



SPRING GARDEN FARM
FAIRWARP, UCKFIELD, EAST SUSSEX, TN22 3BG



**Lambert
& Foster**



CROWBOROUGH RAILWAY STATION 6.1 MILES | TUNBRIDGE WELLS 12.1 MILES | BRIGHTON 20.5 MILES

SPRING GARDEN FARM, FAIRWARP, UCKFIELD, EAST SUSSEX, TN22 3BG

Located in an enviable location just outside the hamlet of Fairwarp, on the southern edge of the Ashdown Forest, Spring Garden Farm offers a detached farmhouse (subject to an Agricultural Occupancy Condition) with an attached annexe, an extensive range of modern and traditional farm buildings and a ring fenced block of farmland and woodland, with far reaching views to the South Downs National Park, extending in all to some 77 acres).

GUIDE PRICE £1,700,000



SITUATION

Spring Garden Farm is situated on the southern edge of the iconic Ashdown Forest in East Sussex, midway between the towns of Crowborough and Uckfield which both offer a good range of shopping, and recreational opportunities.

Brighton, Eastbourne are within 45 minutes driving time with Tunbridge Wells and Tonbridge offering an excellent range of well regarded schools, including popular grammar schools.

The property has good links to the A22 which connects to the M25. Crowborough has a railway station which provides direct services to London.

The Ashdown Forest boasts being the largest free public access space in the South East with pedestrian and equestrian access (subject to permit) and a range of activities throughout the year.



ACCESS

Spring Garden Farm is located in a secluded, yet accessible location along a 0.3 mile driveway directly from the B2026. The driveway is shared and forms part of the Ashdown Forest.

DIRECTIONS

From the Crowborough High Street head west on the A26 for approximately 2.6 miles then turn right onto New Road. Follow New Road to the end then turn left onto the B2026 and continue for some 1.2 miles before turning right into the driveway. Go over the cattle grid and keep left, then follow the shared driveway through the wooded area. The entrance to the farmhouse can be found on the left hand side via an electric gate. Entrance to the yard and buildings are on the left hand side once you exit the woods.

DESCRIPTION

Spring Garden Farmhouse

The farmhouse sits to the northern boundary of the property which was built in the early 1990s and is subject to an agricultural occupancy restriction.

The accommodation comprises a Porch, leading into the Entrance Hallway which has stairs to the first floor landing and doors lead off to the large Sitting Room with far reaching views over the farmland, Breakfast Room/Kitchen, with connecting rear hallway to Annexe, and the Inner Hallway. The Inner Hallway has doors to the Shower Room comprising a WC, sink and shower cubicle, Study and second Sitting Room.

From the first floor Landing doors lead to the Family Bathroom comprising a Bath with shower head attachment, WC and sink, and three large bedrooms with views over the farmland. One of the bedrooms has en-suite facilities comprising a bath with shower head attachment, WC and sink.

Outside, the property has good sized surrounding gardens with mature planting and established trees, a parking area and a double garage which can also be accessed internally from the Annexe.

The property would benefit from general updating of fixtures and fittings.

Annexe

The Annexe is linked by a rear hallway and comprises a Kitchen, Sitting Room/Dining Room and a Shower room off with shower cubicle, WC and sink. Stairs to the first floor lead directly into a Bedroom with Velux windows.



Farm Buildings

The main range of farm buildings have a separate access to the west of the farmhouse. They comprise a mixture of modern and traditional buildings which overlook the farmland totalling approximately 11,200 sq ft of covered floor space.

The buildings to the west of Spring Garden Farmhouse comprise (see buildings plan);

1. Hay Barn – (24.3m x 11.5m) with a low pitched roof and earth floor, three quarter clad with block walls and corrugated fibre cement sheeting to the eaves.
2. Mono pitched Store – (7.6m x 5.9m) with concrete floor under a box profile steel mono pitch roof.
3. Traditional Store/Office – (3.7m x 3.0m) of traditional stone construction, under a pitched tiled roof.
4. The Cattle Yards – (24.2m x 16.6m) A five bay concrete portal framed fully enclosed building with a central feed alley and concrete floor throughout. The building is enclosed with block walls and timber Yorkshire boarding to eaves.
5. The Sussex Barn – (10m x 6.6m) extended on two sides with a single storey wing (8.1m x 5.8m). The barn has traditional timber framing on a stone plinth with a concrete floor under a hipped tiled roof.
6. Livestock Barns – Immediately adjacent to the Sussex Barn is a range of more modern portal framed buildings, including a low height four bay livestock shed (17.0m x 5.0m) and (4.6m x 4.8m) three quarter clad with stone walls and corrugated fibre cement.
7. The Parlour – Completing the courtyard of buildings is a traditional block dairy (15m x 4.3m) with a brick floor.

Farmland and Woodland

The farmland lies to the south of Spring Garden farmhouse, the farmyard and buildings and comprises a single block of pasture and woodland extending in all to some 77 acres which is divided approximately as follows:

- Grazing pasture – 49 acres
- Mixed broadleaf Woodland – 27 acres

The farm is situated within the High Weald National Landscape with long ranging views to the South Downs. The farm has a gentle southerly aspect with some steeper banks in places. The grazing fields are generally well fenced with water available throughout.





Planning

The farmhouse is subject to an agricultural occupancy restriction. Planning permission was granted by Wealden District Council (Ref: WD/91/0472/P) for a “*New farmhouse to replace existing and extension of residential curtilage*”. Condition 1 states that “*The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290(i) of the Town and Country Planning Act, 1971, or forestry, or a dependant of such a person residing with him (but including a widow or widower of such as person)*”. A copy of the planning consent is available in the data pack. Buyers will be required to evidence they understand and comply with this restriction.

FLOOR PLANS

Spring Garden Farm, Fairwarp, Uckfield, TN22 3BG

Approximate Area = 3050 sq ft / 283.3 sq m (excludes lean to)

Limited Use Area(s) = 166 sq ft / 15.4 sq m

Garage = 648 sq ft / 60.2 sq m

Total = 3864 sq ft / 358.9 sq m

For identification only - Not to scale



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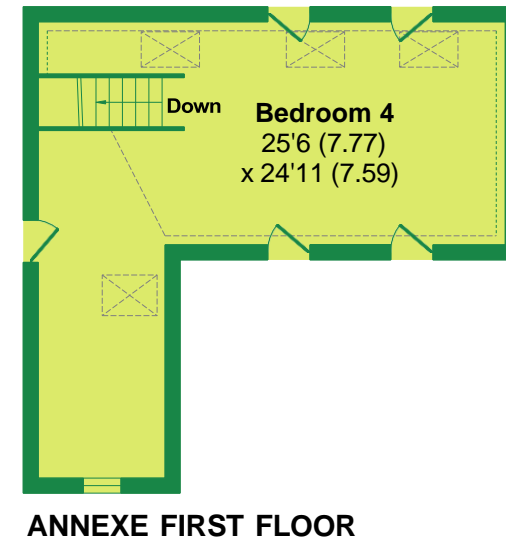
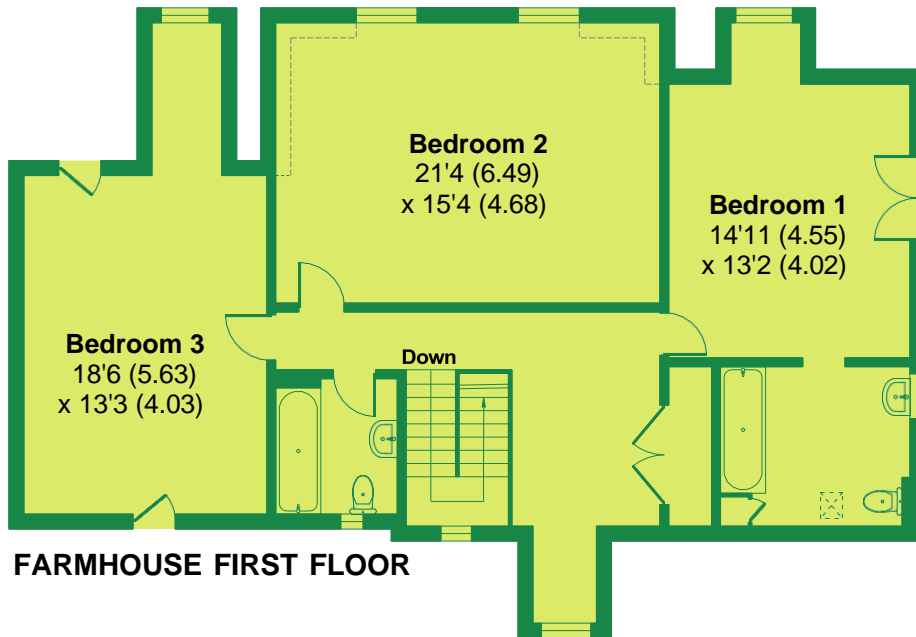
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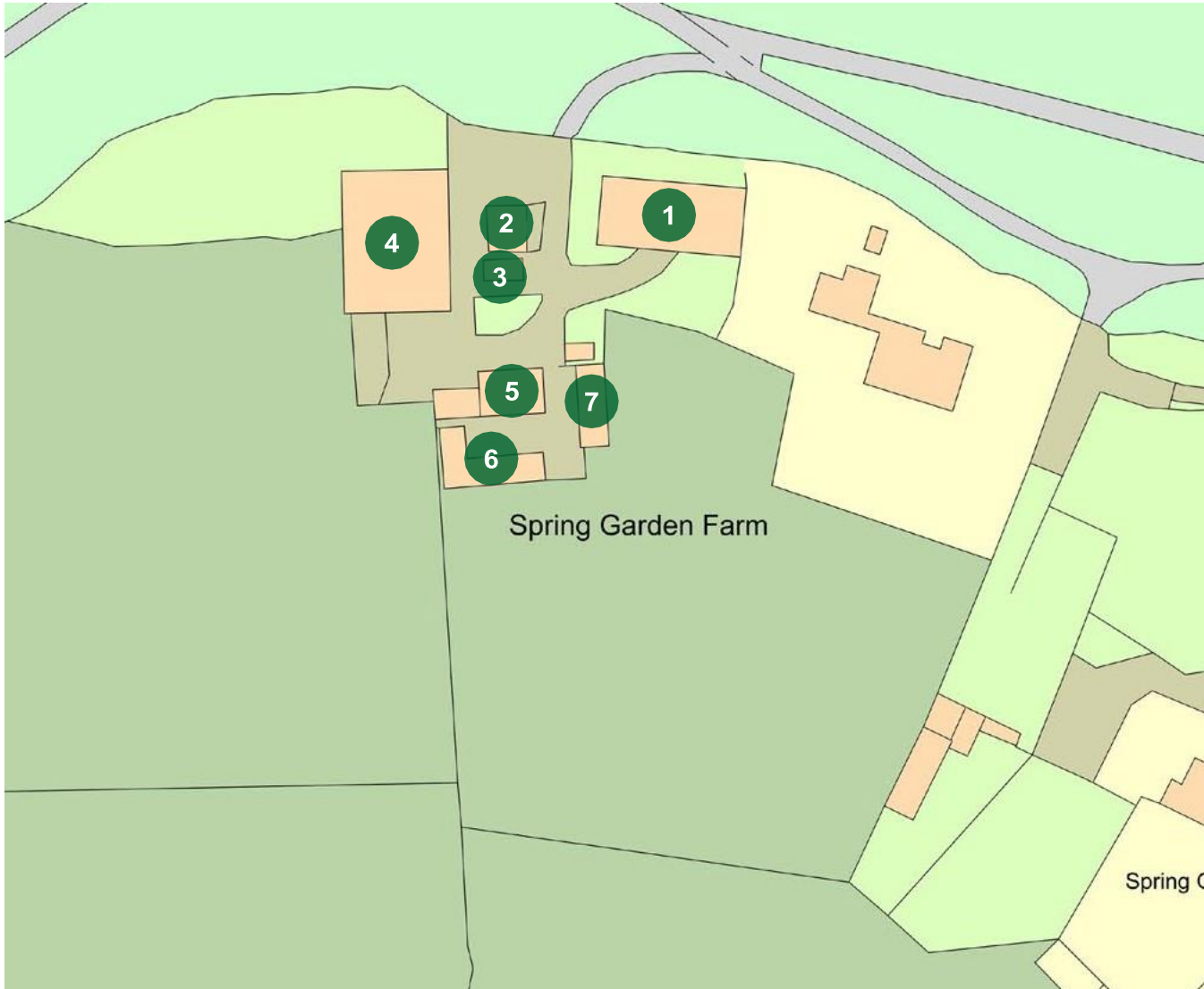
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Do not restrict
height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1135570



Important note

The farm is located within the 400m exclusion zone around the Ashdown Forest's Special Area of Conservation and Special Protection Area and as such, local planning policy prohibits any new development which incorporates overnight accommodation.

The property is subject to restrictive covenants and third party easements. Further details are available on request from the selling agent.

Designations

Spring Garden Farm is located within the High Weald National Landscape and the majority of the Woodland is classified as Ancient and Semi-Natural Woodland. The property borders the Ashdown Forest to the north which is a Special Area of Conservation, a Site of Special Scientific Interest and a Special Protection Area.



FLOOR PLANS: Illustrative floor plans are attached for the farmhouse and annexe.

SERVICES: Mains water and electricity are connected to the Farmhouse. The farmhouse and Annexe utilise an oil fired boiler for heating and hot water. Drainage is by a private septic tank.

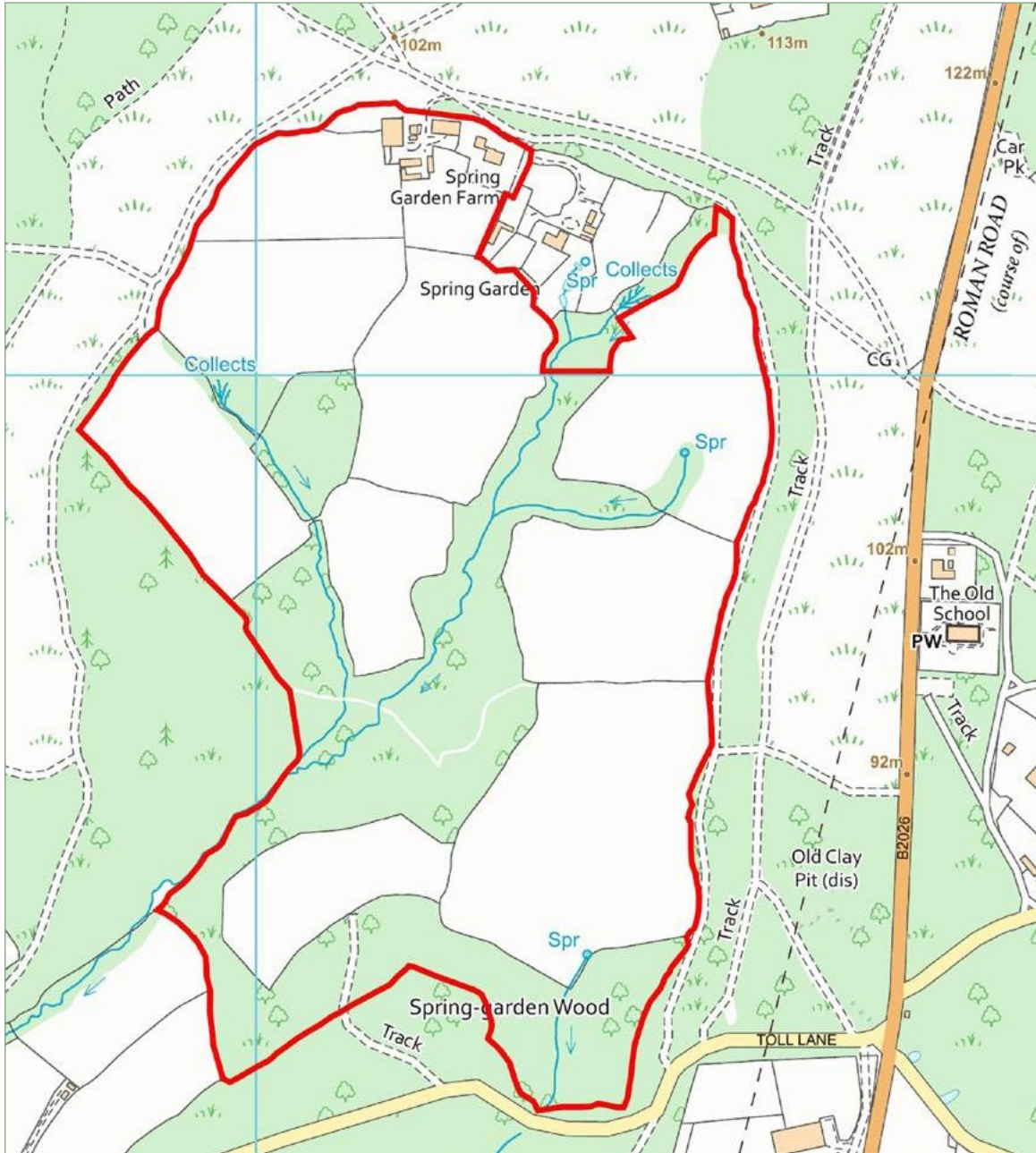
METHOD OF SALE: Spring Garden Farm is offered for sale by private treaty. The selling agents may set a date for best and final offers and interested parties are advised to register interest to be kept updated on the sales process.

TENURE: The property is offered for sale freehold with vacant possession.

WHAT3WORDS: Using the What3Words App, the access to the farmyard can be found at [\\gracing.spreading.protests](https://www.what3words.com/\\gracing.spreading.protests).

LOCAL AUTHORITY: Wealden District Council, Planning & Building Control, Council Offices, Hailsham, BN27 2AX. planning@wealden.gov.uk

SITE PLAN



VIEWING: Strictly by appointment only. Please contact the selling agent's Wadhurst office, with enquiries directed to Amelia Rogers or Dan Page on 01435 873999.

DATA PACK: A data pack containing floorplans, the EPC, HM Land Registry Office Copy Entries and planning documents are available on request from the selling agent.

FOOTPATHS: No footpaths cross the farm

PARTICULARS, PLANS AND SCHEDULES: The particulars and measurements and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

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