



Land & Property Experts



BUCKHOLT FARM
WATERMILL LANE · CATSFIELD · BEXHILL-ON-SEA · EAST SUSSEX · TN39 5AX

BUCKHOLT FARM WATERMILL LANE CATSFIELD BEXHILL-ON-SEA EAST SUSSEX TN39 5AX

<i>Crowhurst</i>	-	<i>5 miles</i>
<i>Battle</i>	-	<i>8 miles</i>
<i>Hastings</i>	-	<i>6 miles</i>
<i>Eastbourne</i>	-	<i>15 miles</i>
<i>Tunbridge Wells</i>	-	<i>25 miles</i>

- A Grade II Listed four-bedroom farmhouse dating from the 16th century.
- Traditional Oast House converted into a pair of attached four-bedroom dwellings.
- Livery yard with eight boxes.
- A range of traditional and modern agricultural outbuildings, extending in all to approximately 22,650 sq ft.
- Extending in all to about 367.77 acres

FOR SALE BY PRIVATE TREATY ON INSTRUCTIONS FROM THE TRUSTEES

OFFERS IN EXCESS OF: £5,000,000

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership

Clockhouse Barn, Canterbury Road

Challock, Ashford, Kent TN25 4BJ

01233 740077 / challock@btfpartnership.co.uk and

**BTF Partnership, Euston House, 82 High Street
Heathfield**

East Sussex TN21 8JD

01435 864455 / heathfield@btfpartnership.co.uk

LOCATION

The farm is situated 8 miles south of Battle in the undulating wooded landscape of the High Sussex Weald between Hastings and Bexhill, just north of the A2691.

Crowhurst Railway Station is approximately 4.7 miles to the north-east, with services to London Bridge and Charing Cross. The historic town of Battle is approximately 8 miles to the north, providing a wide range of shops, with a supermarket and restaurants, together with a mainline railway station. The coastal town of Hastings, with its charming old town and seafront, is approximately 6 miles to the south-east and there are road links along the A21 north to Tonbridge and the M25 at Sevenoaks.

DIRECTIONS

From the roundabout at the southern end of the A2691 (Hastings and Bexhill bypass – Coombe Valley Way), continue north-west towards Ninfield, along Havenbrook Avenue, passing straight over the next roundabout and then turning right into Watermill Lane at the next roundabout. Continue north along Watermill Lane for 0.5 mile until the farm access road is found on the right-hand side. Follow the access road east for over half a mile to the farmstead in the centre of the holding.

WHAT 3 WORDS

yards.soft.guess (this is the entrance to the driveway leading to the farmhouse)

BUCKHOLT FARM - HISTORY

Buckholt, meaning “beech thicket”, was first described and recorded as “Boccholte” in 1121.

The farm was first mentioned as a manor in 1276, when Matthew de Hastings conveyed Buckholt to Margery de Northeye for life. At that time there was a chapel on the farm. There were 16th century ironworks at Buckholt. The remains of these are still in evidence along the Watermill Stream on the northern boundary of the farm. By the end of the 17th century the forge was no longer in use.

When the farm was offered for sale in 1788, Buckholt House was described as “pleasantly situated in the centre of a large manor which bounds with game of every kind”. In 1729 a tremendous hurricane did a lot of damage to the house and a barn and many trees on the estate were blown over.

The house today is a Grade II listed building of the late 16th century, remodelled in 1670. It comprises two storeys with a steeply pitched tiled roof with stone edges and corbels. There are three light casement windows with stone mullions and dripstones. There is an attractive contemporary redbrick wall on either side of the house with a stone doorway to the west.

In 1900 there was a boarding school for around 12 girls, with the schoolroom originally situated on the Oast House drying floor! The girls soon vacated this accommodation for a lean-to room attached to the west side of the farmhouse, owing to rat and mouse infestation in the oasthouse! By 1938 the schoolroom at the house had fallen down.

The owners of the Estate over the years have included Gregory Fiennes, Lord Dacre of Herstmonceux in 1567, the Bishop of Chichester in 1806 and Thomas Brassey MP the younger of Normahurst in 1869.



LOCATION PLAN

DESCRIPTION

Buckholt Farm extends in all to approximately 367.77 ring-fenced acres, which currently support a flock of breeding ewes and a herd of suckler cattle. The vendor's family have lived at the farm and worked the land for almost 50 years.

In addition, the family run a small equine livery yard to complement their agricultural enterprise. The land also incorporates approximately 127.60 acres of woodland, with some traditional marshland grazing, all of which present Natural Capital and sporting opportunities.

The Grade II Listed farmhouse, converted Oast House, and principal yard with its range of outbuildings and stables are all conveniently and centrally located, within the farm, providing fine views in all directions.

The component parts of the farm are described as follows:

THE FARMHOUSE

The detached Grade II listed farmhouse, arranged over three floors, was built in the late 16th Century. It has retained immense character from that period, including stone mullion windows and exposed oak timbers to many of the rooms, and a magnificent inglenook fireplace within the original kitchen/scullery.

The farmhouse has a gross internal area of 4,144 square feet and benefits from good ceiling heights in the majority of the rooms. The accommodation briefly comprises:

GROUND FLOOR

The front door leads to a fully enclosed **Entrance Porch** with an internal door to:

Inner Hall: Stairs to the first floor, and doors to:

Sitting Room: with open fireplace.

Dining Room: with open fireplace.

Kitchen/Breakfast Room: Fitted storage units with sink and worktops above, original inglenook fireplace with inset oil-fired AGA.

Pantry.

Walk-in **Larder** with door and stairs to the **Cellar**.

Scullery: Exposed brick floor, impressive inglenook with original bread oven and trammel pot hanger. **Utility area** off.

Rear Entrance: with **Cloakroom** and door to outside **Porch** with **Workshop** off in the old dairy.

FIRST FLOOR

Landing: with **Cloakroom** off and stairs to **Second Floor**.

Master Bedroom: Exposed wall and ceiling timbers.

Bedroom 2: Open fireplace.

Bedroom 3: Built-in hanging cupboard.

Bedroom 4

Family Bathroom: Roll top bath, pedestal wash basin, and W.C.

Family Shower Room: with walk-in shower located over the porch.

SECOND FLOOR

Two **Attic Bedrooms** with one having a door to the **Attic Space** (partially boarded). These bedrooms are not in use as living accommodation.

OUTSIDE

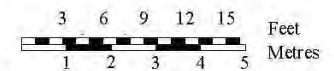
The enclosed garden to the front of the farmhouse (southern elevation) comprises a mixture of lawns and pretty flowerbeds. There is a traditional walled **Kitchen Garden** (disused) to the western elevation, a parking area to the eastern elevation, and a row of traditional brick-built **Pigsties** to the north-west.

On the east side of the front garden is a brick and tile barn extending to 1,050 square feet. It was originally used as a garage and stabling but is now used as a store.

Buckholt Farmhouse

Gross Internal Area : 385.0 sq.m (4,144 sq.ft.)

(Including Cellar)



For Identification Purposes Only.

© 2023 Trueplan (UK) Limited (01892) 614 881







**The Oast House – East
and West**



THE OAST HOUSES (EAST AND WEST)

The period twin roundel Oast House located to the south of the farmhouse has been converted into a pair of attached residential dwellings, which are currently let under the terms of Assured Shorthold Tenancies. Further information available from the Agent.

The two dwellings are essentially 'mirror images' of each other, and the accommodation within each briefly comprises:

GROUND FLOOR (with underfloor heating)

Entrance Hall: York Stone floor, stairs to **First Floor**, and **Cloakroom** off.

Sitting/Dining Room: Open fireplace with exposed brick chimney breast. Glazed doors to outside.

Kitchen (within roundel): Central island with inset electric hob. Fitted base units with worktops and inset stainless-steel sink above. Matching wall-mounted storage units. Integral electric double oven, space and plumbing for dishwasher. Door to outside.

Utility Room: Space and plumbing for washing machine.

FIRST FLOOR:

Master Bedroom (within roundel): Exposed ceiling timbers, **En-Suite** with shower, pedestal wash basin, and W.C.

Bedroom 2: Exposed ceiling timbers, partially wooden panelled walls, **En-Suite** with shower, pedestal wash basin, and W.C.

Bedroom 3: Exposed ceiling timbers, partially wooden panelled walls, access hatch to roof space storage cupboard (not inspected).

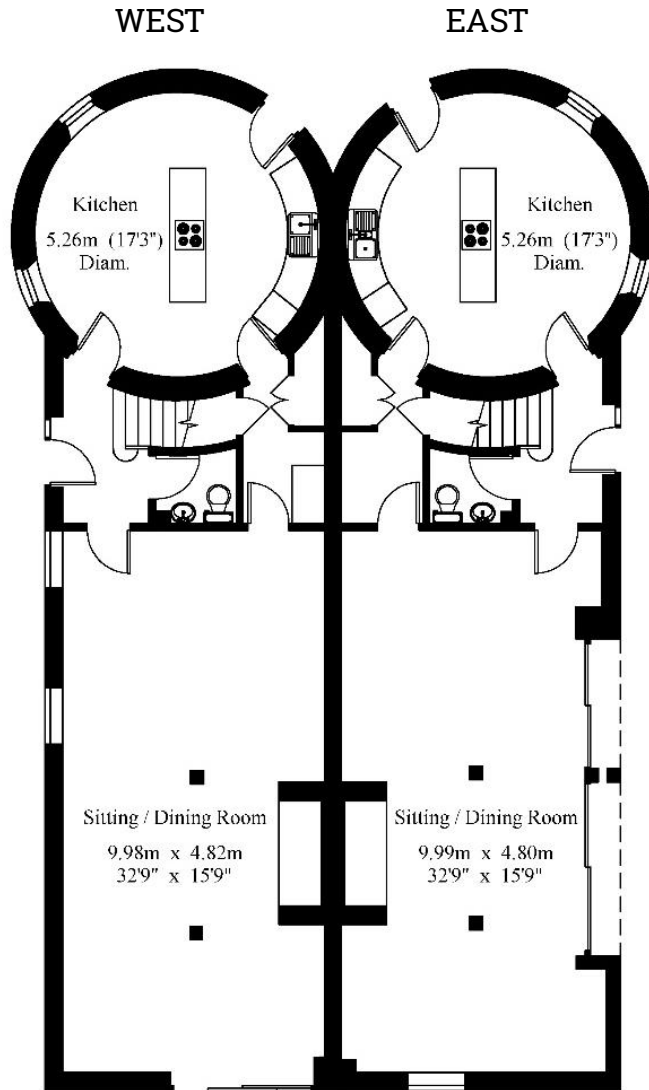
Bedroom 4.

Family Bathroom: Panelled bath, pedestal wash basin, and W.C.

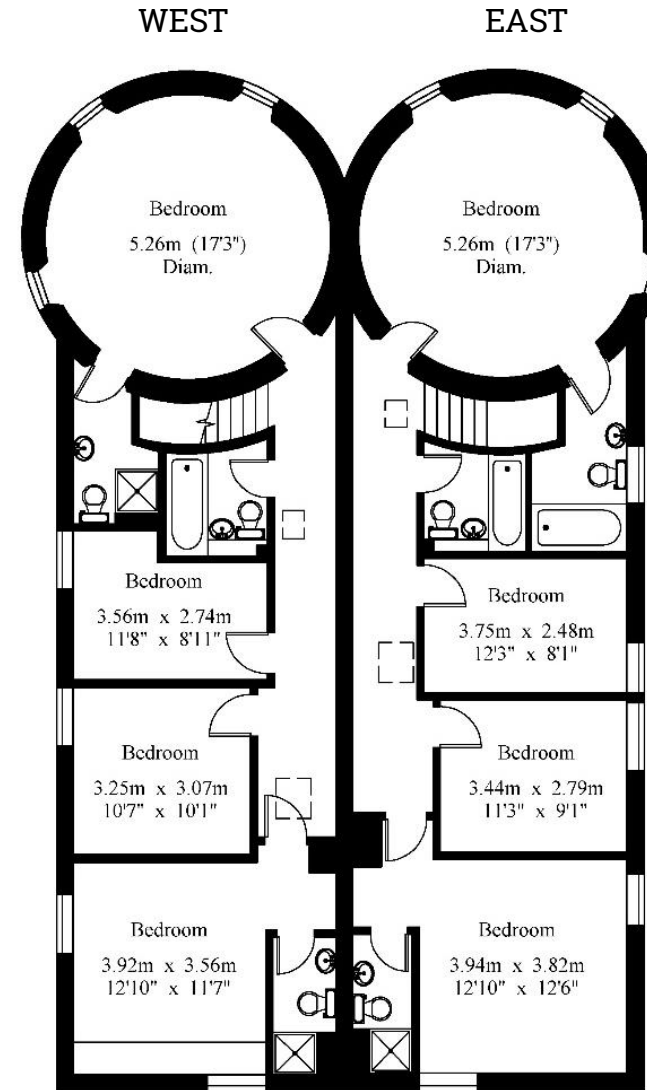
PLEASE NOTE: In addition to the residential properties described above, a two-bedroom detached cottage in the centre of the farm is also available by separate negotiation. Further information available from the Agent.



THE OAST HOUSES (EAST AND WEST)
West – Gross Internal Area: 173.1 sq.m (1,863 sq.ft)
East – Gross Internal Area: 172.9 sq.m (1,861 sq.ft)



Ground Floor



First Floor





FARM BUILDINGS

Arranged either side of the farm access drive and with hard and concrete surroundings. The Detailed Buildings Plan opposite identifies the individual structures and a description of their make-up is as follows: -

- **Building 1 – Stable Yard and Period Buildings** – These buildings are arranged around 3 sides of the concrete yard to the west of the farmhouse. The main barn on the western side has internal stables and there is a lean-to accessed from the yard used as a feedstore and tackroom. On the south side there are four loose boxes and on the north side there are four loddon stables accessed from within the building. On the north side of the building there is a store shed and chicken run – **approx 3,000ft²**
- **Building 2 – Brick and tile store** – This building has been used in recent years as a shoot lodge and adjoins a concrete pad for horse manure – **approx. 500ft²**
- **Building 3 – Hay Barn** – This 4 bay DD steel-framed building was the most recent addition to the farmstead and has part York boarding, part steel point cladding and sleeper walls under a fibrecement roof. The building is used for hay, straw and machinery storage and has a rammed chalk floor – **approx. 1,790ft²**
- **Building 4 – Lean-to** – Constructed by Red Alsce, this steel-framed building is on the eastern side of the yard and has four bays with part Yorkshire boarding and part sleeper walls – **3,270ft²**
- **Building 5 - Adjoining cattle sheds** - - A pair of attached DD steel-framed buildings, both extending to five bays with part concrete, part rammed chalk floors under a fibrecement roof, with part steel profile cladding and block walls on the elevations. These buildings are used for lambing and handling cattle – **approx. 5,275ft²**
- **Buildings 6 and 7 – Cattle Yards** - a pair of matching and facing cattle yards fronting an uncovered concrete central feed passage. Both buildings are constructed in a steel frame with four bays and have concrete sides and Yorkshire board cladding with pressed steel profit ends. The floors are part concrete and part rammed chalk. **Both buildings total 7,786ft²**





THE FARMLAND

The soils at Buckholt comprise a predominantly Grade III clay loam and the land extends in total to approximately 368.41 acres.

For several years the farm was managed under an organic Countryside Stewardship Scheme but the vendors have withdrawn from this option and are farming conventionally. The land use is as follows:

Pasture	235.45 acres
Woodland	127.60 acres
Buildings & sites	<u>4.72 acres</u>
Total	367.77 acres

THE LAND

To the south of the access drive the land is relatively level and was originally the site of the Point to Point course for the local hunt. The fields are hedged and fenced and comprise permanent pasture and leys dropping into the shallow stream valley and woods beyond.

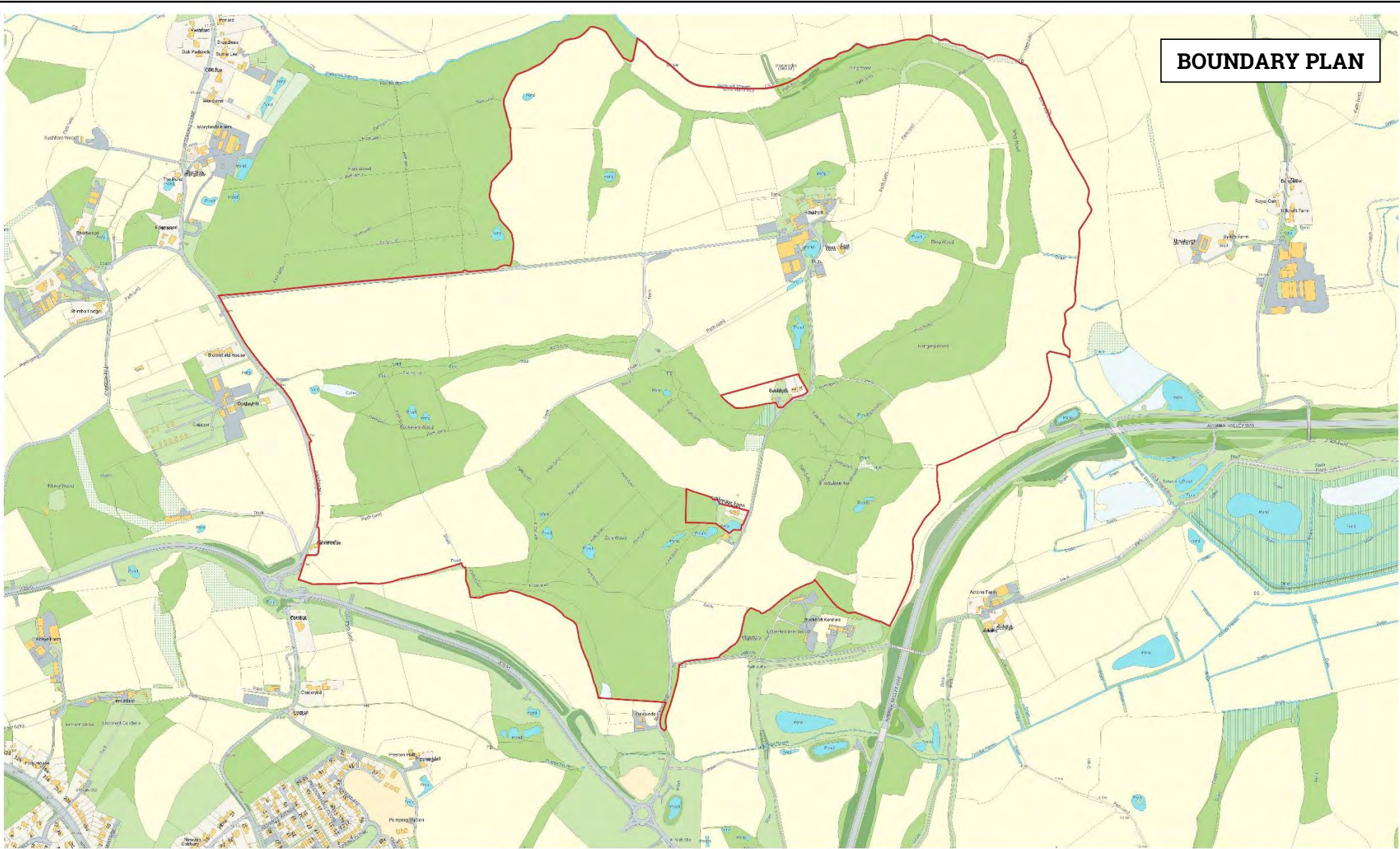
To the north of the farm drive and to the east of the farmstead the land slopes down to the Watermill Stream and a belt of trees, some of which were established by the owners over the last 20 years. On the east of the farm are water meadows running south to the boundary fence with the Hastings and Bexhill Bypass.

The principal woods on the holding are Cockerels Wood to the west, Cole Wood, which forms part of the southern boundary, Great Henniker Wood, Hanging Wood and Ring Wood on the eastern and north side of the holding. These are traditional chestnut and hornbeam woodlands interspersed with oak and some tree planting has taken place over the last 20 years under a Woodland Grant Scheme. The northern and eastern boundary is formed by the Watermill Stream and a tributary runs east-west through the centre of the holding.

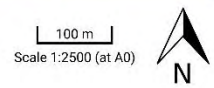




BOUNDARY PLAN



Produced on Aug 17, 2023.
© Crown copyright and database right 2023 (licence number 100059532)



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.



SERVICES

The residential properties are all connected to mains electricity and water, and private drainage. None of these systems or the drainage have been tested.

SPORTING

All sports rights are in hand. There was a syndicate shoot on the farm which ceased in 2022. Further details on request.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available.

ACCESS

- The principal access is along the farm driveway from Watermill Lane.
- An unmade farm drive (only suitable for agricultural vehicles) leads from Havenbrook Avenue on the south side of the farm. This is a byway terminating in the yard. A footpath also crosses the farm from Watermill Lane in a north-east direction.

METHOD OF SALE

The property is offered for sale by private treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required.

LOCAL AUTHORITY

Rother District Council, Town Hall, London Road, Bexhill-on-Sea TN39 3JX

EPC RATINGS

Farmhouse: Exempt
Oast House (West): D
Oast House (East): E

Copies of the Energy Performance Certificates are available from the selling agents upon request.

COUNCIL TAX

All three residential properties are Band D (2023/2024 - £2,236.68 per annum).

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in 2021 and June 2023.

TENURE

Freehold with vacant possession on completion, subject to the current Assured Shorthold Tenancies on the two Oast Houses.

HOLDOVER

- The right is reserved to hold a farm machinery sale at a date to be agreed.
- The herd of cattle will be housed in the Barns over the winter until March 2024.

ACREAGES & MEASUREMENTS

The acreages and measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Smartsearch to verify the identity and residence of Purchasers.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the Vendor's sole agent. If you would like to view, please contact Richard Thomas or Tim Crundwell on the contact details below: -

BTF Partnership

Clockhouse Barn

Canterbury Road

Challock

Ashford

Kent

TN25 4BJ

Tel: 01233 740077

Mob: 07770 937489 (Richard Thomas)

Email: challock@btfpartnership.co.uk

Reference: RPT/R0017.9

BTF Partnership

Euston House

82 High Street

Heathfield

East Sussex

TN21 8JD

01435 864455

07712 394252 (Tim Crundwell)

Email: heathfield@btfpartnership.co.uk

OFFERS IN EXCESS OF: £5,000,000



Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ