



Birchen Knoll Farm

Fairlight, Hastings, East Sussex

Batcheller
Monkhouse

Our Corner of England

BIRCHEN KNOLL FARM

A well-equipped expansive arable and grass farm with a farmhouse and annexe accommodation, as well as a range of farm buildings and fishing lakes located within the High Weald Natural Landscape with far reaching views to the coast.

Approximately 953.97 acres (386.05 ha)

Property Summary

- Modern Farmhouse and Annexe accommodation
- 792.48 acres of arable land
- 73.21 acres of grassland
- 78.78 acres of woodland
- Approximately 40,300 sq ft of farm buildings
- Commercial let fishing lake

DESCRIPTION

Birchen Knoll Farm and adjoining land is a commercial mixed farm that has been farmed as a whole and extends to approximately 953.97 acres. The farm consists of suitable farmhouse accommodation with an adjoining annexe and two mobile homes located in the main farmyard. The land is mainly arable with 792.48 acres of Grade 2 & 3 land. In addition, there are small areas of permanent pasture 73.21 acres and 78.78 acres of woodland.

This provides a good sized holding that will enable any purchaser looking to purchase the whole with a sustainable sized farming unit with the potential to modernise the farming and diversify into alternative uses making use of this popular area in East Sussex.

The property will be offered as a whole or in the lots described more specifically below.

The main farming unit of Birchen Knoll Farm has been the centre of operations for the holding with the off-lying farms all easily accessed from the central holding. All off-lying farms are within a 2.8 mile radius or less of Birchen Knoll Farm.

LOT 1 – BIRCHEN KNOLL FARM

Birchen Knoll Farm is an equipped former mixed farm extending to 184.55 acres. The property consists of a three bedroomed farmhouse with a two bedroomed annexe, two mobile homes and approximately 35,569 sq ft of farm buildings. The farm is located in an elevated position to the north of Fairlight and adjoins the small village of Batchelors Bump which adjoins the larger town of Hastings. There are far reaching sea views over Rye Bay to Winchelsea Beach and Camber Sands.

Birchen Knoll Farmhouse and Annexe

Birchen Knoll Farmhouse and Annexe was formerly a traditional brick farm worker's cottage. It has been extended to form 2,587 sq ft of accommodation over two floors with a large south facing garden. The annexe adjoins the main farmhouse and provides useful secondary accommodation. EPC rating E.

The house has recently undergone some modernisation and provides a practical living space suitable for a working farm. Internally the accommodation consists of an open plan kitchen and dining room with exposed beams and fitted timber kitchen units and breakfast bar, back kitchen/washroom, sitting room, office or further reception room and a downstairs shower room and WC. Upstairs there are three double bedrooms and a bathroom.

The Annexe accommodation consists of: kitchen with fitted units, back kitchen/utility room, sitting room and downstairs shower room. Upstairs there is a large double bedroom, one further double bedroom and a bathroom.





Annexe Interiors



Farm Buildings

The farm buildings are located in the farmyard which is accessed off the main farm drive and to the north of Birchen Knoll Farmhouse & Annexe. The buildings in the yard include the following:

Cattle Yard: Steel Portal frame barn and associated lean-to. There is a concrete floor and concrete block walls with a corrugated roof. The building has been used for cattle housing.

Workshop: A concrete portal framed barn with an electric roller shutter door with brick and corrugated clad elevations.

Hay Barn: A part open fronted steel portal framed barn with concrete panel walls, concrete floor and corrugated fibre cement roof.

Old Piggery: A former piggery building with predominantly brick elevations, corrugated roof, concrete floor and sliding doors.

Former Dairy: A concrete portal framed barn that was a former dairy and as such is split into five separate rooms on the ground floor that were the former tank rooms and milking parlour areas. In addition there is a central staircase that leads to the second floor.

Farm Office: A red brick built building that was the farm office to the main farm, consisting of two rooms and benefitting from a water connection.

Grain store & Grain dryer: A concrete portal-framed former grain store and associated lead-to. The grain store is split centrally and both areas benefit from a concrete floor and roller shutter doors with grain walling internally. The grain dryer is a 90 tonne Perry through grain dryer, that has not been used for several years. The elevation height of the grain store means that tipping modern trailers would be difficult. The lean-to connected to the north elevation of the grain store is fully insulated with a concrete floor and roller shutter door.

Land

The Land at Birchen Knoll Farm surrounds the farmyard and is accessed relatively easily from the farmyard. The land extends to 187.34 acres in total of which 102.73 acres are temporary grass leys, 59.70 acres permanent pasture and 17.52 acres woodland. In addition, there is an attractive lake located in the centre of the holding. All of the Land is predominantly Grade 4 land under the MAFF Provisional Agricultural Land Classification.

Much of the topography of the temporary grassland is gently rolling and has formally been used for arable production. This land has now been included in a CS Mid Tier agreement meaning the land is now managed as Legume and Herb Rich Swards. The permanent pasture is steeper where it leads into the valley that runs centrally through the farm. The farm has been used for the grazing of livestock and the making of forage in recent years.

The fields are mainly enclosed by mature hedgerows, boundary trees and woodland shaws. The soil survey of England and Wales records the soils as being mainly Soilscape 8: Slightly acid loamy and clayey soils with impeded drainage and Soilscape 6: Freely draining slightly acid loamy soils.

Services

The farm benefits from a 3-phase electricity connection to the farm buildings and three mains water supplies feeding the house, yard and field parcels. There is no mains drainage but there are two septic tanks servicing the Birchen Knoll Farmhouse, annexe and farm.



Lot 2



Lot 2

Access

The farm is accessed via a central farm track that leads directly from Peter James Lane, a public highway. The Land to the north benefits from direct access via a farm track on to Friars Hill which leads to the A249 and a further direct access onto Martineau Lane.

Tenure and Possession

The property is available freehold and registered under Title No: SX78322.

The property is subject to a number of leases. Full details of the above-mentioned leases are available on request from the selling agent.

LOT 2 – LAND AT CHURCH FARM, GUESTLING

The Land at Church Farm extends to approximately 361.45 acres and is a large block of predominately arable land. All of the land is predominantly Grade 3 land under the MAFF Provisional Agricultural Land Classification. There is approximately 289.78 acres of arable land, 56.61 acres of woodland, consisting predominately of the ancient woodland known as Kitchen Wood, and finally 13.51 acres of permanent grassland.

The land has predominantly been used for conventional arable farming and benefits from large easily worked field parcels. More lately the land has been entered into a Countryside Mid Tier agreement benefitting from the option 2-year legume fallow. The majority of the land is within 1 large, ring-fenced block with 1 separate field parcel located to the south of Church Lane, adjoining the main block.

The fields are mainly enclosed by mature hedgerows, boundary trees and woodland shaws and benefit from a good network of access points around the farm. The topography of the land is typical to this area of the High Weald with a gentle rolling gradient and much of the land being south facing. The soil survey of England and Wales records the soils as being mainly Soilscape 6: freely draining acidic loamy soils.

Services

The land benefits from a mains water connection, connected to 2 water tanks.

Access

Access is available directly from the A259 in two locations and a secondary access leading from Church Lane via a private right of access. All rights of way are show blue on the attached sales plan

Tenure & Possession

The Land is for sale freehold with the benefit of vacant possession and is registered under Title Nos: ESX51780, ESX28765 and ESX261124. Please note that the property included in title number ESX261124 is subject to a restrictive covenant that limits its use to agricultural purposes only..

LOT 3 - LAND AT CADBOROUGH, RYE

The Land at Cadborough extends to approximately 315.26 acres and is a large block of arable land located on the coastal flats to the west of Rye Harbour. All of the land is of a Grade 2 MAFF Provisional Agricultural Land Classification.



Lot 1



Lot 3



Lot 3



Lot 3

The land has been used for conventional arable farming and maize production. The field parcels are divided by wet drainage dykes, however there are several well constructed culverts to cross into adjoining field parcels that provide easy access around the farm. The land is intersected by the Hastings to Rye railway line, and there is a gated farm crossing providing access to the north of the railway with clear visibility down the line. The majority of the land is located to the south of the railway line.

The soil survey for England and Wales records the soils as being mainly Soilscape 21: Loamy and clayey soils of coastal flats with naturally high ground water. The internal drainage board rates are payable on this land.

Services

There are no known mains services that are connected to this land.

Access

The Land can be accessed via a private right of access leading directly from the A259 at Rye Harbour as well as Station Road leading to Winchelsea Station. Both access points rely on a right of way over third party owned land. The land benefit from road frontage onto the main A259 New Winchelsea Road. We understand that a previous owner was granted planning consent for a new access directly on the public highway in 2006, this consent was never implemented.

Tenure & Possession

The land is to be sold freehold with the benefit of vacant possession and is registered under Title No: ESX16207. The land has been farmed under a contract farming agreement by the current owners. For a copy of this agreement please contact the selling agent.

Holdover will be required until 30 September 2025 on this farm to end the current CFA and harvest the growing crops.

LOT 4 – LAND AT DOWNOAK FARM, WESTFIELD

The Land at Downoak Farm consists of a ringfenced single block of arable land with small woodland shaws. In total the land consists of 89.35 acres of which there is 84.70 acres of arable land and 4.65 acres woodland, ponds and track.

All of the land has been used for conventional arable farming growing predominantly combinable crops. The fields are mainly enclosed by mature hedgerows and boundary trees and benefit from a good network of access points around the farm. The topography of the land is typical to this area of the High Weald with a gentle rolling gradient.

The soil survey of England and Wales records the soils as being mainly Soilscape 18: slowly permeable seasonally wet slightly acidic but base rich loamy and clayey soils.

Services

There are no known services connected to this holding.

Access

The land is accessed via a private right of access leading directly from the main A28.



Lot 4



Lot 4

The right of access is permitted at all times and for all purposes and is via a concrete road that leads to the arable land. This private road also provides access to the neighbouring sewage works.

Tenure & Possession

The land is to be sold freehold with the benefit of vacant possession and is registered under Title No: ESX317560. The land has been farmed under a contract farming agreement by the current owners, for a copy of this agreement please contact the selling agent.

Holdover will be required until 30 September 2025 on this farm to end the current CFA and harvest the growing crops.

LOT 5 - BUILDINGS AT DOWNOAK FARM, WESTFIELD

The buildings at Downoak Farm consist of two farm buildings that are located in a former farmyard, most of which has now been redeveloped for residential or commercial uses. The site measures 0.57 acre and the buildings provide 4,800 sq ft of floor space.

The machinery store is a concrete portal frame building with corrugated roof and concrete block walls. There is a concrete floor and sliding tin clad door to the north facing gable. The former workshop consists of a concrete portal framed building with concrete block elevations under a corrugated roof. There is a small concrete yard between both buildings.

The buildings now provide potential for alternative uses subject to the necessary consents.

Services

There is both a mains water and electricity supply to the buildings.

Access

The land is accessed via a private right of access leading directly from the main A28. The right of access is permitted at all times and for all purposes.

Tenure & Possession

Please contact the agent for more details on the tenure of this property.

GENERAL REMARKS

Environmental Stewardship

There is one Countryside Stewardship Mid Tier agreement over four Lots with a combined annual income of £75,691. In addition, there is also a Countryside Stewardship Higher Tier agreement in place at Kitchen Wood on Lot 2 with an annual income of £2,155.

Full details of the agreements are available on request from the selling agent. The purchaser will be required to take on the existing agreements on the land.

For avoidance of doubt there will be no Basic Payment Scheme de-linked reference data included with this sale.



Designations

All of the property is included in the High Weald Natural Landscape and the majority of the woodland included in the various lots is classified as Ancient Woodland.

Sporting Rights

The sporting rights are to be included within the sale insofar as they are owned. The fishing rights at Lot 1 are currently let to a third party and the shooting rights at Lot 2 are also let on a shooting licence. For more information on these agreements please contact the selling agents.

Timber and Mineral Rights

Rights to timber and minerals are to be included in the sale insofar as they are owned.

Overage

The sale will be subject to an Overage of 15% for 40 years on the area hatched blue on the sales plan as a result of any uplift in the value of the land as a consequence of planning permission for a change of use outside of that required for agricultural purposes.

The Overage will be triggered on either implementation of the planning permission or disposal of the property with the benefit of the consent.

Boundaries

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available from the vendor's agent.

The purchaser of Lot 2 will be responsible for fencing the boundary marked with an inward facing T on completion, fencing specification to be agreed.

Method of Sale

The property is to be sold via private treaty as a whole or in lots as advertised in these particulars. The Agent reserves the right to amend the lots during the sales process.

Local Authority

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

Easements, Wayleaves & Rights of Way

The property will be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way (whether or not disclosed).

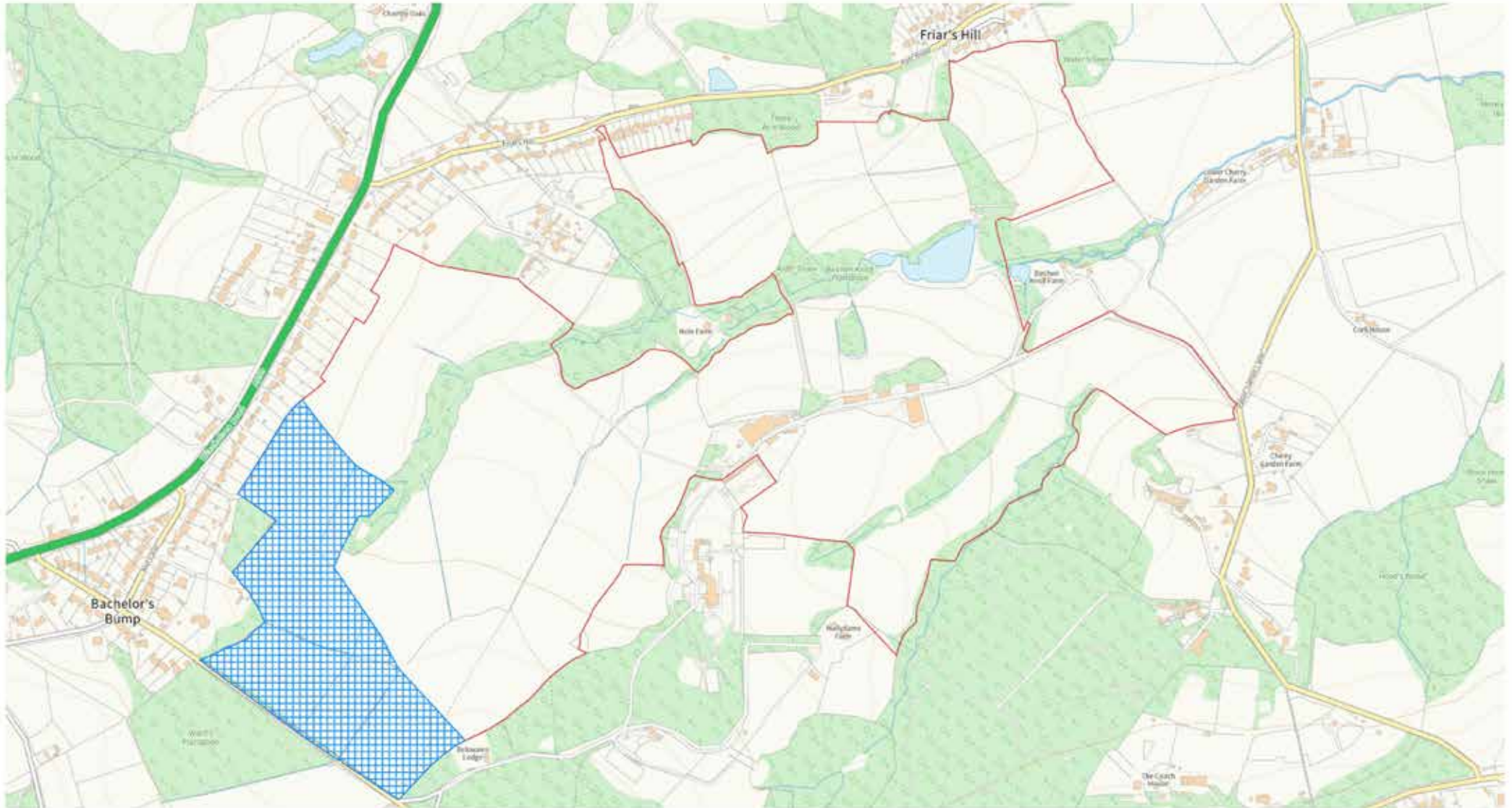
There are various public footpaths that cross through all four lots included within this sale. Please contact the selling agent for detailed plans of these rights.

Plans and Areas

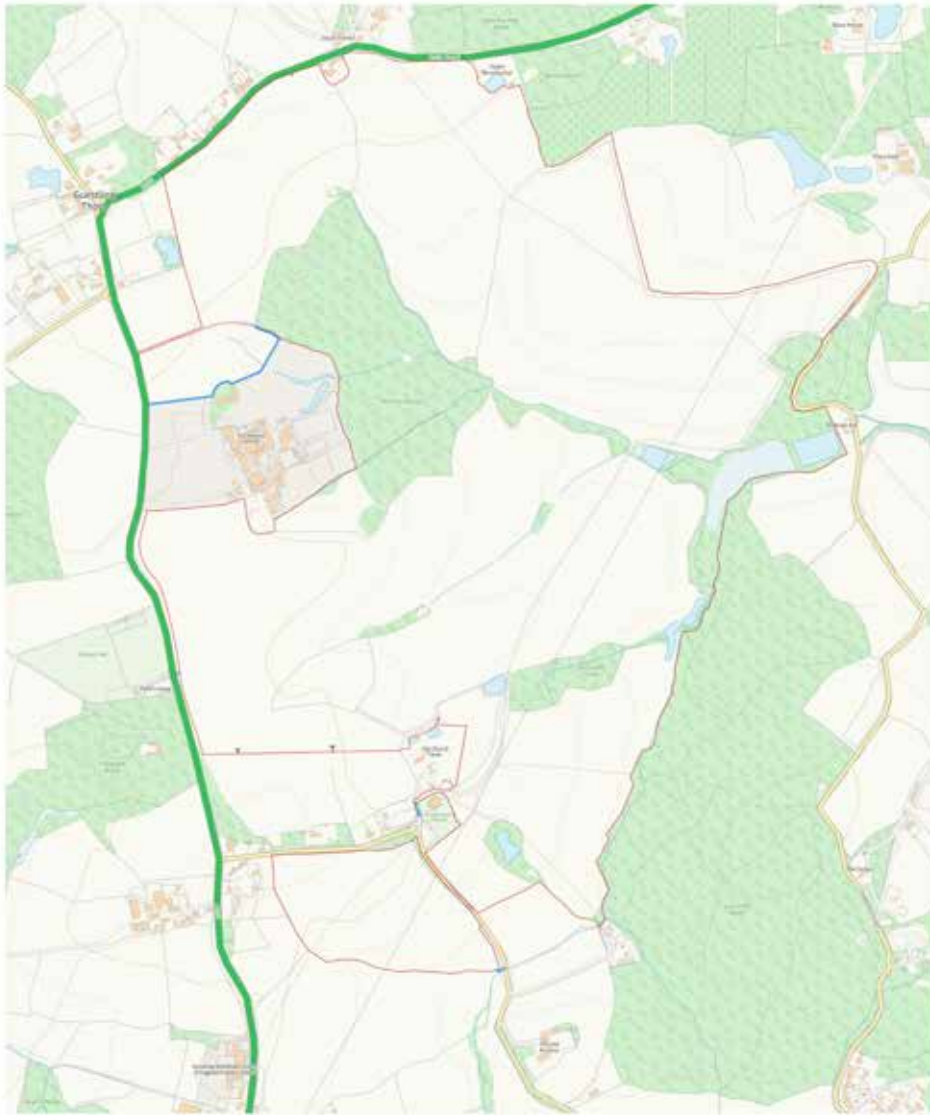
All plans and areas are based on the Ordinance Survey data available and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the accuracy of this information and any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

Lot 1

Lot 1 - Birchen Knoll Farm



Lot 2



Produced on Sep 27, 2024.
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Photographs & Particulars

The photographs were taken in August 2024 and the particulars were prepared in September 2024.

Purchaser Identification

In accordance with Money Laundering Regulations, it is a legal requirement to obtain proof of identification for all purchasers. This will be done at the point of an offer being accepted.

Viewings and Directions

Given the potential hazards present on a working farm anyone viewing the property should take the necessary precautions with regards to personal safety. Viewings are strictly by appointment only and must be accompanied by the selling agent. Please call: 01892 509280 and speak to either Charlotte Pearson-Wood or Emer Edwards.

What3words for each lot is as follows:

Lot 1 – ///simmer.worthy.distanced

Lot 2 – ///respond.rang.tweed

Lot 3 – ///subsystem.caused.dividers

Lot 4 – ///data.woes.ruby

Lot 5 – ///sings.piles.plays

GUIDE PRICE: AS A WHOLE £10,340,000

OR IN LOTS:

LOT 1 - £2,900,000

LOT 2 - £3,150,000

LOT 3 - £3,300,000

LOT 4 - £790,000

LOT 5 - £200,000

Viewings

Contact: Charlotte Pearson-Wood MRICS FAAV or
Emer Edwards MRICS 01892 509280
c.pearson.wood@batchellermonkhouse.com or
e.edwards@batchellermonkhouse.com

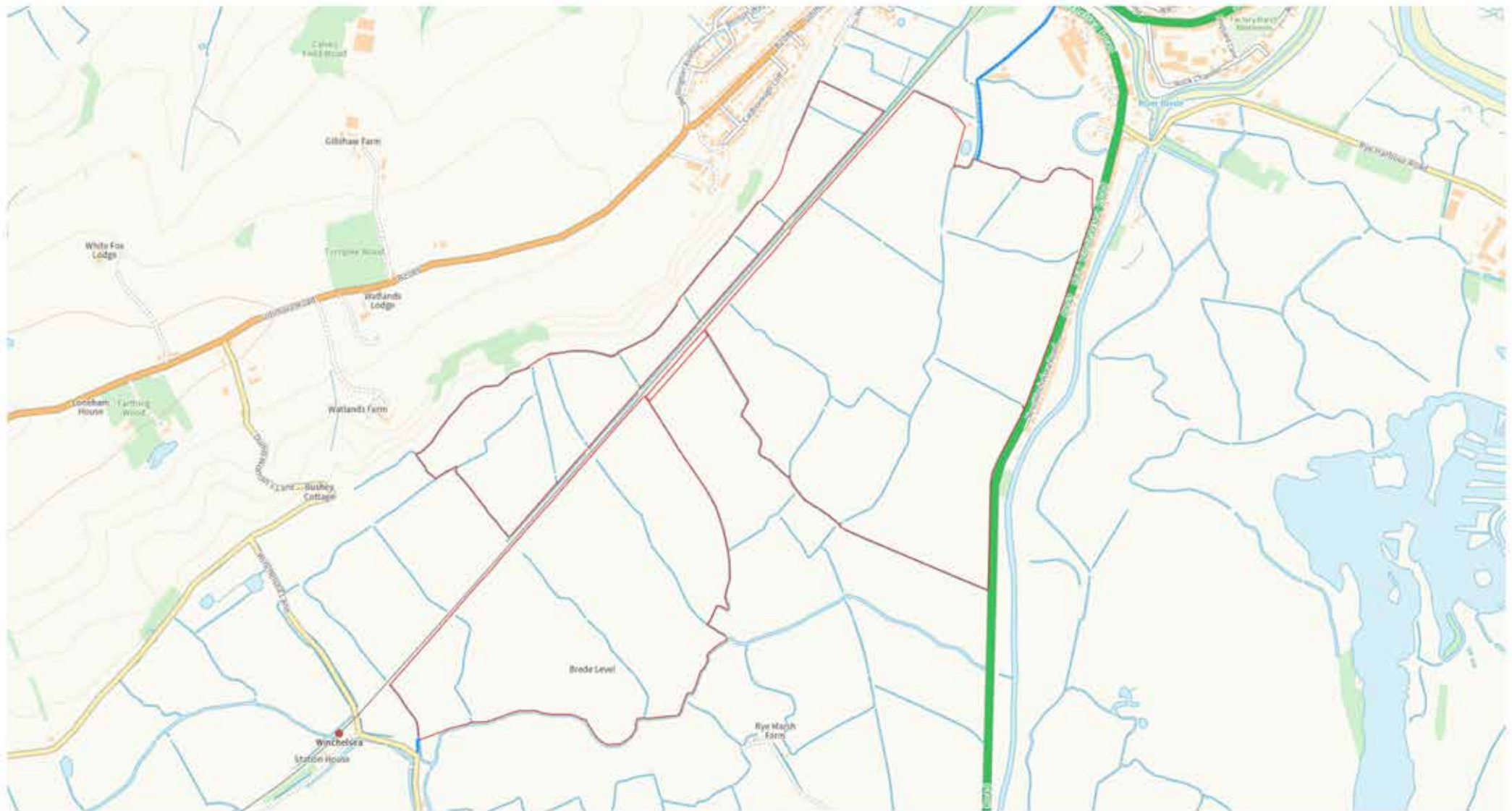
Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

Lot 3



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;

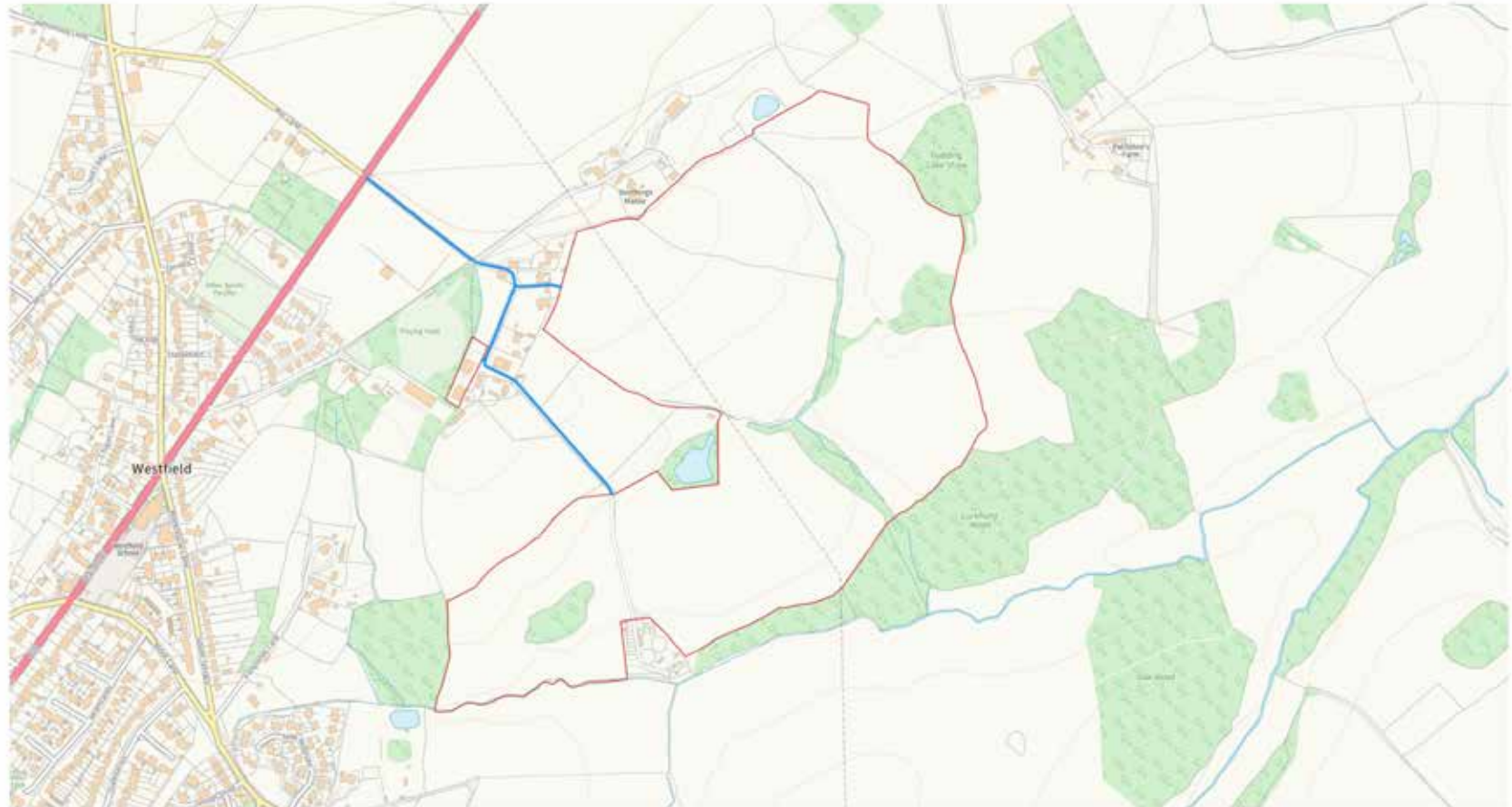
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

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.

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Lots 4 and 5



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