

On Instructions of East Sussex County Council



An Excellent Residential Opportunity for Approx.0.588 H/A (1.47 Acres)
Situated on the Outskirts of the Historic Medieval Town of Rye
To Be Sold Unconditionally or Subject to Planning Consent Being Obtained



Mason Road
Tilling Green
Rye
East Sussex TN31 7BE

FOR SALE

Site Description

The site is roughly rectangular in shape, extending approx. 0.588 H/A (1.47 acres). It is generally flat with a significant frontage to Mason Road. The land is currently used as maintained open space with a number of mature trees on the site.

Location

The site is situated on the outskirts of the Historical Medieval Town centre of Rye, in a predominantly residential location of mixed tenure.

The town centre is famous for its superb architecture, cobbled streets and Norman church. It provides many interesting and varied individual shops and has many thousands of visitors a year to appreciate its beauty and quaintness.

There are good shopping, schooling and sporting facilities within easy reach of the site with the seaside town of Camber Sands approx.4 miles distant.



Planning

The site has for many years been used as maintained open space which has now been declared surplus to requirements. There was a planning application submitted in 2015 which was never determined and subsequently withdrawn.

The [Rye Neighbourhood Plan](#) final version 2016 -2028 refers specifically to the Tilling Green site on pages 24,26 and 27 as suitable for at least 20 dwellings.

Interested parties are advised to make their own enquires as to development form to [Rother District Council](#).

Tenure

The site will be sold Freehold with Vacant Possession on Completion.

Services

Interested Parties should make their own enquiries with the relevant statutory authorities regarding availability and capacity.

Price

Offers are invited for the Freehold on an Unconditional or Subject to Planning Basis. All Offers are Subject to Contract.

Viewing

The site may be viewed at any time during daylight hours from Mason Road.

Method of Sale

Offers are invited on an Unconditional or Subject to Planning Basis and must be made in writing on company headed paper by no later than noon on the 12th December 2025.

When making any offers please provide the following information.

- 1) Price offered
- 2) Layout plan of proposed development.
- 3) Schedule of accommodation.
- 4) Brief description of proposals.
- 5) Confirmation of any discussions/ pre application with the Rother District Council planning department.
- 6) Confirmation of any CIL/ Section 106 costs taken into account.
- 7) Confirmation that any appropriate affordable housing has been allowed.
- 8) Details of any other allowances made.
- 9) Details of any allowances not made/ assumed that may be required as a reduction of price.
- 10) Details of any anticipated timing for the application to be submitted and any other time frames required.

Agent Details

All photographs, graphics and plans are for illustrative purposes only and all measurements are approximate

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