



Redlays Farm

Cottage Lane, Westfield, East Sussex, TN35 4RR

SAMUEL & SON
CHARTERED SURVEYORS

REDLAYS FARM

Cottage Lane, Westfield, East Sussex, TN35 4RR

A former dairy farm that extends to some 80 acres of south-facing grassland together with a large range of agricultural buildings and associated yards and a sizable 4/5 bedroom dwelling which is subject to an Agricultural Occupancy Condition (AOC).

- **Five bedroom farmhouse which includes a one bedroom annexe**
 - **Range of farm buildings; stabling and a sand school**
- **Permanent pasture fields with fabulous views over the farm and surrounding countryside**

IN ALL ABOUT 81.53 ACRES

Guide £1,500,000

Situation

Redlays Farm is only about a mile from the centre of Westfield village surrounded by rolling countryside of the Weald in an Area of Outstanding Natural Beauty. The village itself has a rich history with a picturesque medieval church, local store, butcher's shop, coffee house/homeware shop, hairdresser, public house, community hall and a doctor's surgery. For more comprehensive amenities and shops, the ancient coastal town of Hastings with its attractive 'Old Town' is about 5 miles away; Battle about 6 miles and Rye some 9 miles. Tunbridge Wells is about 25 miles and Eastbourne 23 miles.

Transport: There are main line stations at Three Oaks (3.3 miles), Hastings (5.5 miles), Battle (5.1 miles) with journeys to London Bridge/Charing Cross and Brighton/Ashford with links to St Pancras International. The nearby A21 gives road access to the M25 for Gatwick and Heathrow airports and to the M20 to Dover, Folkestone and Ashford International Station. A local bus service also connects the village to larger regional centres.

Schools: Westfield Primary School; Vinehall at Robertsbridge; Buckswood Grange at Guestling; Claremont Preparatory at St Leonards and

Senior School at Bodiam; Claverham Community College and Battle Abbey School at Battle.

Leisure: Cricket and football clubs in Westfield, Sedlescombe Golf and Country Club and Beauport Park Golf & Country Club with Bannatyne's leisure centre; theatre, cinema, art galleries, museums, sports facilities and leisure centres in Hastings, along with numerous restaurants and bars.

Accommodation

The farmhouse, which was built in the 1980's and has an Agricultural Occupancy Condition (AOC), is situated close to the entrance to the farm; it is constructed of brick with part hung tile elevations under a clay tile roof. The accommodation is arranged over two floors extending to about 2,875sq ft and has been presented and maintained to a very good standard. On the ground floor there is a sitting room, kitchen/dining room, study, WC and utility room and conservatory and a separate annexe with kitchen, shower room, bedroom and sitting room. On the first floor there are 4 bedrooms, 2 bathrooms (one en suite) and a large landing space and good storage. It has a private garden and a covered parking area.





Outside

Redlays Farm is accessed off Cottage Lane over a private drive that leads to the farmhouse and farm buildings. The farmhouse is surrounded by lawned gardens with sitting out areas enjoying lovely views over the farm and High Weald countryside beyond.

Farm Buildings

Located to the south of the farmhouse and set in and around an extensive concreted yard area, the farm buildings at Redlays Farm reflect the nature of its function as a former dairy farm with a range of relatively modern structures, in varying states of repair. The total building complex and yard area covers about 2 acres of land with the combined footprint of all the outbuildings equating to about 1,610m². The farm buildings schedule plan contained within these details show the location and floor area of the buildings which notably include:

General Purpose 26.5m x 9.2m steel portal framed with fibre cement cladding and roof.

General Purpose 26.68m x 15.43m steel portal framed with some Yorkshire boarding, fibre cement cladding and roof.

General Purpose 18.45m x 18.43m concrete portal framed with some Yorkshire boarding, fibre cement cladding and roof; arranged to provide some 10 stables.

Equestrian

The driveway that serves the farmhouse leads on to an adjoining paddock in which the sand school (35m x 25m) is located, enclosed by post and stock net fencing. There is also a stable building with four loose boxes and store just behind.

Land

Extending to some 79 acres in all, the farm land stretches southwards of the farmhouse and buildings and comprises a run of permanent pasture divided into various field parcels enclosed by stock fencing and hedgerows with mature trees to the boundaries. The land slopes gently down to the south with a stream running along the southern boundary.

GENERAL INFORMATION

Services

The property benefits from a metered mains water supply, mains electricity, electric hot water and room heaters. Private drainage. Wood burner to the sitting room; double glazed windows.

Local Authority

Rother District Council. www.rother.gov.uk

Outgoings

Council Tax Band 'D'.

Sporting & Mineral Rights

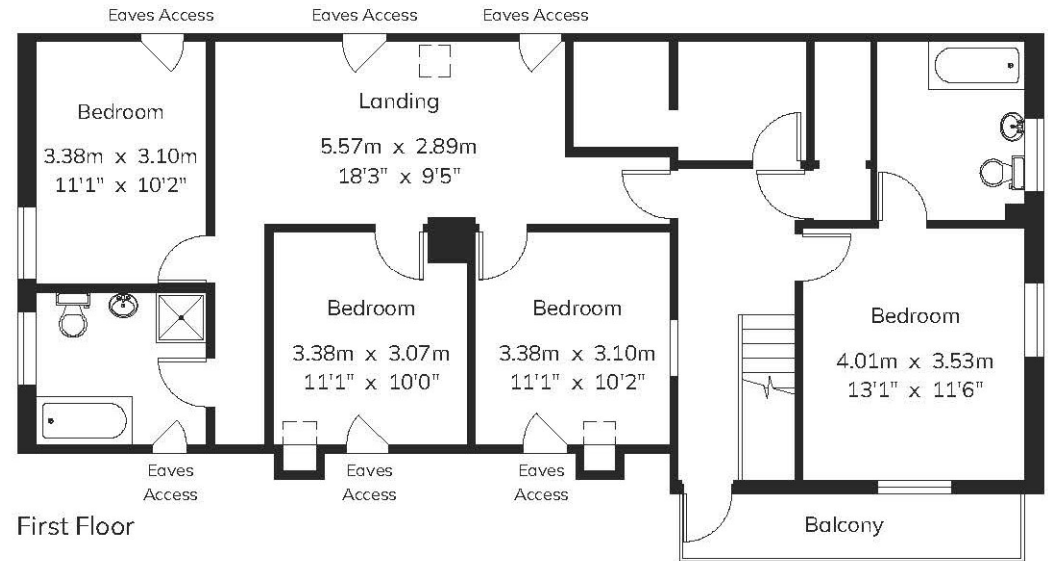
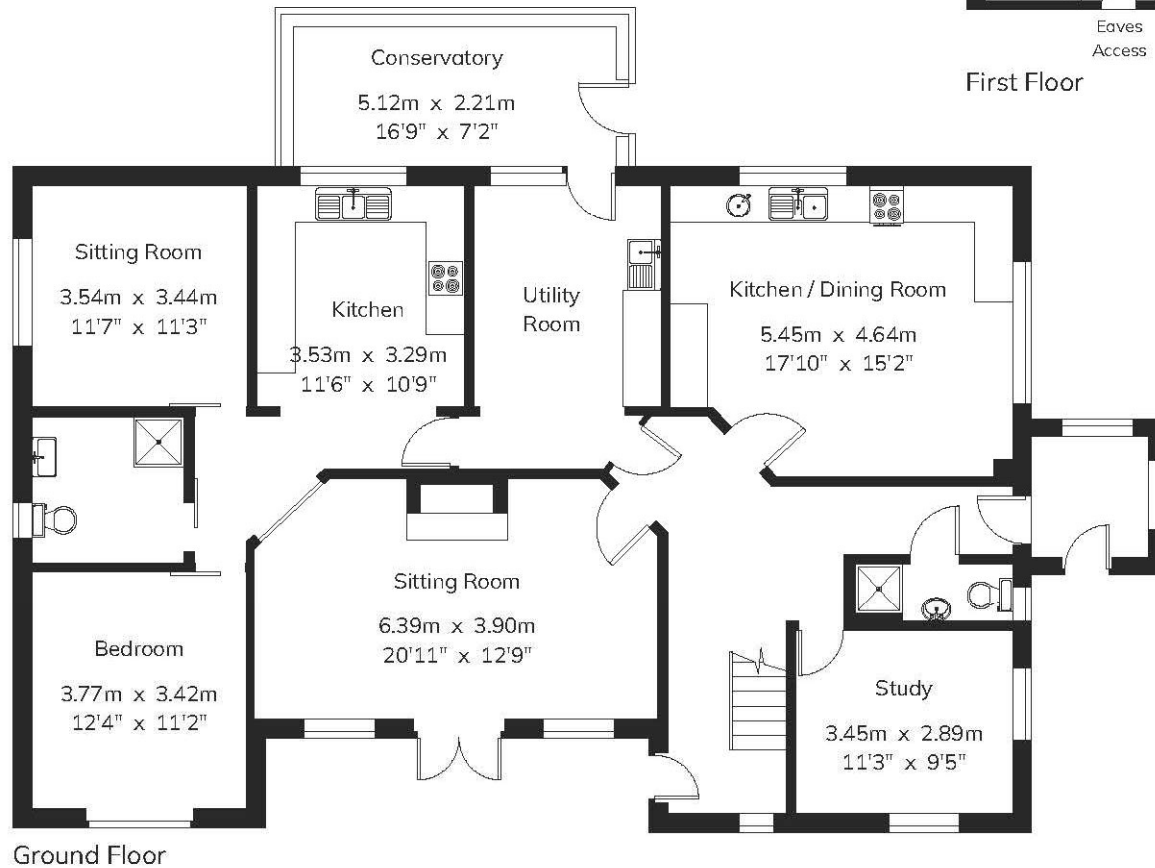
Sporting rights and mineral rights are in hand in so far as they are owned.

Easements, Wayleaves & Rights of Way

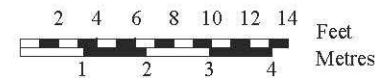
The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electrical supplies and any other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains and water, gas and other pipes, whether specifically referred to or not. There are two public footpaths that traverse the property entering from Cottage Lane at the north and exiting along the southern boundary.

Redlays Farm

House - Gross Internal Area : 267.1 sq.m (2.875 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



For Identification Purposes Only.

© 2025 Trueplan (UK) Limited (01892) 614 881

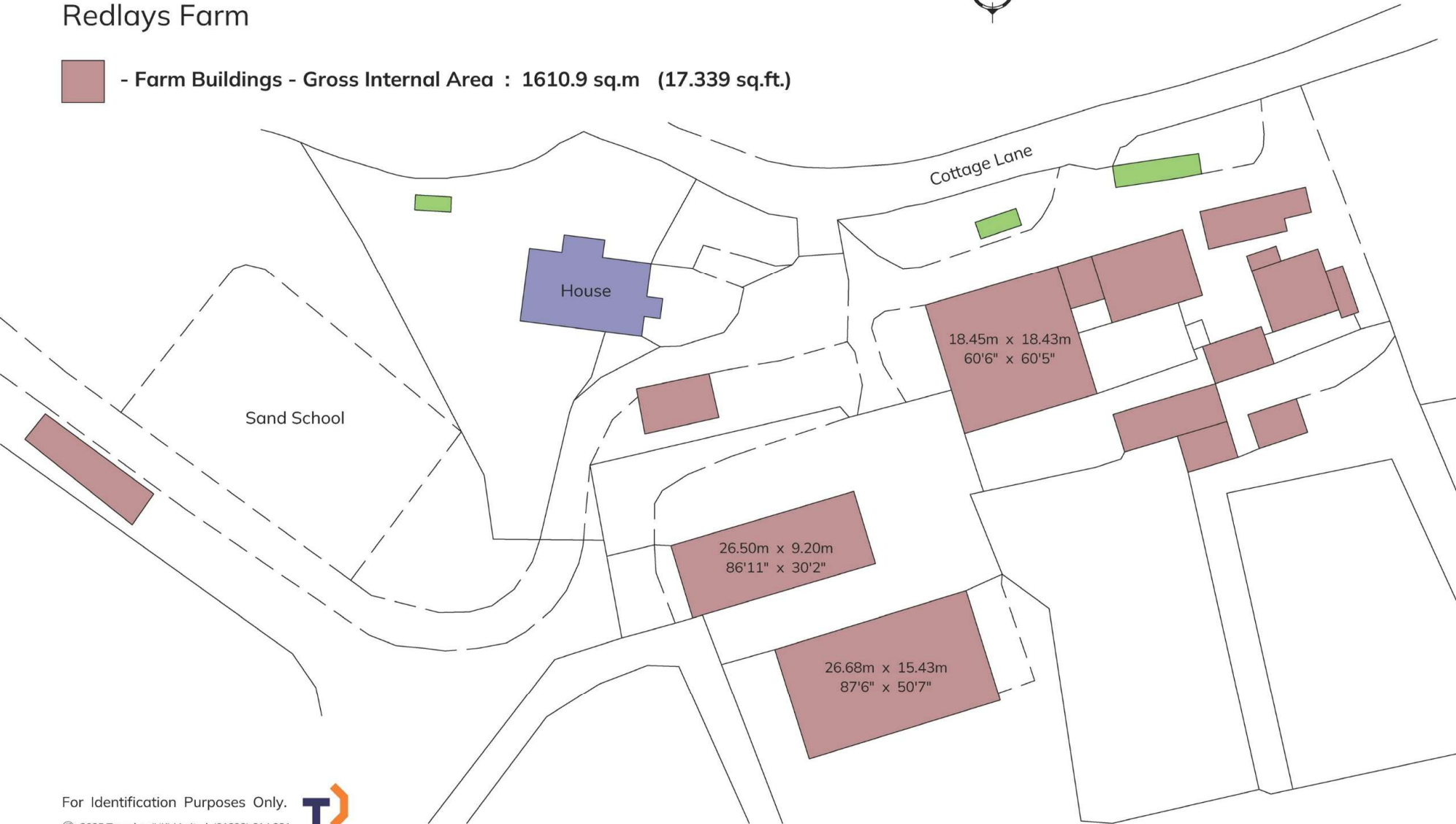




Redlays Farm



 - Farm Buildings - Gross Internal Area : 1610.9 sq.m (17.339 sq.ft.)

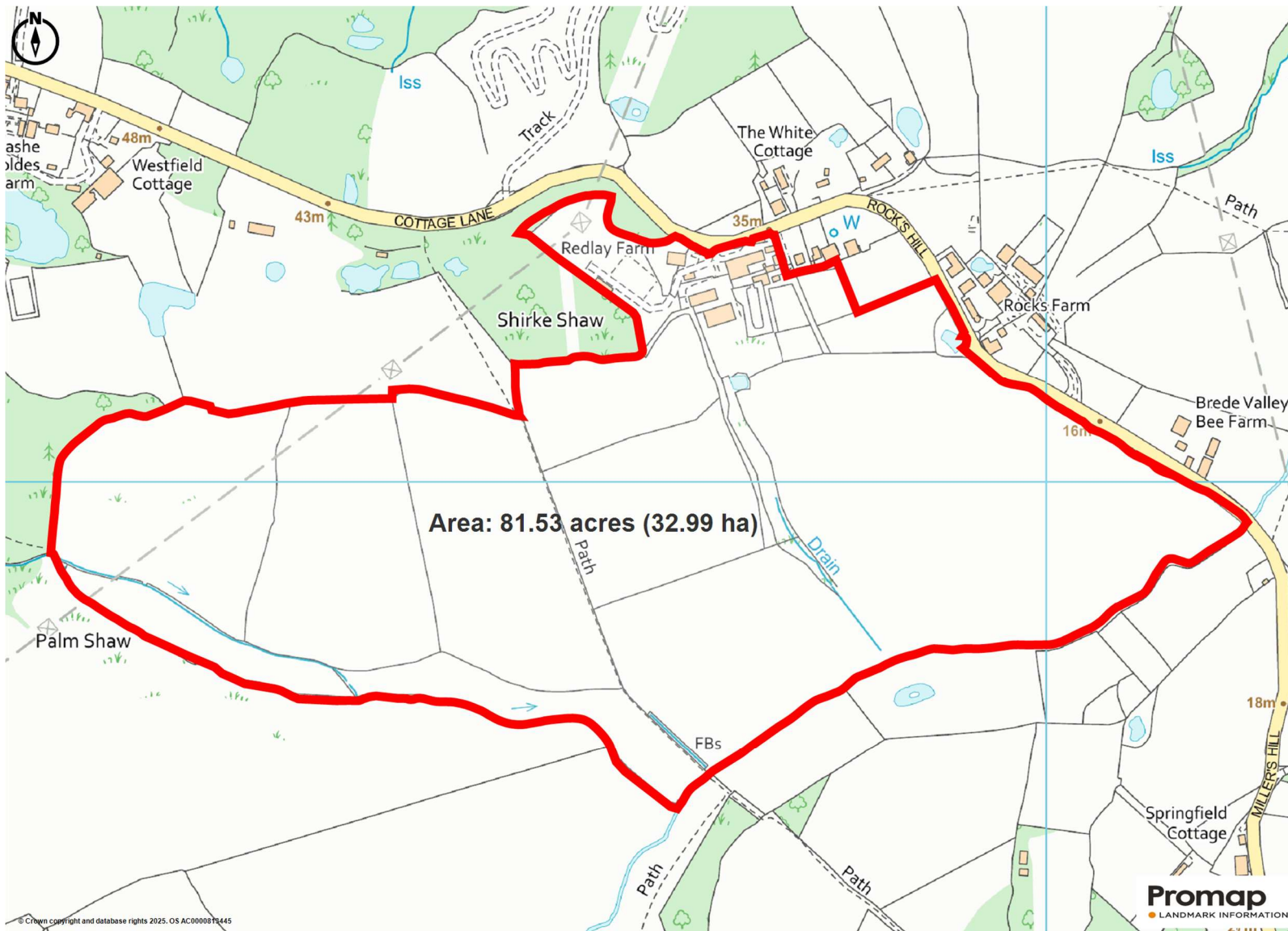


For Identification Purposes Only.

© 2025 Trueplan (UK) Limited (01892) 614 881







Method of Sale

The freehold is offered for sale by private treaty with vacant possession on completion.

Viewing

Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son, Horam.

IMPORTANT NOTICE: Samuel & Son, their clients and any joint agents give notice that: 1. These particulars have been prepared in good faith to give a fair overall view of the property and do not form part of any offer or contract. The information in these particulars is given without responsibility and they have no authority to make or give any representations or warranties whatsoever in relation to this property. 2. Any areas, measurements or distances referred to are given as a guide only and may not be precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. It should not be assumed that the property has all necessary planning, building regulation or other consents. Samuel & Son have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition. Purchasers must satisfy themselves by inspection or otherwise.



SAMUEL & SON
CHARTERED SURVEYORS

01435 810077 info@samuelandson.co.uk
Bank House, High Street, Horam, East Sussex, TN21 0EH
www.samuelandson.co.uk