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Land & Property Experts



**savills**

**THE BUCKHOLT FARMLAND & BUILDINGS  
BUCKHOLT LANE · BEXHILL-ON-SEA · EAST SUSSEX · TN39 9AX**

# THE BUCKHOLT FARMLAND & BUILDINGS

BUCKHOLT LANE

BEXHILL-ON-SEA

EAST SUSSEX TN39 9AX

*Crowhurst* - 5 miles  
*Hastings* - 6 miles  
*Eastbourne* - 15 miles  
*Tunbridge Wells* - 25 miles

**A large parcel of rolling High Weald Sussex farmland benefitting from a range of buildings and offering sporting potential all within an accessible location.**

- A 220.50 acre ringfenced block of pastureland interspersed with woodland, streams and ponds.
- A range of modern agricultural buildings, extending in all to over 25,000sq ft.
- Predominantly Grade III pasture land, with BNG opportunities, road frontage and access.
- Available as a whole or in three lots.

**LOT 1 – 21.79 acres**

**GUIDE PRICE: - £375,000**

**LOT 2 – 83.74 acres**

**GUIDE PRICE: - £450,000**

**LOT 3 – 114.97 acres**

**GUIDE PRICE: - £650,000**

**FOR THE WHOLE: £1,475,000**

**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 for over half a mile to the farmstead in the centre of the holding (Lot 1) passing Lot 3 on your right hand side. Continue through the yard, then turn to the right, past the oast houses to Lot 2 on the east side of the track.

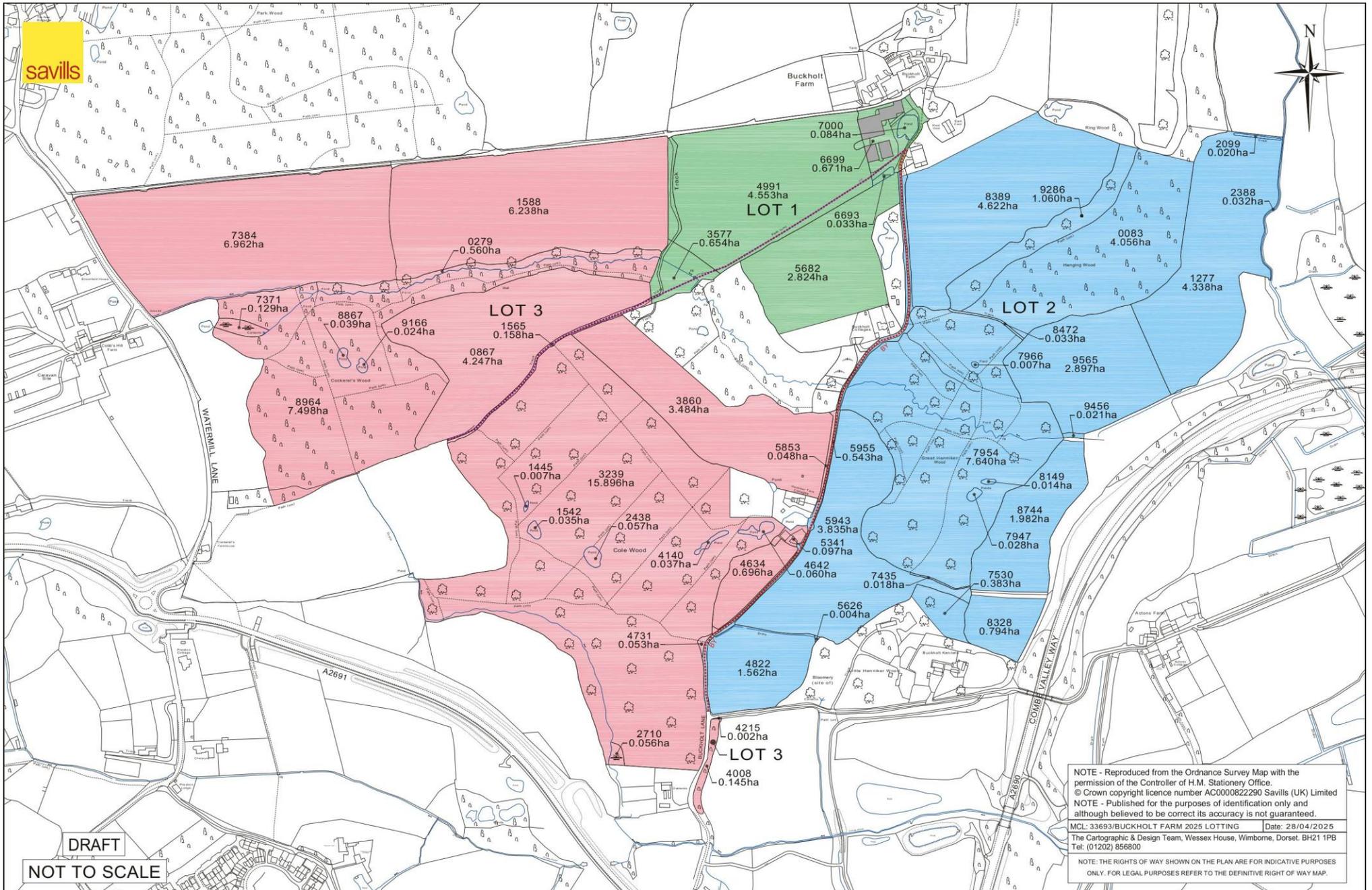
## WHAT 3 WORDS

//yards.soft.guess (this is the entrance to the driveway leading to the farm buildings)





# LOTING PLAN



NOTE - Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office.  
 © Crown copyright licence number AC000082290 Savills (UK) Limited  
 NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed.  
 MCL: 33693/BUCKHOLT FARM 2025 LOTTING Date: 28/04/2025  
 The Cartographic & Design Team, Wessex House, Wimborne, Dorset. BH21 1PB  
 Tel: (01202) 856800  
 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.

**DRAFT**  
**NOT TO SCALE**

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.





## ACREAGES

The land extends to approximately 220.50 acres

Lot 1	21.79 acres
Lot 2	83.74 acres
Lot 3	114.97 acres
<b>Total</b>	<b>220.50 acres</b>

These acreages are taken from Land App for guidance purposes only and is 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

The buildings are connected to mains water and electricity. Please note none of these services have been checked or tested.

## 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.
- An unmade farm drive (only suitable for agricultural vehicles) leads from Havenbrook Avenue on the south side of the land. This is a byway terminating in the yard on Lot 1. A footpath also crosses Lots 1 & 2 from Watermill Lane in a north-east direction.

## METHOD OF SALE

The land is offered for sale by Private Treaty as a whole or in three lots as shown. The Vendor reserves the right to take the land to Formal Tender or auction at a later date.

## PHOTOGRAPHS

The photographs included in these particulars were taken in 2022 & 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.

**THE CONVERTED ATTACHED OASTS WHICH ADJOIN LOTS 1 & 2, ARE ALSO FOR SALE AND FURTHER DETAILS ARE AVAILABLE ON THE AGENTS WEBSITES ON REQUEST.**

## PUBLIC RIGHTS OF WAY

There are various public rights of way crossing the property. A right of way 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.

**BTF Partnership**  
**Canterbury Road, Challock, Ashford**  
**Kent TN25 4BJ**  
**Tel: 01233 740077**

**Email: [Richard.thomas@btfpartnership.co.uk](mailto:Richard.thomas@btfpartnership.co.uk)**

**Savills Rural**  
**74 High Street Sevenoaks TN13 1JR**  
**Chris Spofforth +44 (0)7812 965 379**  
**[cspofforth@savills.com](mailto:cspofforth@savills.com)**  
**Hannah Riches +44 (0)7967 555 724**  
**[hriches@savills.com](mailto:hriches@savills.com)**

## GUIDE PRICE

**LOT 1: £375,000**

**LOT 2: £450,000**

**LOT 3: £650,000**

**AS A WHOLE: £1,475,000**



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