



Land & Property Experts



**LAND IN WATERMILL LANE
BUCKHOLT FARM · BEXHILL-ON-SEA · EAST SUSSEX · TN39 9AX**

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<i>Crowhurst</i>	- 5 miles
<i>Hastings</i>	- 6 miles
<i>Eastbourne</i>	- 15 miles
<i>Tunbridge Wells</i>	- 25 miles

Formally part of Buckholt Farm, this parcel of rolling High Weald Sussex farmland offers agricultural and sporting potential in an accessible location, with a farm building.

- A 114.97 acre ringfenced block of pastureland with traditional oak and chestnut coppice woodland and ponds.
- Predominantly Grade III pasture land, with BNG opportunities, road frontage and access.
- A 3 bay steel frame farm building.

GUIDE PRICE: - £650,000

**VIEWING: - Strictly by arrangement via the joint agents
BTF Partnership & Savills Rural
(Richard Thomas, Chris Spofforth & Hannah Riches).**

LOCATION

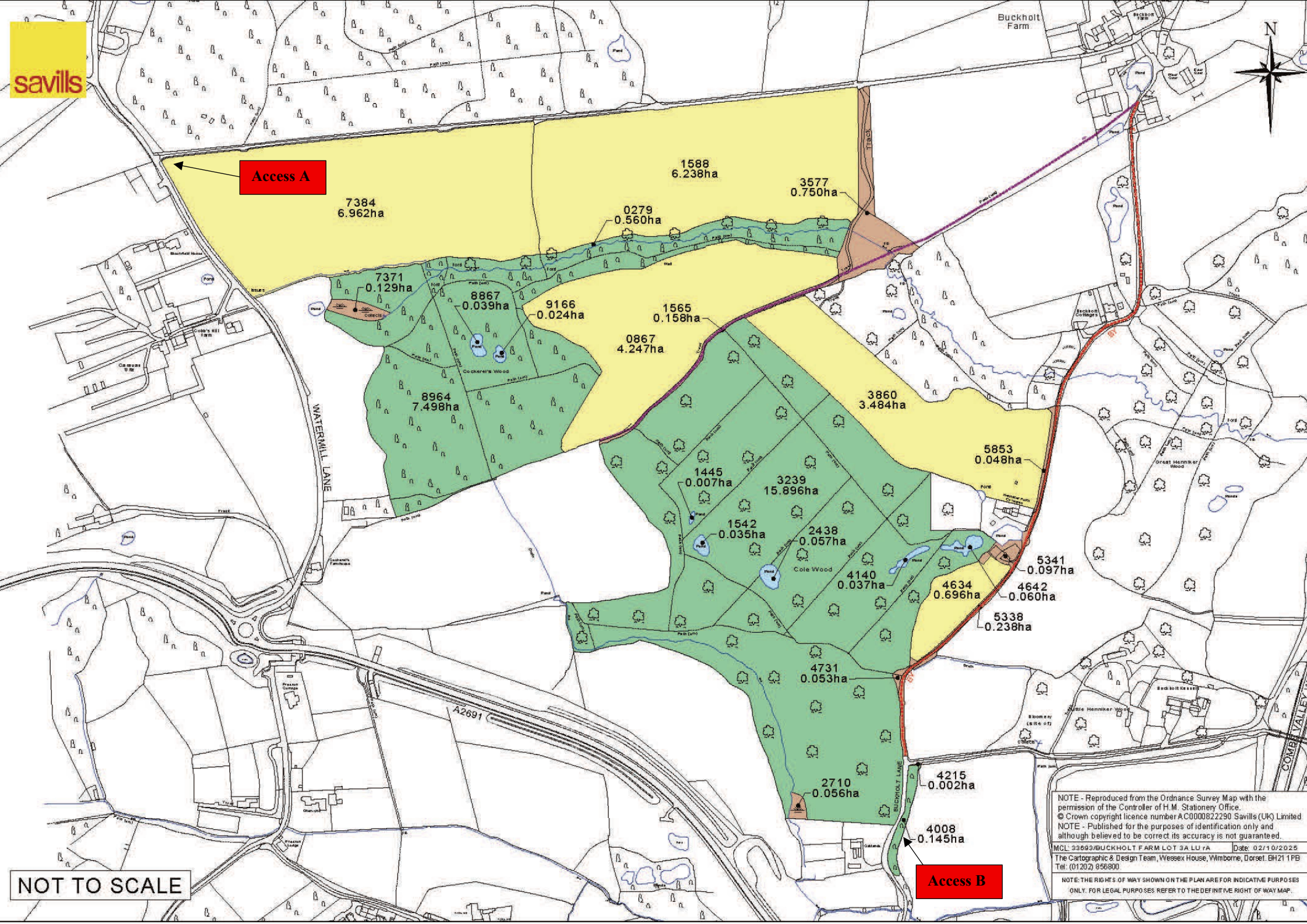
The property is situated 8 miles south of Battle in the undulating wooded landscape of the High Sussex Weald between Hastings and Bexhill, just north of the A2691.

Crowhurst Railway Station is approximately 4.7 miles to the north-east, with services to London Bridge and Charing Cross. The historic town of Battle is approximately 8 miles to the north, providing a wide range of shops, with a supermarket and restaurants, together with a mainline railway station. The coastal town of Hastings, with its charming old town and seafront, is approximately 6 miles to the south-east and there are road links along the A21 north to Tonbridge and the M25 at Sevenoaks.

DIRECTIONS

Please see location plan. From the roundabout at the southern end of the A2691 (Hastings and Bexhill bypass – Coombe Valley Way), continue north-west towards Ninfield, along Havenbrook Avenue, passing straight over the next roundabout and then turning right into Watermill Lane at the next roundabout. Continue north along Watermill Lane for 0.5 mile until the farm access road is found on the right-hand side. Follow the access road east and the land is on your right hand side with access gateways.





NOTE: THE RIGHTS OF WAY SHOWN ON THE PLAN ARE FOR INDICATIVE PURPOSES ONLY. FOR LEGAL PURPOSES REFER TO THE DEFINITIVE RIGHT OF WAY MAP.

NOT TO SCALE

ACREAGES

The land extends to approximately 114.97 acres. These acreages are taken from Land App for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon this as a statement or representation of fact and must satisfy themselves with an inspection or otherwise.

SERVICES

Water is available subject to separate metering.

SPORTING RIGHTS

The Sporting Rights are in hand and pass with the sale of the Freehold.

ACCESS

- The principal access is along the farm driveway from Watermill Lane on the west side. (Access A on the plan)
- An unmade farm drive (only suitable for agricultural vehicles) leads north from Havenbrook Avenue into Buckholt Lane, passing Cole Wood on the west side and also the farm building. The byway terminates in the yard. (Access B on plan)

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 or auction at a later date.

PHOTOGRAPHS

The photograph included in these particulars was taken in 2024.

TENURE

The land is to be sold freehold and is registered under part title number ESX17729. The Office Copy Entries & Title Plan are available from the selling agents on request.

ACREAGES & MEASUREMENTS

The acreages and measurements 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.

PURCHASER IDENTIFICATION

In accordance with Anti-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.

LOCAL AUTHORITIES

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

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

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sales 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.

PUBLIC RIGHTS OF WAY

A public right of way crosses the property, and a plan can be provided from the agents upon request.

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.

VIEWINGS & HEALTH AND SAFETY

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings. Given the potential hazards of a working farm, viewers should take care and precaution with regard to their personal safety when viewing the farm. Viewings are by appointment only and accompanied with BTF or Savills. If you would like to view, please contact Richard Thomas, Chris Spofforth or Hannah Riches on the contact details below.

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