



Land & Property Experts



**LOT 2
EGYPT FARM BUNGALOW, EGYPT FARM
IWOOD LANE, RUSHLAKE GREEN, EAST SUSSEX TN21 9QT**

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RUSHLAKE GREEN
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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 chalet bungalow (subject to an AOC), range of redundant agricultural outbuildings, and pasture fields.

- Four/Five -bedroom chalet bungalow
- Range of redundant agricultural outbuildings
- Pasture fields with woodland shaws
- Extending in all to approximately 26.6 acres

FOR SALE BY PRIVATE TREATY

GUIDE: OFFERS IN EXCESS OF £850,000

VIEWING: - Strictly by appointment via the sole agents:

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

LOCATION

The property 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 east of the lane, and extending in all to approximately 26.6 acres, **Lot 2** briefly comprises:

EGYPT BUNGALOW (SUBJECT TO AN AOC)

The detached chalet bungalow, which is currently uninhabitable due to flood damage caused by burst internal waterpipes, is now in need of complete renovation or replacement (subject to any necessary permissions). The bungalow is of brick and timber clad elevations beneath a concrete tile roof, and briefly comprises:

GROUND FLOOR

Hallway with **Shower Room** and **Study** off.
Ceiling hatch to **First Floor**.

Sitting Room with open doorway to:

Sun Room with spiral staircase to **First Floor**.

Kitchen/Breakfast Room: Stainless -Steel double sink and drainer with tiled splashback. Matching base and wall-mounted storage. Storage cupboard.

Dining Room with open fireplace.

Bedroom 1.

Bedroom 2.

Bedroom 3 with steps down to **Utility Room** and:

Box Room/ Bedroom 4

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

Rear Lobby with wash basin and **Cloakroom** off.

Rear porch with door to outside.

FIRST FLOOR accessed via spiral staircase from **Ground Floor**

Attic Room/Bedroom 5

OUTSIDE

THE GARDEN

The garden is predominantly down to lawn with a variety of trees and shrubs, and a pond.

THE LAND

The Grade 3 agricultural land within Lot 2 extends in all to approximately 24.58 acres and comprises approximately 20.58 acres of pasture, 4 acres of woodland with a pond, and single bank stream frontage running the eastern boundary.

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).

Pole Barn (30' x 22') with concrete floor.

Former Rotary Milking Parlour building (25' diameter) with concrete floor and two windows.

Storage Building (historically used for storage/office space), comprising:

Room 1 (15'10" x 9')



Room 2 (14'.03" x 8'.11")

Room 3 (14' x 9'.01")

Room 4 (15' max x 9'.01")

Covered outside **Porch** with **Cloakroom** off.

Lambing Shed (65' x 27') of block elevations beneath a corrugated sheet roof (partially collapsed) with **Lean-to** (14' x 32')

Livestock Barn (65' x 29') of block elevations beneath a roof of metal box profile and corrugated asbestos sheeting.

Atcost Building (30'x 20')

Triple span concrete frame **Livestock Building** of block and Yorkshire boarding elevations with three 44' x 25' bays beneath a corrugated asbestos sheet roof.

Former **Silage Clamp**

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 left-hand side.

What3Words: picnic.crisp.northward

SERVICES

ELECTRICITY

Egypt Bungalow is connected to mains electricity, although this is currently switched off.

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.

DRAINAGE

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

ACCESS

Access to the property is 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

Egypt Farm Bungalow: Band E

EPC RATING

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 Egypt Farm Bungalow is limited to persons whose employment or latest employment is or was employment in agriculture as defined by Section 119 (1) of the Town and Country Planning Act 1947, or in forestry and including also the dependants of such persons as aforesaid.

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.

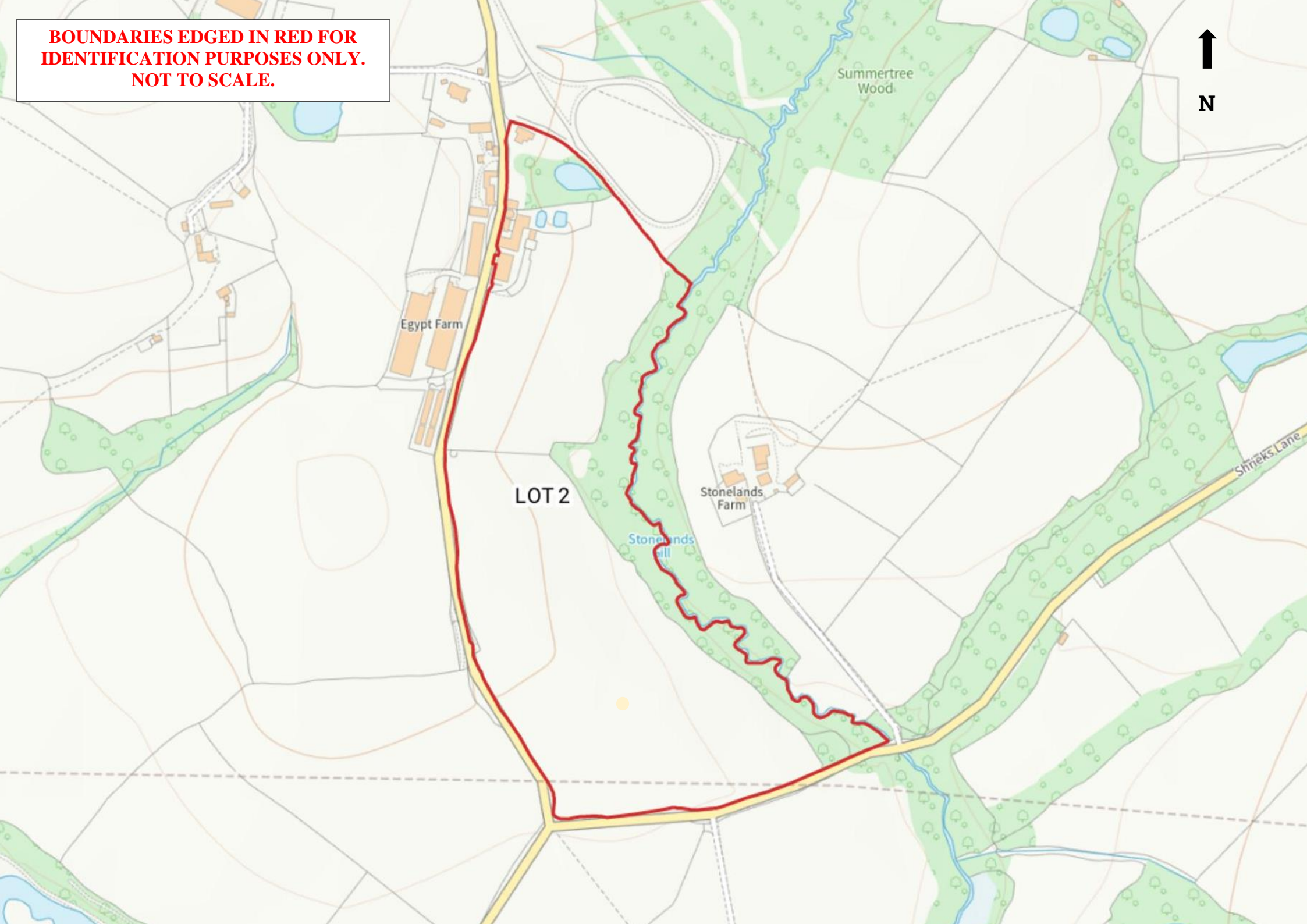
VIEWINGS

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.



Egypt Farm

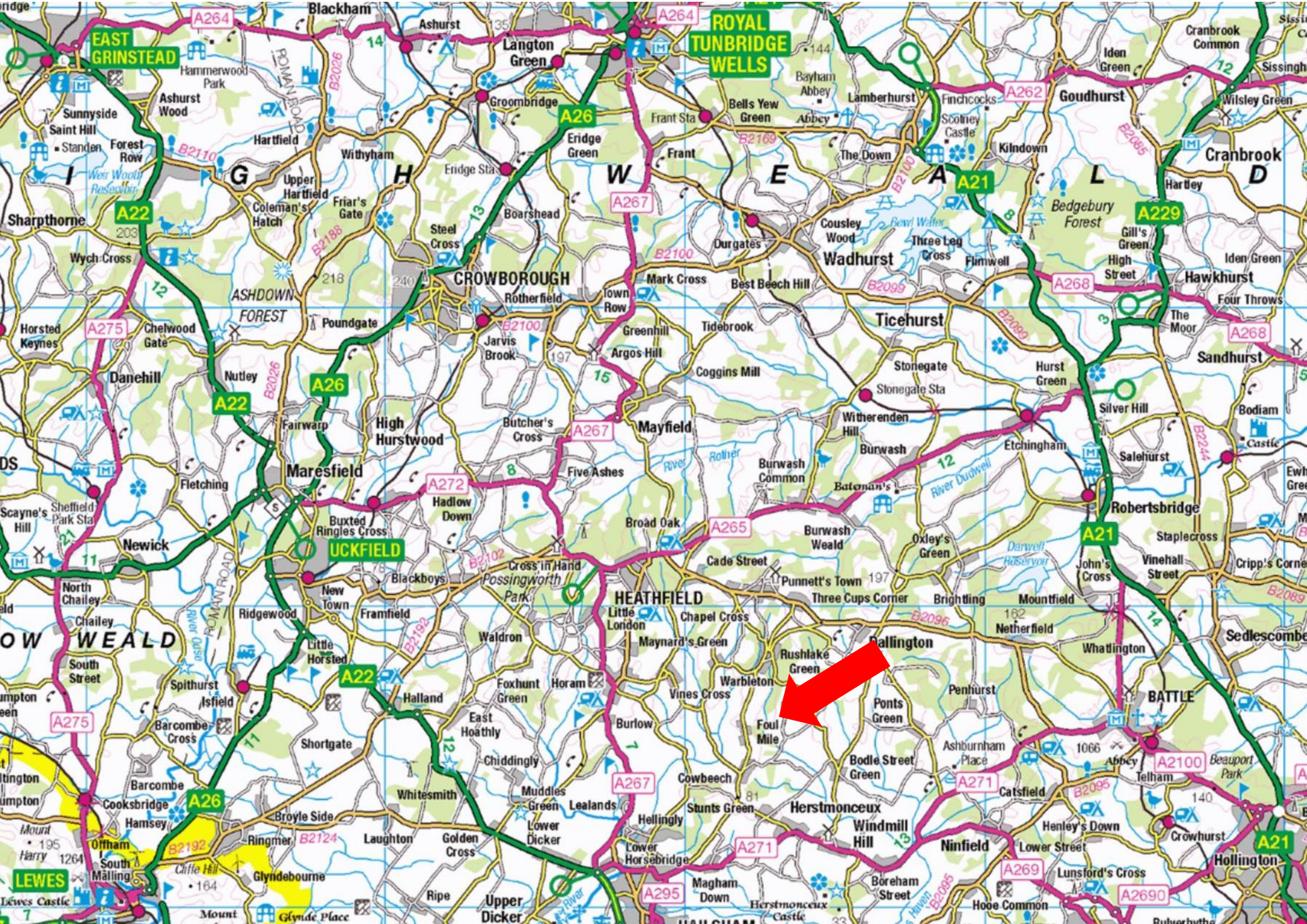
Summertree Wood

LOT 2

Stonelands Farm

Shrieks Lane

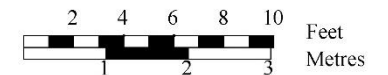
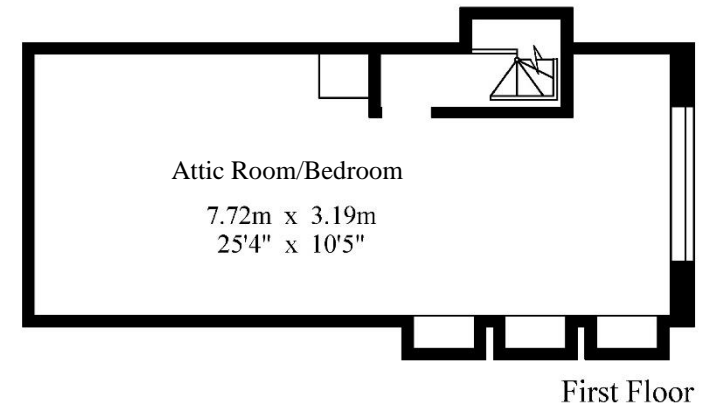
Stonehills





Egypt Farm Bungalow

Gross Internal Area : 164.6 sq.m (1,771 sq.ft.)



For Identification Purposes Only.

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Land and Property Experts

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