



Land & Property Experts



**LOT 1**

**STABLES COTTAGE, EGYPT FARM**

**IWOOD LANE, RUSHLAKE GREEN, EAST SUSSEX TN21 9QT**



**LOT 1**  
**STABLES COTTAGE**  
**EGYPT FARM**  
**IWOOD LANE**  
**RUSHLAKE GREEN**  
**EAST SUSSEX**  
**TN21 9QT**

Cowbeech	-	1.7 miles
Rushlake Green	-	1.8 miles
Hailsham	-	5.5 miles
Heathfield	-	5.8 miles

**A residential and grassland farm with a detached single storey cottage (subject to an AOC), range of redundant agricultural outbuildings, and pasture fields.**

- Two-bedroom single storey cottage – EPC: E
- Range of redundant agricultural outbuildings
- Pasture fields with woodland shaws
- Extending in all to approximately 60.76 acres

**FOR SALE BY PRIVATE TREATY**

**GUIDE: OFFERS IN EXCESS OF £1,000,000**

**VIEWING:** - Strictly by appointment via the sole agents:

BTF Partnership  
Euston House  
82 High Street  
Heathfield  
East Sussex  
TN21 8JU  
01435 864455

**LOCATION**

Lot 1 at Egypt Farm is located off a country lane within the High Weald Area of Outstanding Natural Beauty. The villages of Rushlake Green and Cowbeech are approximately 1.7 miles and 1.8 miles distant respectively.

**DESCRIPTION AND BRIEF HISTORY**

Egypt Farm was purchased by the vendor's family in 1966, and in their early years at the farm they ran a dairy herd and installed one of the first rotary milking parlours in the country. In subsequent years the farm had both pig and broiler rearing units, which continued to run until the last family member retired in 2010. More recently, much of the land and some of the outbuildings have been let to a local sheep farmer.

The farm is now being sold in two lots, separated from each other by Iwood Lane.

Located to the west of the lane, and extending in all to approximately 60.76 acres, **Lot 1** briefly comprises:

**STABLES COTTAGE** (SUBJECT TO AN AOC)

The detached single storey cottage, which was converted in 1998 from a stable block, is of brick elevations beneath a tiled roof, and briefly comprises:

**Sitting Room** (triple aspect): Exposed ceiling timbers. Built-in storage cupboard.

**Kitchen:** Stainless -Steel sink and drainer with tiled splashback. Matching base and wall-mounted storage units, electric oven, plumbing for washing machine.

**Inner Hall** with doors to:

**Bedroom 1:** Hatch to roof space (not inspected). Door to outside.

**Bedroom 2:** Built-in hanging cupboard.

**Family Bathroom:** Panelled bath with wall-mounted shower unit, pedestal wash basin, and W.C.

**OUTSIDE**

**THE GARDEN**

The garden is predominantly to the eastern and south-western elevations of the cottage, and down to lawn.

The cottage also benefits from a **Car Port** (18' x 9') with attached **Storage Shed** (18'x 9')

**THE LAND**

The Grade 3 agricultural land within Lot 1 extends in all to approximately 58.10 acres of pasture, with a woodland shaw to the south-east corner.

**AGRICULTURAL OUTBUILDINGS**

Since the family retired from farming, the agricultural outbuildings have fallen into a state of disrepair and are now in need of extensive renovation or replacement (subject to any necessary permissions).

**Broiler Shed 1** (240' x 60') with two small adjacent Storage Sheds.

**Broiler Shed 2** (240' x 60')

**Pig Finishing Unit:** A range of derelict 'Trobridge' type finishing units.

**Sow House** (155' x 35') of concrete block elevations with timber roof trusses beneath corrugated asbestos cement roof.

**Pig Building:** (24' x 19') with attached Lean-to.

**Machinery Shed** (16' x 5') Open fronted with block elevations beneath a corrugated asbestos sheet roof.

**Animal Housing Building** of concrete block elevations beneath corrugated box profile roof.

**Storage Barn** Open fronted with raised floor, and block elevations beneath a corrugated box profile roof.

**DIRECTIONS**

From the north-east corner of the village green in Rushlake Green, head south-east on Bodle Street Road (signposted Bodle Street and Windmill Hill). Continue for







approximately one mile, and then turn right into Iwood Lane and continue for a further 0.8 miles, whereafter the property will be found on the right-hand side.

**What3Words:** flop.brightly.putty

## **SERVICES**

### **ELECTRICITY**

Stables Cottage is connected to mains electricity.

The purchaser will be responsible for installing a new and independent electricity supply to the agricultural outbuildings.

### **WATER**

The purchaser will be responsible for arranging a new and independent connection to the main supply.

A borehole was drilled in 1994 and continued to provide water for livestock until about 2015. The approximate location of the borehole is marked 'BH' on the attached plan. Further details available from the agent.

### **DRAINAGE**

The purchaser will be responsible for installing a new and independent sewage treatment plant.

### **ACCESS**

The northern access to the property is over a private drive within third party ownership. The southern access to the land and buildings is direct from Iwood Lane.

### **TENURE**

The property is freehold and will be sold with vacant possession upon completion, subject to the current Grazing License being terminated. Further details available from the agent.

### **LOCAL AUTHORITY**

Wealden District Council.

### **COUNCIL TAX BAND**

Stables Cottage: Band B

### **EPC RATING**

Stables Cottage: Band E



## **METHOD OF SALE**

The property is offered for sale by private treaty.

## **OVERAGE PROVISION**

The property will be sold subject to an overage provision stipulating that a payment of 30% of the uplift in value will be triggered in the event of planning permission being granted for any additional residential dwellings and/or commercial development within a period of 15 years from the date of sale.

## **AGRICULTURAL OCCUPANCY CONDITION (AOC)**

The occupation of Stable Cottage is limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 (1) of the Town and Country Planning Act 1990, or forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person)

## **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.

There are no Public Footpaths crossing the property.

## **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.

## **BOUNDARIES**

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry plans available and from their site inspection on the ground.

## **ACREAGES**

The acreages 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.

## **AGENT'S NOTE**

We have prepared these sale particulars as a general guide and none of the statements contained within them 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.

## **FENCING LIABILITY**

The northern boundary (indicated on the attached plan with 'T' marks) will be fenced by the vendors within three months of a completed sale.

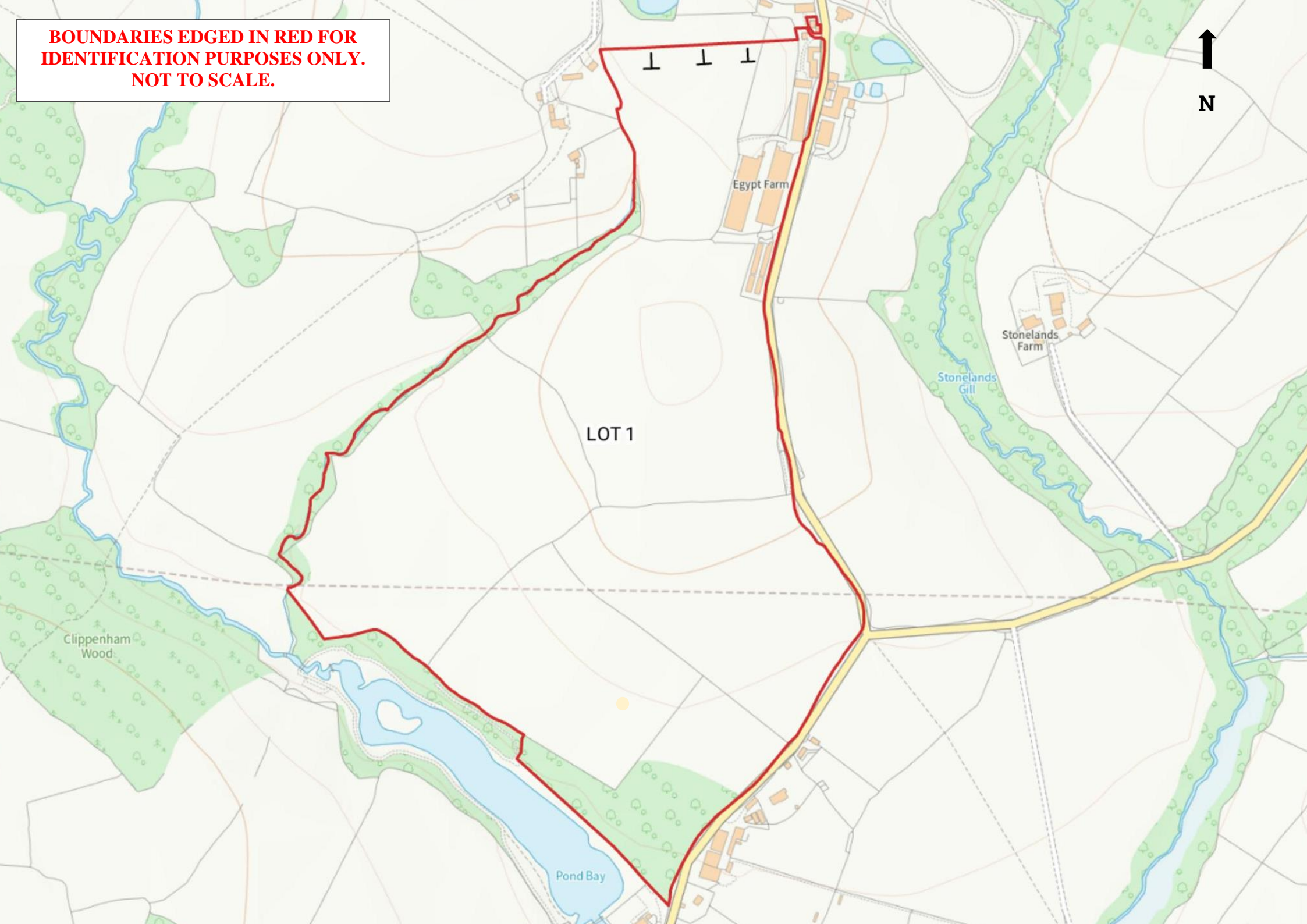
## **VIEWINGS**

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

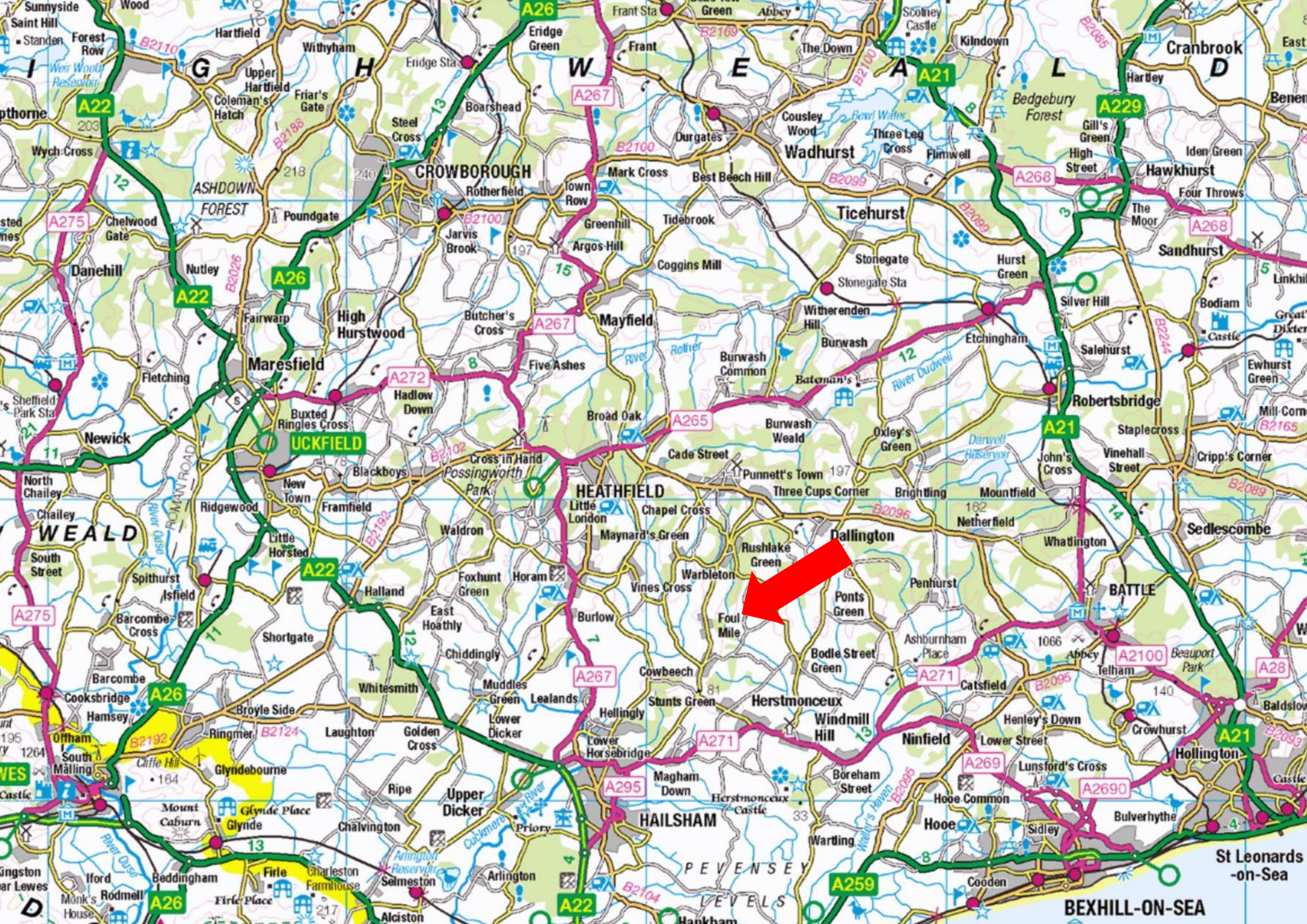
## **PURCHASER IDENTIFICATION**

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

**BOUNDARIES EDGED IN RED FOR  
IDENTIFICATION PURPOSES ONLY.  
NOT TO SCALE.**





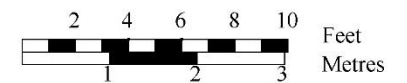
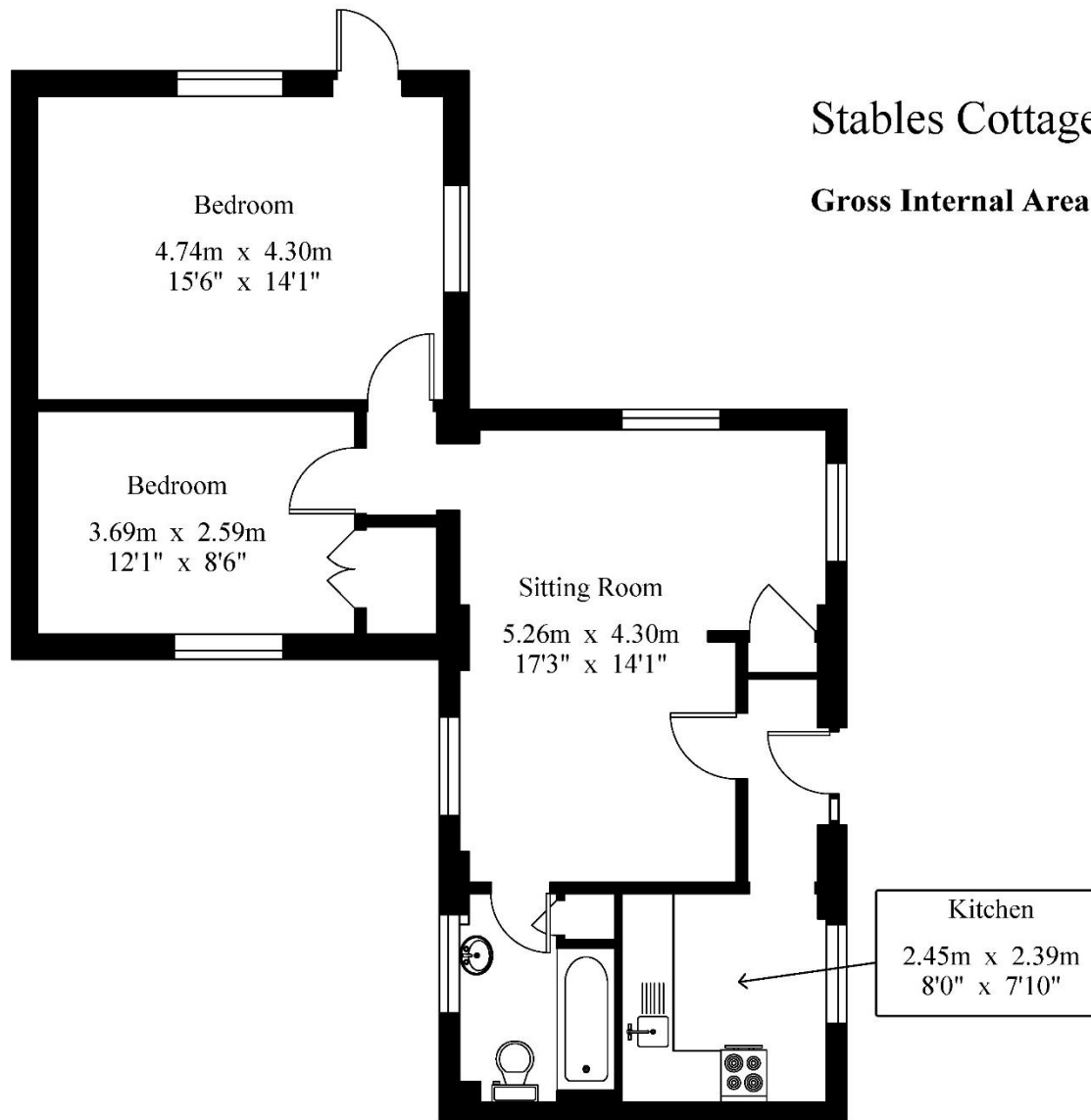






## Stables Cottage

**Gross Internal Area : 63.6 sq.m (684 sq.ft.)**



For Identification Purposes Only.

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[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

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