



Kitchingham Farmland and Buildings

Etchingam, East Sussex

A block of grass and woodland with supporting buildings

A range of farm buildings, grassland, woodland, rights to cultivate some permanent pasture suitable for vine planting.



RURAL



**80.53 ACRES/
32.58 HA**



FREEHOLD



**OFFERS IN
EXCESS OF
£800,000**



Farmland

80.53 acres of grassland and woodland rises northwards from the farm buildings to the furthest point of Kitchingham Farm where there are exceptional views over the farm and beyond, over the High Weald. The farmland is fenced and is interspersed with small copses which would be suitable for the creation of a small family shoot.

Permission has been granted for the right to cultivate 16.18 acres (6.55 ha) acres of permanent pasture at the north eastern end of Lot 2. Further detail is available from the vendor's agent.

Farm buildings

A range of farm buildings positioned around a concrete yard comprising:

1. A five-bay implement shed of steel stanchion construction beneath a corrugated fibre cement roof.
2. A five-bay covered yard with lean-to and galvanised purlins, concrete block walling beneath a corrugated fibre cement roof with chalk floor.

3. A dung stead

The farm buildings have electricity and water and are considered adaptable to a mixed farming enterprise.

General

Tenure: The property is sold freehold. Further details are available from the vendor's agent.

Method of sale: Offered for sale as a whole by private treaty.

Services: The farm buildings have three phase electricity and water.

Private drainage: The drainage complies with current regulations.

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, support, 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.

There is one bridleway over the land. Further details are available from the vendor's agent.

The purchaser has the benefit of rights of access from the north and south, shown coloured brown on the plan attached. The access from the north needs upgrading and the title provides detail on the material which can be laid on the surface and states that the consent of the former owner or his successors in title needs to be obtained in advance of any works being carried out. Further details relating to these rights of access and particularly copies of the title deeds are available from the vendor's agents on request.

1 and 2 Kitchingham Farm Cottages, located adjacent to the south-eastern boundary of the property, will have the benefit of a right of access, shown marked A/B on the plan attached.

Basic Payment: The entitlements to the Basic Payment are not included in the sale.

Schemes: The majority of the land at Kitchingham Farm is entered into an Entry Level Stewardship Scheme. Further details available from the vendor's agent.

The purchaser will be deemed to have full knowledge of the scheme(s) and will take it on and comply with the scheme from completion if necessary. The vendor will retain any ELS/HLS payments payable up to completion. Further details are available from the vendor's agent.

Designations: The Farm is set in the High Weald area of Outstanding Natural Beauty. It is also in a Nitrate Vulnerable Zone (NVZ).

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Fixtures and fittings: All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Key Features

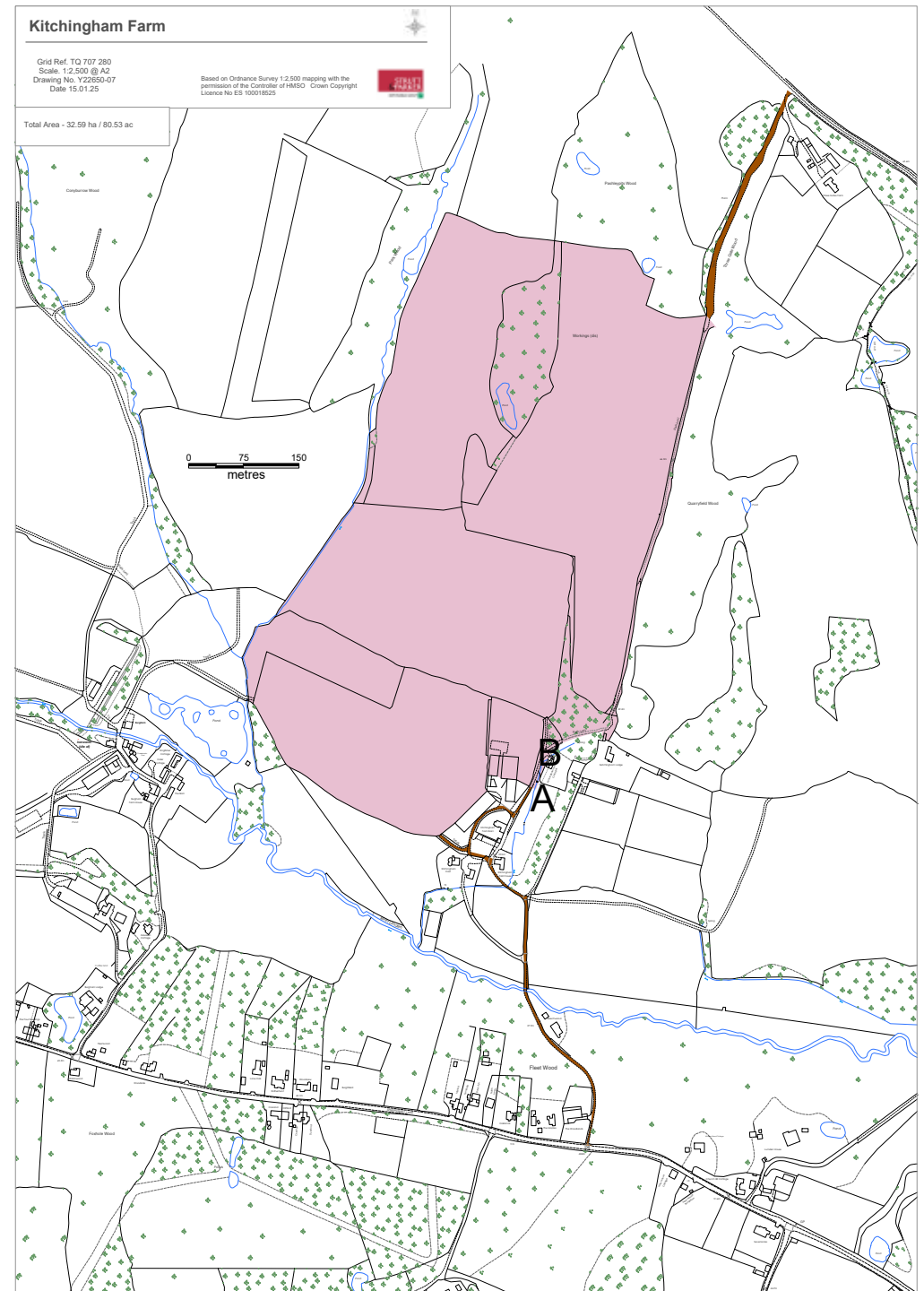
- A range of farm buildings positioned around a concrete yard
- The farm buildings have electricity and water
- 80.53 acres of grassland and woodland
- Permission has been granted for the right to cultivate 16.18 acres of permanent pasture

Distances

- Etchingham station 1.6 miles (London Charing Cross, 75 minutes)
- Tunbridge Wells 13.5 miles
- Central London 55 miles

Directions

Follow the A21 south through Swiftsden and on to Hurst Green at which point turn right onto the A265 Station Road. After 0.3 miles turn right onto Burgh Hill and then right again onto Fysie Lane. Follow Fysie Lane until a slight right turn takes you onto Sheepstreet Lane.





IMPORTANT NOTICE: Strutt & Parker and Watsons give notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker and Watsons do not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can they enter into any contract on behalf of the Vendor. 4. Strutt & Parker and Watsons do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker and Watsons will try to have the information checked for you. Photographs taken August 2024. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Employees: There are no farm employees.

Local authority: Rother District Council <https://www.rother.gov.uk/>

VAT: Any guide price quoted or discussed is 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 purposes of VAT, such tax will be payable in addition.

Health & safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors: Gaby Hardwicke, 34 Wellington Square, Hastings, East Sussex, TN34 1PN. For the attention of: Jonathan Midgley Esq. (01424 457 500) jonathan.midgley@gabyhardwicke.co.uk

What3words: ///flagpole.commoners.quack

Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in London on 020 7591 2214 or Watsons in Mayfield on 01435 865077.

Watsons

Hillside Farm Office, Meres Lane, Five Ashes, Mayfield, East Sussex TN20 6JT

01435 865077

nickyoun@watsonsestates.co.uk
watsonsestates.co.uk



National Estates & Farm Agency

43 Cadogan Street, London, SW3 2PR

020 7591 2214

london@struttandparker.com
struttandparker.com



@struttandparker

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