



Keepers Farm

West Park Estate, Dowlands Lane, Copthorne, West Sussex RH10 3HX

TO LET – FARMHOUSE, BUILDINGS AND 146 ACRES

Batcheller
Monkhouse



KEEPERS FARM

A versatile and well-located farm offering the opportunity to deliver productive agriculture alongside environmental land management.

Key Features

- Approximately 146.32 acres (59.21 hectares)
- Detached three-bedroom farmhouse
- Range of modern and traditional farm buildings
- Excellent access to M23, M25
- Part of the Surrey County Council rural estate



INTRODUCTION

Keepers Farm comprises a well-balanced agricultural holding extending to approximately 146.32 acres (59.21 hectares), including a detached farmhouse, a range of farm buildings and productive pasture land.

The holding is offered to let as a whole and provides an excellent opportunity for a progressive farming business seeking to operate a commercially viable enterprise alongside delivering environmental outcomes in line with Surrey County Council's estate objectives.

SITUATION & AMENITIES

The farm occupies an accessible rural position on the West Park Estate, near the village of Cophorne in West Sussex. The property is well located for East Grinstead, Crawley and Horley, and benefits from excellent road connections via the M23 and M25.

A range of local amenities and schooling are available within the surrounding area.

THE FARMHOUSE

The farmhouse comprises a detached three-bedroom dwelling constructed of brick elevations beneath a tiled roof. The house requires internal modernisation and has an EPC rating of F.

FARM BUILDINGS

The holding benefits from a range of farm buildings of varying age and construction, including both traditional and modern structures. These include livestock sheds and a hay barn together with general purpose buildings arranged around a functional yard area.

The buildings provide flexibility for livestock, storage and general farming operations, and are capable of supporting a range of agricultural enterprises.

THE LAND

The land extends to approximately 140 acres (56.5 hectares) of pasture land. The land is classified as Grade 3 agricultural land. The holding is well laid out, with established field boundaries and a water supply.



ACCESS & SERVICES

The property benefits from direct access off Dowlands Lane and good connectivity to the surrounding road network.

Prospective tenants should rely on their own enquiries with regard to the availability and capacity of services.

LAND MANAGEMENT & ENVIRONMENTAL OBJECTIVES

Keepers Farm forms part of the Surrey County Council rural estate, which is managed to deliver a balance of commercial agricultural activity and environmental enhancement.

Surrey County Council is seeking a tenant who will manage the farm in line with its Land Management Framework. This will be achieved through the creation of a management plan for the land which will consider how the farm will contribute to soil health, trees and carbon, water, animal health, and community. This plan will be created in collaboration with Council officers and a monitoring plan agreed upon to measure positive outcomes.



As part of the tender process, shortlisted applicants will be invited to present proposals for the land management plan. This will allow the landlord to understand how a new tenant will manage the farm in line with the principles and policies set out in the land management framework.

Further information can be found at www.surreycc.gov.uk.

A Countryside Stewardship agreement is currently in place over the holding which could be transferred to the incoming tenant. Further details are included in the Tender Pack.

TENURE

The holding is to be let as a whole on a Farm Business Tenancy, with further details available within the Tender Pack.



GENERAL REMARKS

Keepers Farm represents a rare opportunity to occupy a well-located and versatile agricultural holding in South East Surrey.

The property offers a combination of residential accommodation, farm buildings and a productive acreage base, together with the opportunity to deliver modern, sustainable and environmentally focused farming practices.



DIRECTIONS

From M23 (J10): Take A264 towards East Grinstead, continue via Copthorne Way and Copthorne Common Road, then join B2037 (Effingham Road). Turn right onto Dowlands Lane - Keepers Farm is on the right after Chithurst Lane.

From East Grinstead: Take A22 then A264 towards Copthorne, continue to B2037 (Snow Hill), then turn right onto Dowlands Lane - Keepers Farm is on the right after Chithurst Lane.

VIEWING & TENDER PROCESS

A viewing day will be held on Wednesday 29 April 2026, 14.00pm to 17:00 pm.

Further details regarding viewings and the tender process are available from the letting agents Batcheller Monkhouse.

TENDER PROCESS & DEADLINES

A comprehensive Tender Pack is available on request from the sole letting agents, Batcheller Monkhouse. This includes detailed information relating to the holding, a plan and acreage schedule, a copy of the proposed Farm Business Tenancy, Heads of Terms and the Tender Form.

The completed Tender Form must be submitted by 12.00 noon, 14 May 2026.

Viewing Day

A viewing day will be held on Wednesday 29 April 2026, 14.00pm to 17:00 pm.

Type of Tenancy

The holding is to be let on a 5 year-plus Farm Business Tenancy.

Commencement Date

The tenancy will commence on 24 June 2026.

Maintenance & Repairs

The Tenant will be responsible for the repair and maintenance of all buildings and fixed equipment keeping them in no worse condition as at the outset of the tenancy as documented by a photographic schedule of condition.

Other Terms

Further details relating to the tenancy terms are provided within the Tender Pack.

Services

Prospective tenants should rely on their own enquiries with regard to the availability and suitability of services.



Environmental Schemes

A Countryside Stewardship agreement is currently in place over the holding which could be transferred to the incoming tenant. Further details are included in the Tender Pack.

Sporting Rights

The Tenant may control wood pigeon, rats, foxes, and rabbits on the holding, provided this is undertaken safely and humanely. All sporting rights are otherwise reserved to the Landlord.

Legal Costs

The successful Tenant will be required to cover the Landlord's reasonable legal costs in preparing the tenancy agreement, fixed at £875 plus VAT, subject to the agreement being accepted as drafted. Any additional legal discussions will be charged at the solicitor's standard hourly rate.

To obtain a copy of the Tender Pack or request any further information, please contact:

Ben Reeves
Batcheller Monkhouse
67-69 The Broadway
Haywards Heath
RH16 3AS

Email: b.reeves@batchellermonkhouse.com

Telephone: 01444 412402

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 Tenant 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;

