



Kings Barn Farm

Kings Barn Lane, Steyning, West Sussex, BN44 3YR

Batcheller
Monkhouse

Our Corner of England

KINGS BARN FARM

A complete organic farm in a unique location adjacent to Steyning with farmhouse, cottage, agricultural buildings, battery storage, land and generous river frontage. Approximately 249.31 acres.

Barn Croft

- 5 Bedroom Farmhouse
- Scope for Modernisation and Improvement
- Gardens and Pond
- Swimming Pool

Stable Cottage

- Open Plan
- 1 Bedroom
- Ancillary Accommodation or Tenant Income

Kings Barn Farm

- Certified Organic
- Versatile Farm Buildings
- Approximately 20,000 sq.ft.
- Battery Storage Lease
- Large Yard

DESCRIPTION

In brief - 5 bedroom farmhouse (Barn Croft), 1 bedroom cottage (Stable Cottage), mainly pasture farm, battery storage and incredible access to the River Adur.

Built in the 1980s, Barn Croft is a detached 5 bedroom house with mature gardens, greenhouse, shed, enclosed pool and pond. This would benefit from some modernisation or full refurbishment if required.

Stable Cottage provides extra accommodation with the benefit of open plan living/dining/kitchen, bathroom and stairs to a bedroom space. This currently provides a rental income.

Near the farmhouse there is a former kennel building and beyond this a range of outbuildings. They include a circa 1960s Ascot cattle yard and straw shed, circa 1970s steel framed cattle yard and steel framed small workshop with adjoining cattle yard, a timber framed building used as machinery shed and a couple of older buildings. In total approximately 20,000 sq.ft. (not measured or surveyed) and these may be suitable for development (STPP).

To the north of the farmyard and buildings there is a battery storage building generating an annual income. The farm is also next to a large electrical sub-station which might bring more solar or battery storage options in the future.

Organic for about 20 years comprising mostly grass land with some arable. Stewardship including OELS/HLS. It also has the benefit of significant BNG credit potential. The farm has just over 2 miles of access to the River Adur.

AMENITIES

Local: Approximately 0.5 miles from the centre of Steyning which provides a good range of local shops and amenities.

Towns and Cities: Shoreham (approximately 5.1 miles), Worthing (approximately 8.4 miles), Brighton (approximately 11.4 miles), London (approximately 77.9 miles).

Transport: Local bus routes, Shoreham-By-Sea mainline railway station (approximately 5.1 miles), Worthing mainline railway station (approximately 8.6 miles). A24 and A23 to London, Gatwick Airport and the national motorway network.

Schools: Steyning C of E Primary, Upper Beeding Primary, Ashurst C of E Primary, Steyning Grammar School.

Leisure: Steyning leisure centre including gym and swimming pool, South Downs National Park countryside for walking and hacking, River Adur, Bramber Castle and sailing at the Shoreham Sailing Club.





DIRECTIONS

Using Sat Nav the postcode will take you halfway along Kings Barn Lane. Kings Barn Farm can be found right at the end of the lane - proceed round the sharp left-hand bend and then turn right after about 90 meters through double gates into the yard. If heading to Barncroft (Farmhouse)/Stable Cottage continue straight instead of taking the sharp left-hand bend and proceed through automated gates.

What3words:

Barn Croft - ///scribbled.sudden.motivator

Stable Cottage - ///toolkit.spuried.upstairs

Kings Barn Farm - ///debt.clockwork.package

ADDITIONAL INFORMATION

Planning Condition: Barn Croft (the farmhouse) is subject to an Agricultural Occupancy Condition.

Local Authority: Horsham District Council, Parkside, Chart Way, Horsham, West Sussex, RH12 1RL. Telephone 01403 215100. Website: www.horsham.gov.uk

Services (not checked or tested): Mains gas, electricity, water and drainage. Private drainage for Stable Cottage. 3 electric meters (Barn Croft, Stable Cottage and 3-phase meter for the farm). 2 water meters (one for Barn Croft and farm, another for Stable Cottage). Barn Croft has 2 solar systems, one for water heating and the other for electricity.

Tenure: Freehold. Land Registry Title Number: WSX396698.

Tenants: Stable Cottage is currently let on an Assured Shorthold Tenancy. Battery Storage Building let on a long lease generating RPI linked rental income. Please see agent for more details on rent/terms.

Stewardship: Organic Entry Level and Higher Level ending October 2028.

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements. There are public footpaths that cross the land.

Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

EPC: Barn Croft - EPC rating C Stable Cottage - EPC rating C

Council Tax: Barn Croft - Band G Stable Cottage - Band B

GUIDE PRICE £4,000,000 - £4,500,000

Viewings

For an appointment to view please contact our Pulborough Office.
Telephone: 01798 872081 Email: sales@batchellermunkhouse.com
Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.





Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

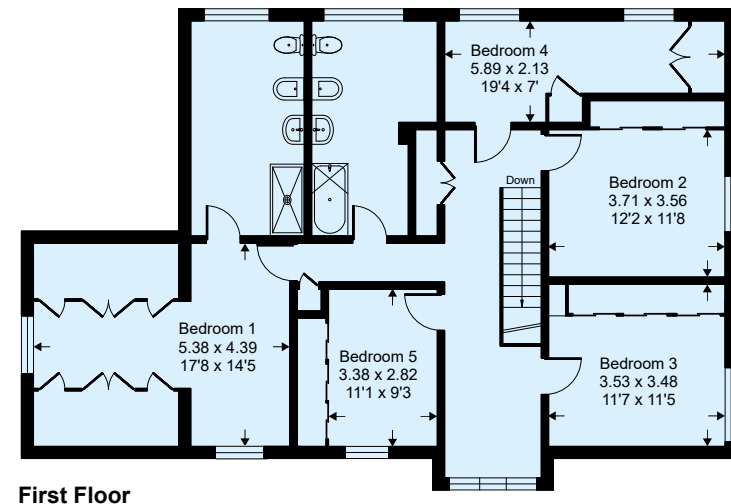
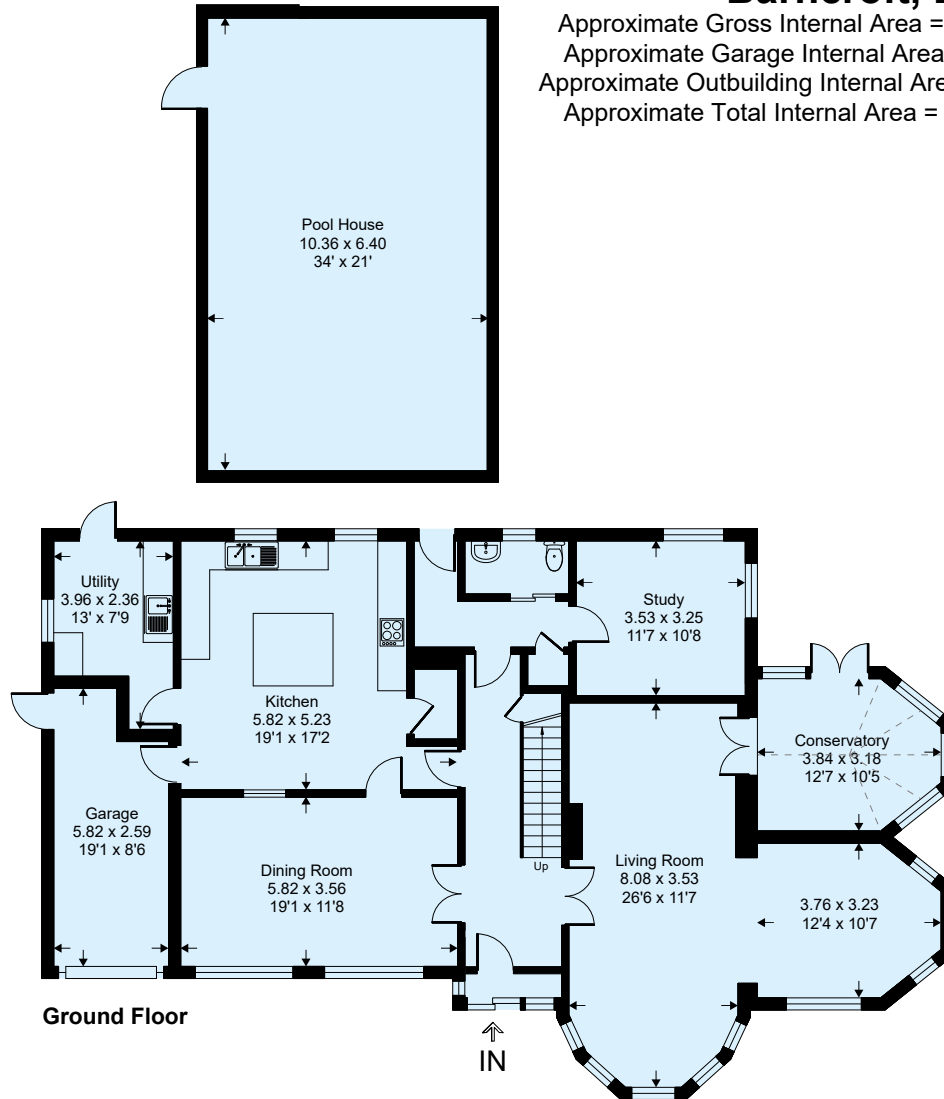
Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com



Barncroft, BN44

Approximate Gross Internal Area = 264.4 sq m / 2847 sq ft
 Approximate Garage Internal Area = 12.9 sq m / 139 sq ft
 Approximate Outbuilding Internal Area = 140 sq m / 1508 sq ft
 Approximate Total Internal Area = 417.3 sq m / 4494 sq ft

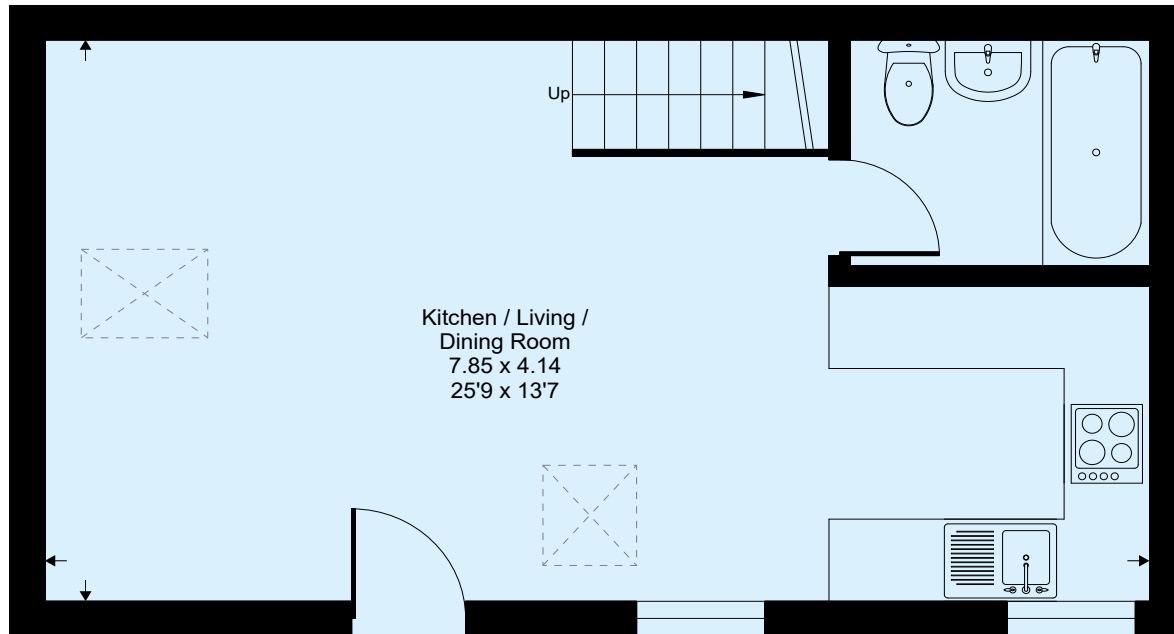


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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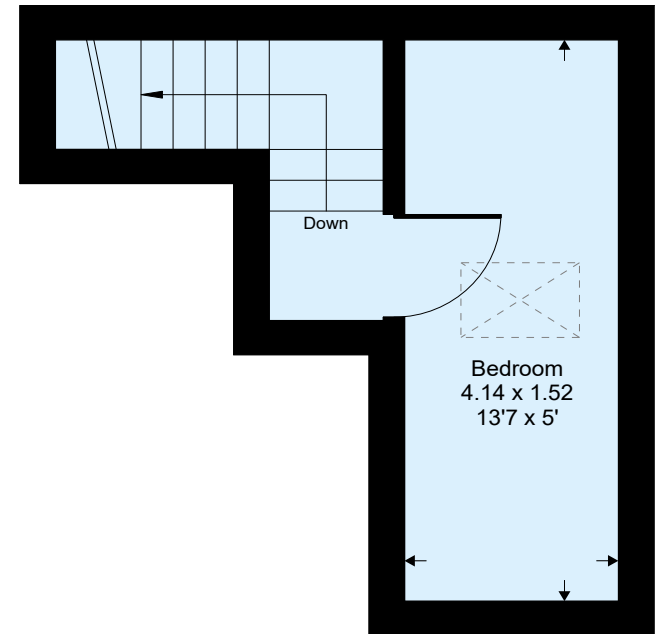
Stable Cottage, BN44

Approximate Gross Internal Area = 42.3 sq m / 456 sq ft



Ground Floor

↑
IN



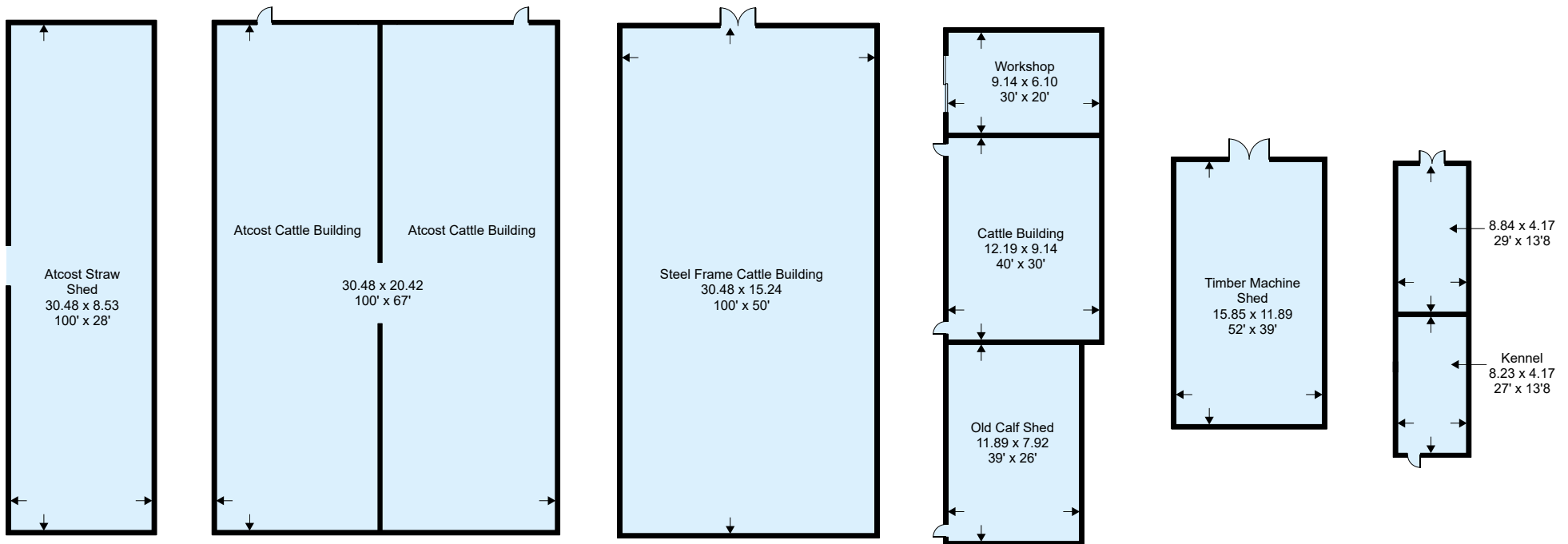
First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Kings Barn Farm, BN44

Approximate Gross Internal Area = 1745.8 sq m / 18793 sq ft



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NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

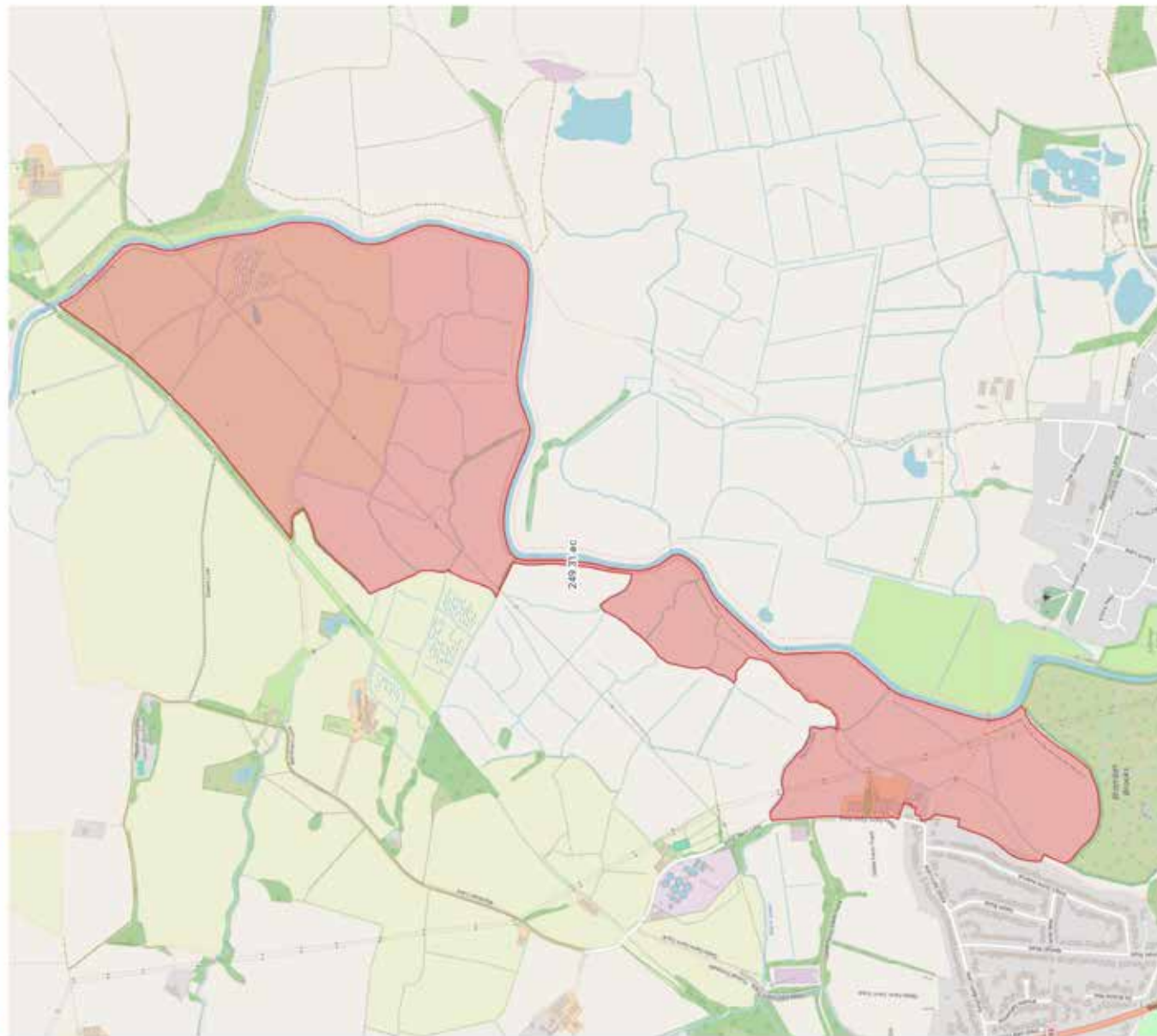
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

batchellermonkhouse.com



**Kings Barn Farm, Kings Barn
Lane, Steyning, West Sussex,
BN44 3YR**



500 m
Scale 1:12500 (at A4)

For identification purposes only and
excluded from any contract

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rightmove
find your happy

EQUESTRIAN
propertytsale.com

Farmland
MARKET

UKLANDand
FARMS.co.uk