



## Land at King's Bank

Beckley, Rye, East Sussex, TN31 6RH

SAMUEL & SON  
CHARTERED SURVEYORS



## LAND OFF KING'S BANK LANE

**BECKLEY, RYE, EAST SUSSEX, TN31 6RH**

A fine opportunity to acquire a beautiful parcel of land and woodland in a glorious rural location in the High Weald AONB forming part of the King's Bank Estate, ideally suited to farming and also equestrian use, as well as a host of recreational activities.

**IN ALL ABOUT 35.36 ACRES (TBV)**

**Guide £320,000**

### Location

In a superb peaceful rural location, in the heart of the High Weald Area of Outstanding Natural Beauty, the land lies on the edge of the Domesday village of Beckley with access off the south side of the B2088/Main Street. Five miles to the south-east, on the estuary of the River Rother, is the still operational medieval fishing port of Rye, to the east of which is the fabled Romney Marsh bounded along the sea by Camber Sands. The resort town of Hastings, also with its own fishing fleet, is a half hour drive to the west and a similar distance inland to the north-west is the renowned eighteenth century spa town of Tunbridge Wells with its excellent modern shopping centre.

Nearer to Beckley on the road to Rye is an independent superstore with its own bakery, butchery, fishmonger and wine department. In Beckley itself is a traditional old pub with a restaurant all warmed by log fires in the winter.

Recreational opportunities abound in the surrounding area, ranging from walking, cycling and horse-riding to mountain biking, windsurfing, sailing and flying. Cultural places of interest abound also in the area, including historic towns and houses, cathedrals and castles, and the opera house at Glyndebourne.

There are good communications by road and rail. By car, the A21 to London is about twenty minutes away at Flimwell. Junction 10 on the M20 is about half an hour away across the marsh at Ashford. The M20 leads to the cross channel ports of Folkestone and Dover. Trains run from Rye to Ashford where the high speed

service can be taken to London and the continent. Alternatively, Etchingham, the nearest station direct to London on the Hastings line, is about 20 minutes away by car. On Romney Marsh is Lydd Airport with flights to Le Touquet and two flying schools.

### Description

The land comprises three adjoining pasture fields extending to about 26.7 acres bounded to the south by a parcel of ancient semi-natural deciduous woodland of about 8.1 acres with a primary canopy of oak and understorey canopy of chestnut coppice ready for cropping.

The entire holding is about 35.36 acres, gently undulating and sloping down to the north with a magnificent line of mature oak trees along the northern boundary. Glorious views to the north and west can be enjoyed from the higher land across surrounding countryside. The land has been farmed for generations and was previously registered with the Soil Association as organic but is no longer. The present owner has continued to farm it in accordance with organic practices, originally as arable but in recent years for sheep grazing in the winter and a hay crop in the summer. Basic Payment Scheme entitlements are available. The soil is Grade 3 and is of medium loam overlying Tunbridge Wells soil which makes it reasonably well drained. The whole is well hedged and fenced. Adjoining the land to the south east, stretches Forestry Commission woodland whilst the south west abuts farmland.

The land is ideally suited to agricultural and equestrian activities and also to leisure and







amenity use. On the land itself, subject to the twenty-eight day rule, any other necessary consents and any covenants that the vendor might impose, the owner can enjoy or earn income from a variety of recreational activities, including equestrian pursuits, clay pigeon, target and game shooting, caravanning, camping and glamping, drone flying, dirt biking and car boot sales.

### Access

Access to the property is off the south side of Main Street, Beckley via a well maintained clearing way (shown blue on the plan below) leading to a timber field gate on the southern boundary. The way is also designated a public footpath which continues around the boundary of the eastern field but does not run into the wood.

The access way is not in ownership but we are informed that the property benefits from a vehicular right of access for all purposes at all times.

### Easements, Wayleaves, Covenants and Rights of Way

The property is sold with any easements, wayleaves, covenants and rights of way that exist whether mentioned in these particulars or not. Restrictions may be applied to non-agricultural uses of land, depending on negotiations with the vendor, along with an overage clause in the event of residential development.

### Services

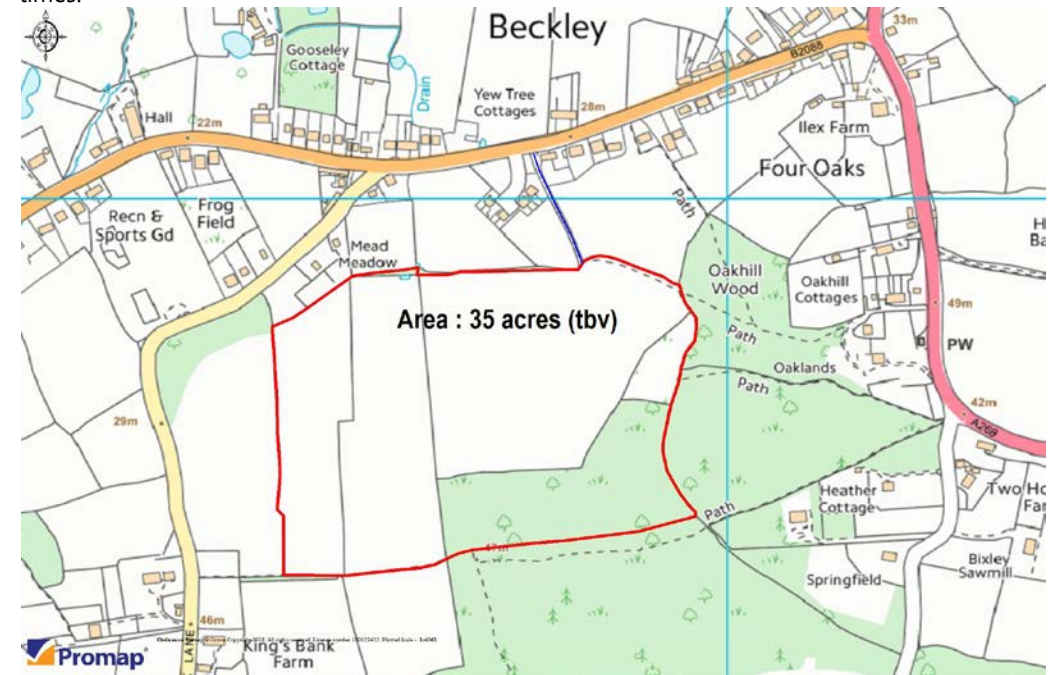
There are no mains services connected to the site though we are advised that these would be available in Main Street. We are also advised that there exists a right to draw water from a well adjoining the northern boundary.

### Local Authority

Rother District Council. [www.rother.gov.uk](http://www.rother.gov.uk)

### Viewing

Viewing by prior appointment only.



Plan not to scale. For identification purposes and guidance only.





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