Land at Branshill Farm

Telham | East Sussex

STRUTT & PARKER

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Battle 1.6 miles, Hastings 4.5 miles, Rye 14 miles

An opportunity to acquire an attractive block of permanent pasture with woodland parcels

37.3 Acres (15.1 hectares) of Agricultural Land. (For sale as a whole)

The Land

The land at Branshill Farm extends to approximately 37.3 acres (15.1 hectares) and is shown as highlighted pink on the sale plan. The land is a mixture of permanent pasture and woodland (Approximately 10.98 acres or 4.44 hectares of woodland) and is sold with vacant possession. The land is classified as Grade 4 agricultural land.

Situation

The land lies just to the South East of the town of Battle and is strategically placed between Battle and Hastings.

General

Method of sale The land is offered for sale as a whole by private treaty.

Tenure The property is offered for sale with vacant possession.

Overage The sale contract is to include an overage clause reserving 25% of any net enhanced value of the property in the event of residential or commercial planning consent being granted for the development of the whole or part of the property, calculated as being the difference in the market value of the whole (or a relevant part) of the property immediately prior to and after the grant of the relevant planning permission.

Single Farm Payment No Single Farm Payment entitlements are available with the land.

Wayleaves, easements and rights of way The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, sort, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Access Roadside access to the A2100 is sold with the freehold interest and provides access to the land on the Western boundary. A right of way on this access route has also been reserved so as to allow traffic to enter and exit the buildings to the west, this has been marked blue on the site plan.

Buildings A set of redundant buildings are located towards the centre of the holding. The buildings are made up of brick and timber construction under a corrugated iron roof.

Local authority

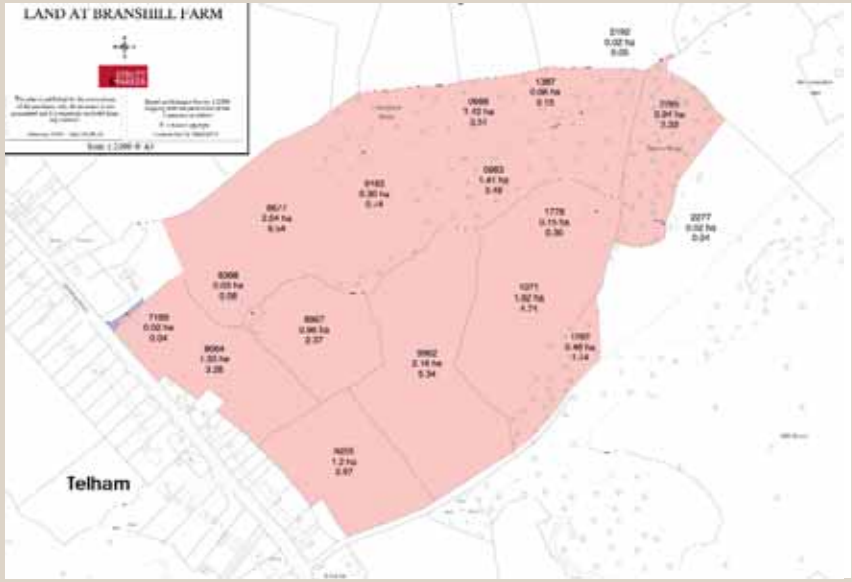
Rother District Council	01424 787000 www.rother.gov.uk
East Sussex County Council	0345 60 80 190 www.eastsussex.gov.uk

VAT Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purpose of VAT, such a tax will be payable in addition.

Solicitors Griffith Smith Conway, Hove East Sussex BN3 2DL.

Sporting rights are included in the sale.

Viewing by appointment only through Sole Agents Strutt & Parker. Contact Ross Alberto 01273 475411or ross.alberto@struttandparker.com



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