

BUCKHOLT FARM

EAST SUSSEX





BUCKHOLT FARM

BUCKHOLT LANE, BEXHILL-ON-SEA, EAST SUSSEX



*A pretty grassland farm, with substantial woodlands,
offering sporting and Natural Capital opportunities*



Crowhurst 1.1 miles Battle 5.8 miles Central London 61 miles
Crowhurst Station 4.2 miles (London Bridge, Waterloo East and Charing Cross from 83 minutes)
Gatwick Airport 43 miles
(All distances and times are approximate)

A handsome 4 bedroom Grade II Listed farmhouse

Traditional Oast House converted into two semi-detached cottages

An extensive range of modern and traditional farm buildings.

Stable block and sand school

About 204 acres of pasture and 124.4 acres of woodland

IN ALL ABOUT 344.98 ACRES (139.61 HECTARES)

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DESCRIPTION

Buckholt Farm is a pretty grassland farm, which has been within the same family ownership for fifty years. The farm extends to about 345 acres in total with a principal farmhouse, equestrian facilities, a range of traditional and modern farm buildings and two additional cottages.

With an abundance of history, the farm today retains a wealth of character and is used for the family's agricultural enterprise and a small livery business but with a substantial amount of woodland and some traditional marshland grazing, it also offers Natural Capital and sporting opportunities.

BUCKHOLT FARMHOUSE

Buckholt Farmhouse dates back to the late 16th century and is an extremely handsome farmhouse which has retained an immense character from that period. The farmhouse is now in need of complete renovation but has generously proportioned rooms, good ceiling heights for its age and a number classical period features including; stone mullion windows, exposed beams and an impressive inglenook fireplace within the original kitchen / scullery.

The accommodation of about 4,144 sq ft is arranged over three floors and currently comprises two reception rooms, a kitchen, scullery, six bedrooms and two bathrooms.

Outside, the immediate gardens extend to the front and side of the farmhouse. The garden to the western elevation was once a traditional walled kitchen garden.

To the east of the farmhouse is a large parking area and a brick and tile barn, once used as garaging and stabling. To the north west is a further traditional brick built building, historically a row of pigsties.



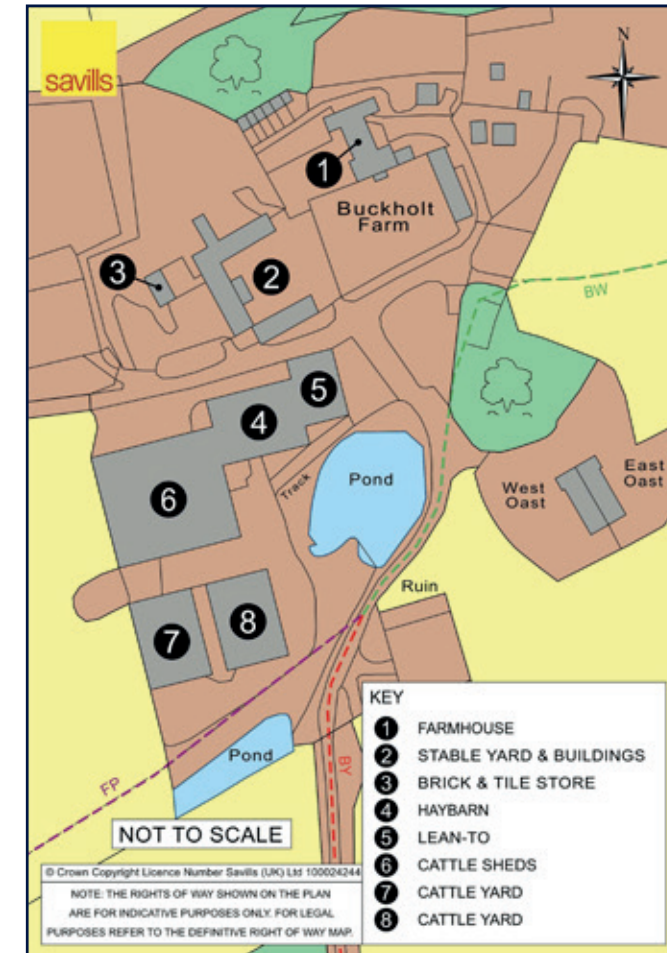


FARM BUILDINGS AND EQUESTRIAN FACILITIES

The farmyard mainly lies to the south and west of the farmhouse and comprises a mixture of traditional and modern farm buildings and equestrian facilities.

Please refer to the block plan and descriptions below for further information on the farm buildings and their layout.

No on Plan	Building	Description
2	Stable yard and traditional buildings	These buildings are arranged around 3 sides of a concrete yard. On the south side there are four external loose boxes and the building to the north houses four internal loddon stables. The main barn on the western side comprises additional internal stables with a lean-to which is used as a tack room and feedstore.
3	Brick and tile store	When the syndicate shoot was running this building was used as a shoot lodge.
4	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 fibre cement roof. The building is used for hay, straw and machinery storage and has a rammed chalk floor - approx. 1,790ft ² .
5	Lean-to	Constructed by Red Alce, this steel-framed building is on the eastern side of the yard and has four bays with part Yorkshire boarding and part sleeper walls - approx. 3,270ft ² .
6	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. 5,275ft ² .
7 & 8	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 approx. 7,786ft ² .







FARMLAND

The rolling farmland, extending to approximately 204 acres comprises a ring-fenced block of predominantly pasture interspersed with woodland, streams, several ponds and some water meadows to the east of the farm running south to the boundary with the Hastings and Bexhill Bypass.

The land is classified as Grade 3 on the Agricultural Land Classification and for several years was managed under an organic Countryside Stewardship Scheme but the vendors withdrew from this option and the land is now farmed conventionally.

The woodland extends to 124.5 acres and comprises Cole Wood to the south, Cockerels Wood to the west and 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. Up until 2022, there was a syndicate shoot on the farm.





THE OAST HOUSES

Located to the south of the farmhouse are a pair of attached twin roundel oast houses, which are currently let under the terms of Assured Shorthold Tenancies.

The two properties are essentially 'mirror images' of each other and comprise a large reception room, kitchen within the roundel, four bedrooms (1 en suite) and a family bathroom.

Both properties benefit from enclosed gardens which are predominately laid to lawn.





SITUATION

Situated off Watermill Lane down a long driveway and set in unspoilt East Sussex countryside. The attractive village of Crowhurst is about 1.1 miles. Although small, the village does have a railway station, a public house and a primary school. The historic town of Battle lies about 5.8 miles to the north and provides a variety of shops, including a supermarket and restaurants and further shopping, restaurants and leisure facilities can be found in the larger towns of Bexhill, Hastings, Eastbourne and Royal Tunbridge Wells.

Crowhurst station is about 4.2 miles and has a service to London Bridge from 83 minutes. Battle has a mainline station to London Bridge and Charing Cross. Gatwick airport is about 43 miles and there are road links along the A21 north to Tonbridge and the M25 at Sevenoaks.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

TENURE AND POSSESSION

Vacant possession will be available upon completion of the sale, with the exception of on the two Oast House cottages which will be subject to the current Assured Shortland Tenancies.

LOCAL AUTHORITIES

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

East Sussex County Council: <https://www.eastsussex.gov.uk/>

LISTING

Buckholt Farmhouse is Grade II Listed.

MINERALS, SPORTING AND TIMBER RIGHTS

The minerals, sporting and timber rights, so far as they are owned are included in the sale.

SERVICES, COUNCIL TAX AND EPC RATING

Property	Electricity	Water	Drainage	Heating	Council Tax Band	EPC
Buckholt Farmhouse	Mains	Mains	Private	Oil	D	Exempt
Oast House (west)	Mains	Mains	Private	Oil	D	D
Oast House (east)	Mains	Mains	Private	Oil	D	D

PLANNING

Prospective purchasers will need to make their own enquiries of the relevant Local Authorities with regard to the prospect of conversions, extensions and alternative uses.

BASIC PAYMENT SCHEME (BPS)

For the avoidance of doubt, no BPS entitlements will be included in the sale.

VAT

In the event that the sale of the property, or part of it or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser in addition to the consideration.

FIXTURES AND FITTINGS

Clarification on any specific items will be provided by the vendors' agents at the appropriate time.

EASEMENTS, COVENANTS, RIGHTS OF WAY AND RESTRICTIONS

The farm is offered for sale subject to and with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

To the south of the farm there is a byway along the unmade farm drive (only suitable for agricultural vehicles), which terminates just before the farmyard. From there a footpath continues north east to Ring Wood on the northern boundary.

Buckholt Cottages and Henniker Farm Cottages, which lie to the south of the farm, have a right of way from Watermill Lane along the farm driveway.

STATUTORY DESIGNATIONS

The farm lies entirely outside the High Weald National Landscape.

POSTCODE

TN39 5AX

DIRECTIONS – NB ACCESS VIA WATERMILL LANE ONLY

Heading north west on the A2691 (Hastings and Bexhill bypass – Coombe Valley Way), continue north-west towards Ninfield, along Havenbrook Avenue, passing straight over the roundabout and then turn right into Watermill Lane at the next roundabout. Continue north along Watermill Lane for about 0.4 miles and the driveway to Buckholt Farm can be found clearly signposted on the right hand side. Follow the access road east for over half a mile to the farmstead in the centre of the holding.

What3words ///less.grape.spoken (best for directions)

VIEWINGS & HEALTH AND SAFETY

Given the potential hazards of a working farm, viewers should take care and precaution with regard to their personal safety when viewing the farm.

Viewings are by appointment only and accompanied with Savills.

Savills, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making their own enquiries in this regard.

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Photos taken 2021 / 2023

2024/05/02 HR MRU240011



BUCKHOLT FARM, BEXHILL

Gross internal area (approx)

Farmhouse 338.4 sq m / 3643 sq ft

Cellar 46.6 sq m / 501 sq ft

Farmhouse Total 385.0 sq m / 4144 sq ft

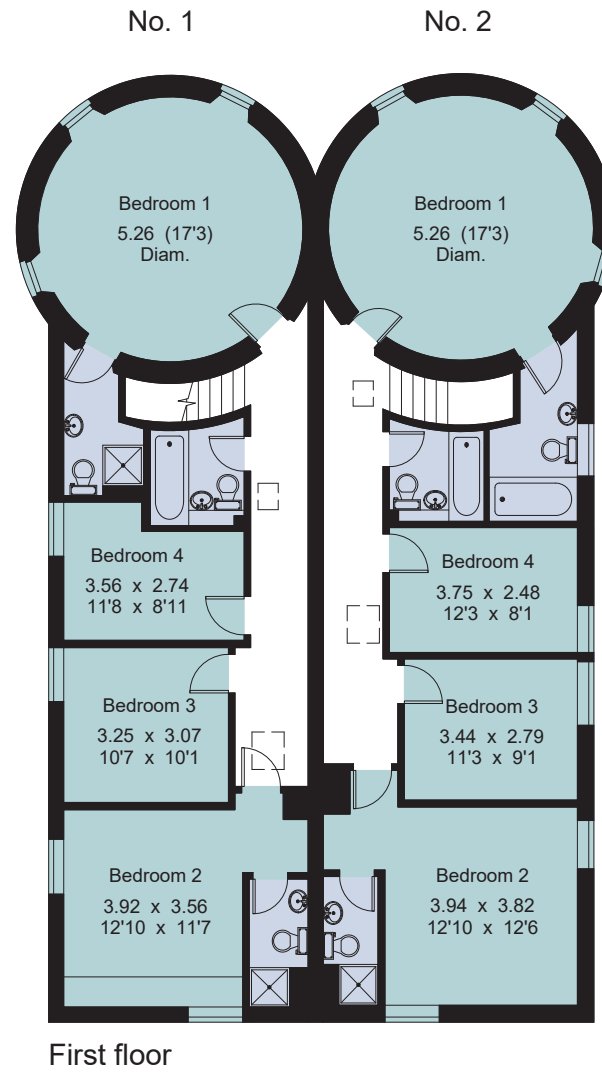
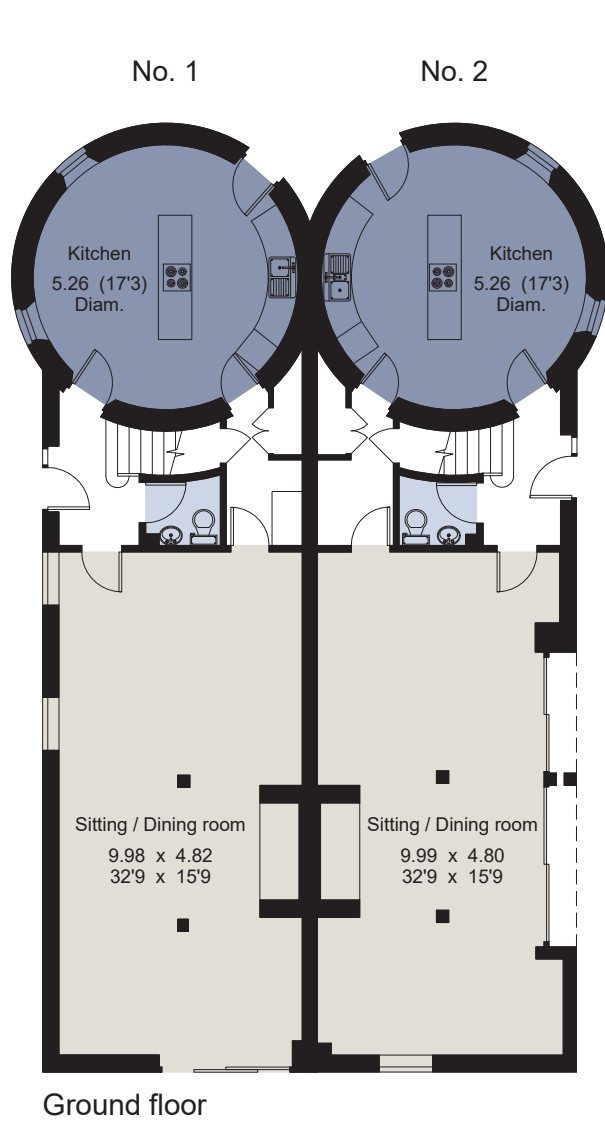
1 Buckholt Farm Oast 173.1 sq m / 1863 sq ft

2 Buckholt Farm Oast 172.9 sq m / 1861 sq ft

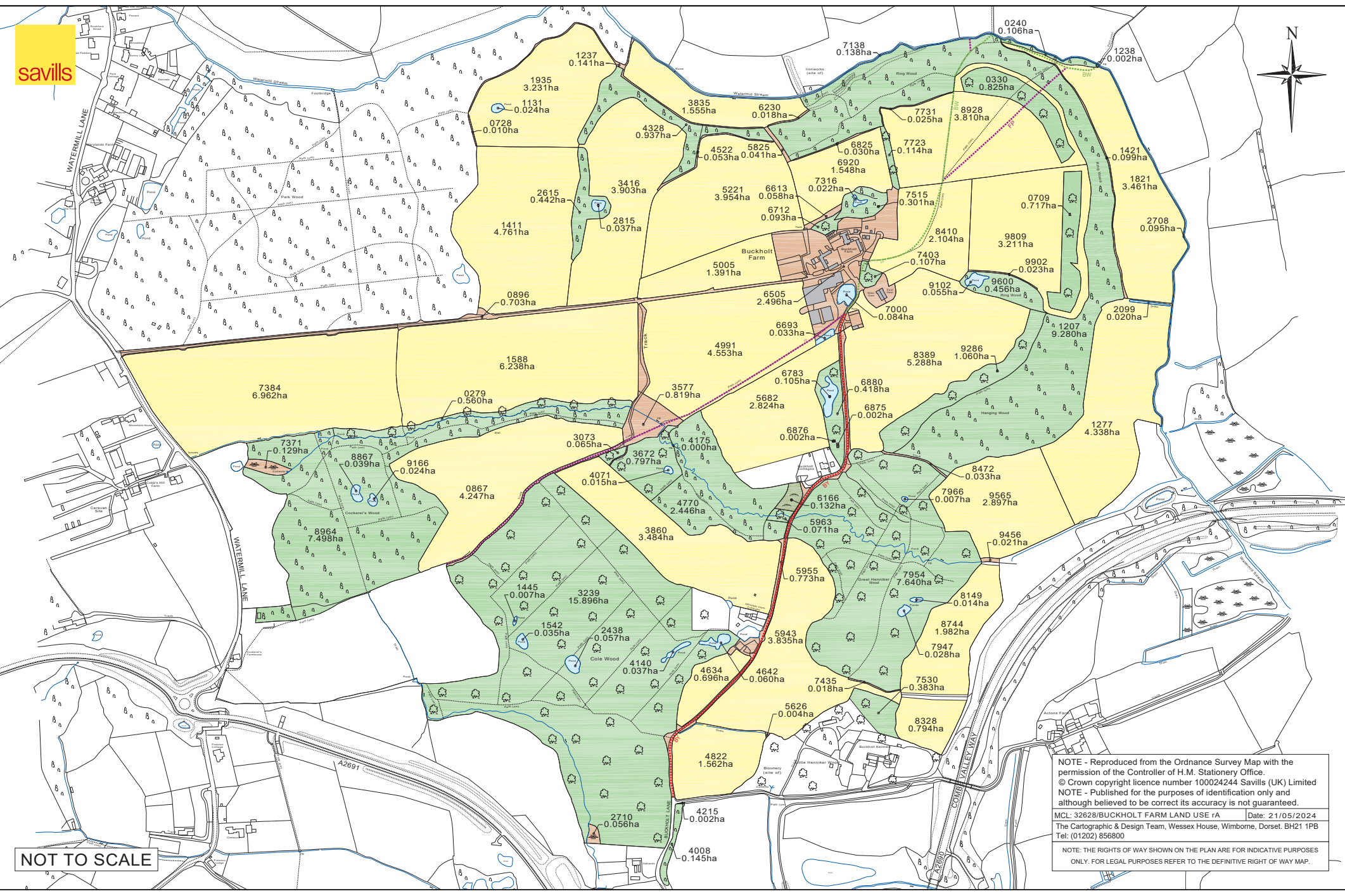
Total 731.0 sq m / 7868 sq ft



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NOT TO SCALE

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MCL: 32628/BUCKHOLT FARM LAND USE rA Date: 21/05/2024
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NOTE: THE RIGHTS OF WAY SHOWN ON THE PLAN ARE FOR INDICATIVE PURPOSES ONLY. FOR LEGAL PURPOSES REFER TO THE DEFINITIVE RIGHT OF WAY MAP.

