

btf

Land & Property Experts



LAND AND BUILDINGS AT HUGGETTS FARM FIVE ASHES NEAR MAYFIELD EAST SUSSEX TN20 6LL

Rotherfield	2.7 miles
Mayfield	3.5 miles
Tunbridge Wells	10.5 miles

An opportunity to create a residential and grassland smallholding in a rural location within the High Weald AONB.

- Permission to convert an agricultural barn (part of)
- Unconverted barn space
- Pasture fields
- Tributary of the River Uck
- Extending in all to about 10.93 acres (4.43 ha)
- Additional land available by separate negotiation.

GUIDE: OFFERS IN EXCESS OF £650,000

VIEWING: - Strictly by appointment via the sole agents:

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

LOCATION

The villages of Rotherfield and Mayfield are approximately 2.7 and 3.5 miles distant respectively. More extensive shopping facilities are available in Tunbridge Wells, approximately 10.5 miles to the north-east. Mainline railway stations with services to London Bridge and London Victoria are located at Crowborough (3 miles) and Buxted (3.5 miles).

DESCRIPTION

The Barn for conversion (part of).

Planning permission was granted at appeal in July 2020 for "change of use from redundant farm building to create one single-storey, split level residence ". The permission allows for the conversion of the seven north-eastern bays (approximately 3,645 sq. ft.) of the existing timber-frame barn to create a four-bedroom dwelling.

Part of the property falls within Flood Zones 2 and 3, and allowances were made for this within the approved drawings and design for the barn conversion.

In July 2023 Wealden District Council approved conditions 3,4,6,7,8 and 9 attached to WD/2017/1171/F. Building Control also confirmed that "a material commencement for the conversion" had taken place.

Unconverted Barn Space

The remaining section of the barn (approximately 3,229 sq. ft.) comprises a further seven open-fronted bays and a fully enclosed workshop with storage area above.

In addition to the above, the property also benefits from the eastern section of a steel-framed agricultural barn (approximately 4,196 sq. ft), which includes a fully enclosed storage shed within it.

Please note: The western section of the barn is within third party ownership.

THE LAND

The agricultural land comprises a single pasture field (approximately 10 acres) with a tributary of the River Uck running the southern boundary.

ACCESS

Access is via a shared farm drive within third party ownership.

DIRECTIONS

From our Heathfield office drive in a westerly direction on the A265 continuing onto the A267 towards Tunbridge Wells. Having passed through the hamlets of Cross in Hand and Five Ashes turn left after approximately 600 yards (next to the bus shelter) to Skippers Hill. Continue along Skippers Hill for a short distance and turn right at the small crossroads to Stonehurst Lane. Continue for approximately 1.3 miles and the farm drive leading to the land and buildings at Huggetts Farm will be found on the right-hand side, just after the turning for Dewlands Hill. Continue along the farm drive for approximately 550 metres and the entrance to the property will be found on the right-hand side, just after the bridge.

SERVICES

Mains electricity connected to the timber-framed barn. We understand that a water connection is available. The purchaser will be responsible for all connection costs.

TENURE

The property is offered for sale freehold with vacant possession upon completion.

METHOD OF SALE

The property is offered for sale by private treaty.

LOCAL AUTHORITY

Wealden District Council.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A single footpath crosses the property.

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.



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 Partners of BTF is available for inspection at each BTF Office.

ADDITIONAL LAND (available by separate negotiation) briefly comprises:

FOX AND FURNACE FIELD (as hatched yellow on the attached plan) extends in all to approximately 19.61 acres (7.94 ha) and comprises a single parcel of pasture with a small lake to the north-eastern corner.

GUIDE PRICE: OFFERS IN EXCESS OF £300,000



LAKE IN FOX AND FURNACE FIELD

LITTLE FOXES FIELD (As hatched blue on the attached plan) extends in all to approximately 17.3 acres (7 ha) and comprises a mixture of pasture with broadleaf woodland shaws, a plantation of Norway Spruce (approximately 2.4 acres), a small pond, and a wooden field shelter (in need of complete renovation/replacement).

GUIDE PRICE: OFFERS IN EXCESS OF £275,000



LITTLE FOXES FIELD

PLEASE NOTE: Neither Fox and Furnace Field nor Little Foxes Field will be sold away before the principal lot.

MINERALS, SPORTING RIGHTS AND TIMBER

All mineral rights, sporting rights and standing timber so far as they are owned are included in the Freehold.

PLANS

The attached boundary plan is for identification purposes only with boundaries shown edged red. Purchasers should satisfy themselves on the location of all external or internal boundaries prior to offering.

VIEWING

Strictly by prior appointment with the Vendor's Sole Agents, BTF Partnership – Telephone: 01435 864455.

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

Please do not obstruct the farm drive when viewing the property.

AGENTS NOTES

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained within 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.

CLIENT 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.

ACREAGES

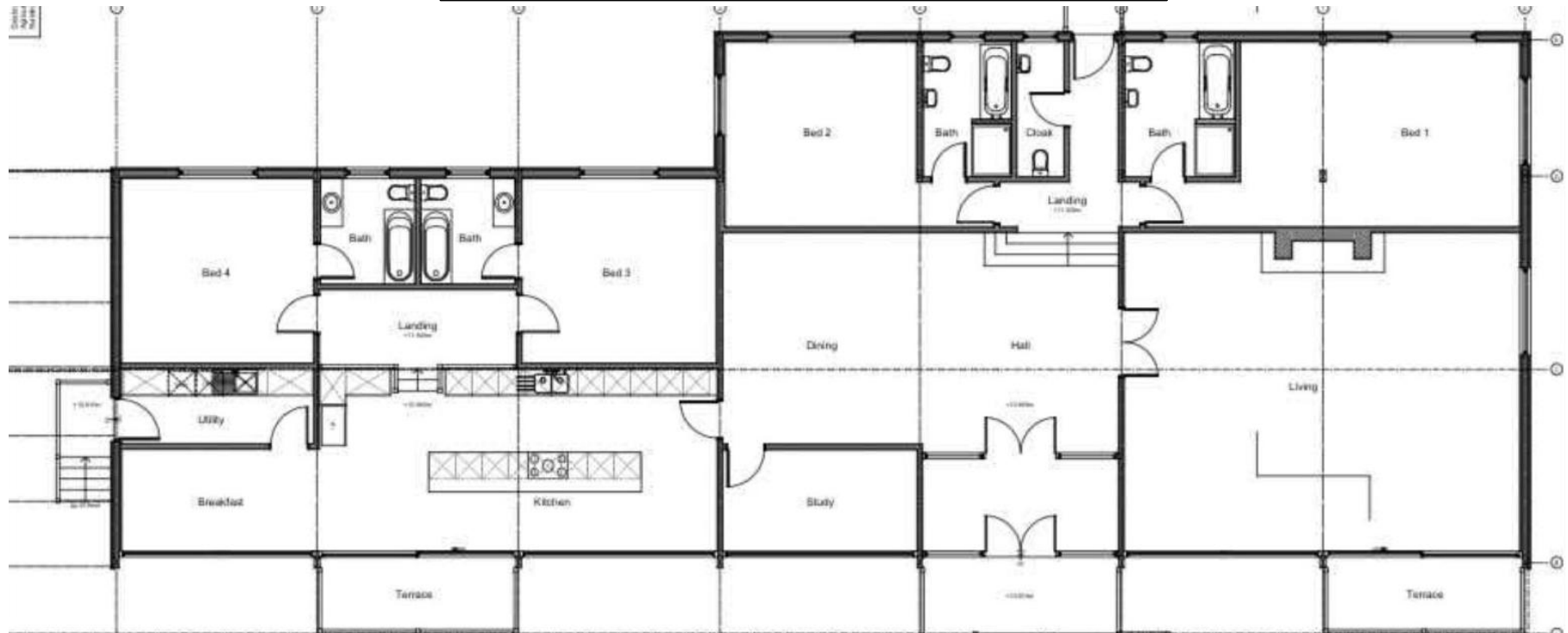
The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise.



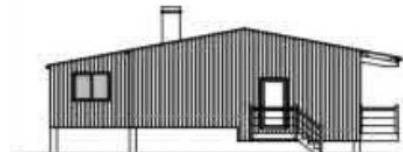


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APPROVED PLANS FOR BARN CONVERSION



Proposed Floor Plan
Scale 1:50 at A1

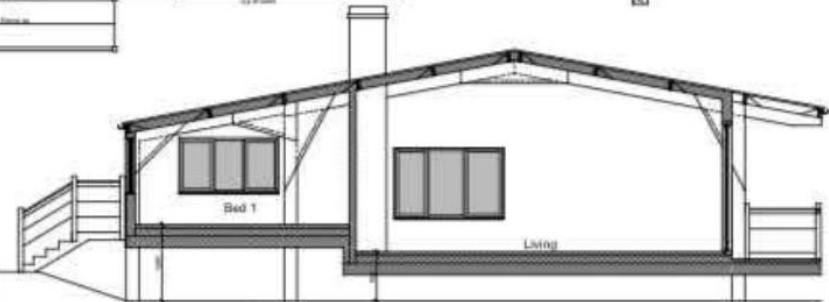


Proposed South Elevation (within existing building)
Scale 1:100 at A1



Proposed North Elevation
Scale 1:100 at A1

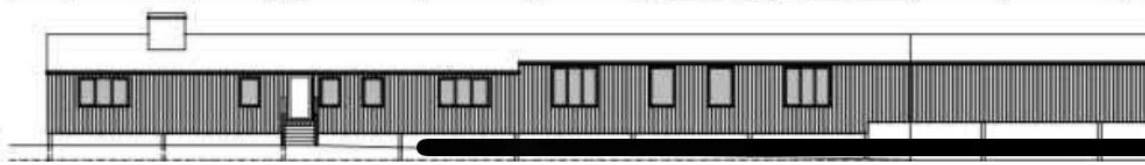
Proposed Section A - A
Scale 1:50 at A1

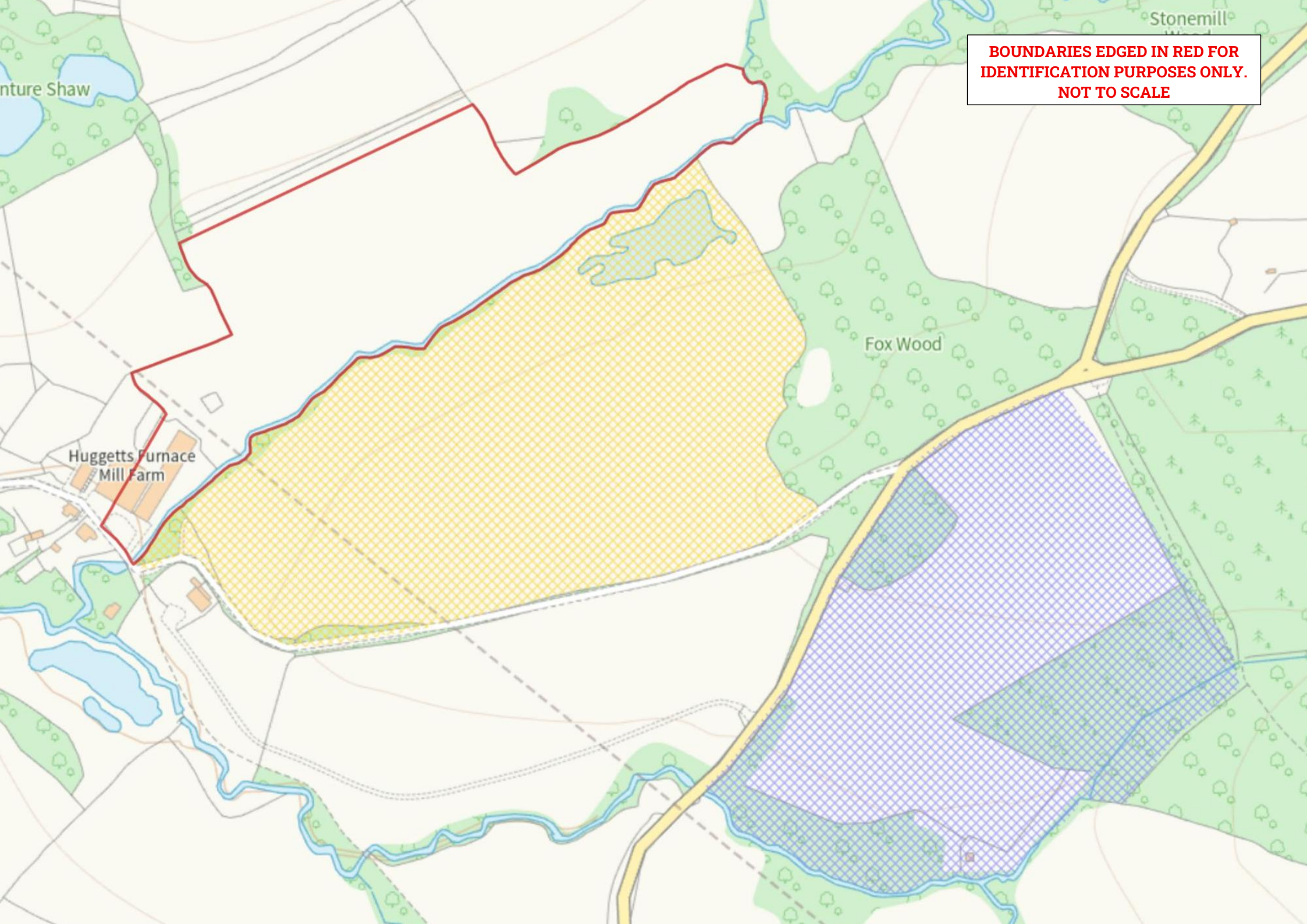


Proposed West Elevation
Scale 1:100 at A1



Proposed East Elevation
Scale 1:100 at A1





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



Land and Property Experts

www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD