittings.

## **GUIDE PRICE : OIEO £100,000**

## **CONTACT**

If you would like to view the property, please contact  
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