

austin gray

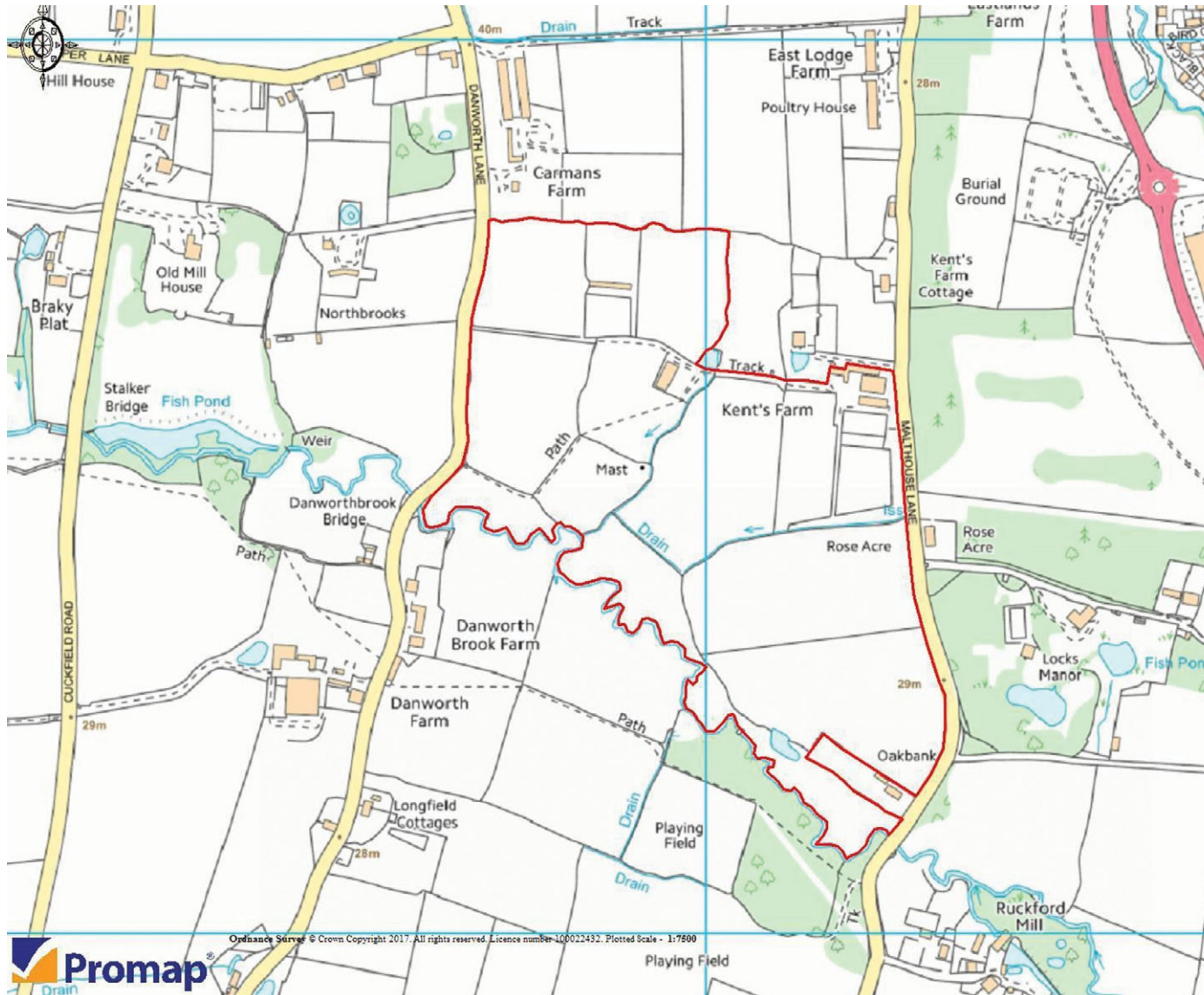
 Knight
Frank

mixed equestrian and agricultural farm with various
buildings; 55 acres



kents farm, malthouse lane, hurstpierpoint, west sussex bn6 9jz

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location

The town of Hurstpierpoint is located about 10 miles north of the City of Brighton and Hove and close to the South Downs National Park.

The Farm is just to the north of the town centre and Hurstpierpoint College, an independent co-educational school. The famous Hickstead Show Jumping arena is also close by.

The town benefits from a good range of shops, restaurants and public houses.

Communications for the area are particularly good with access to the A23 about 5 minutes away. A regular train service to London Victoria runs from either Burgess Hill (50 mins) or Haywards Heath (45 mins) and Gatwick Airport is about a 20 minute drive.

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description

The property comprises a mixture of brownfield and greenfield areas extending to approximately 55 acres with a collection of agricultural buildings and various outbuildings including the farmhouse. In addition the property benefits from a manège, large modern agricultural building and a disused poultry house.

Kents Farm predominantly operates as a livery yard with hay farming in the summer.

The farm occupies a fine elevated position with excellent southerly views over the surrounding countryside towards the South Downs.

The land gently slopes towards its southerly boundary called Herrings Stream, and is therefore well drained. It is envisaged that these factors would make it viable for use as a vineyard.

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table of buildings

BUILDING	DESCRIPTION	SIZE (m ²)
7 BAY SPAN ROOF BUILDING	Timber framed roof supported on brick piers with rear gables and walls of concrete block construction and roof covered in corrugated fibre cement sheeting	214.2
6 BAY STEEL PORTAL FRAMED BARN	Concrete blocks to side and ends with space boarding and corrugated sheeting above, corrugated fibre cement sheet roof and concrete floor	462
STABLE BLOCK AND FEED STORE	Timber construction	177.1
FORMER POULTRY HOUSE	A derelict building	270
STEEL FRAME PORTAL BUILDING	Metal clad in juniper green	360
MANÈGE	Enclosed by post and rail fence. Constructed in 1994	1200
FARMHOUSE	Brick and timber frame construction	82

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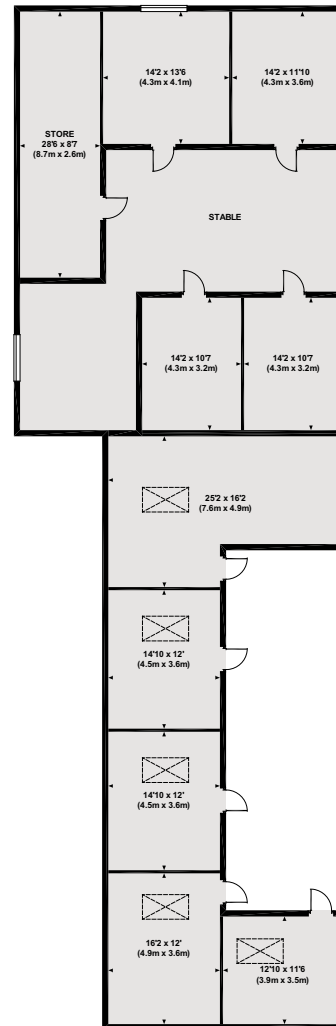
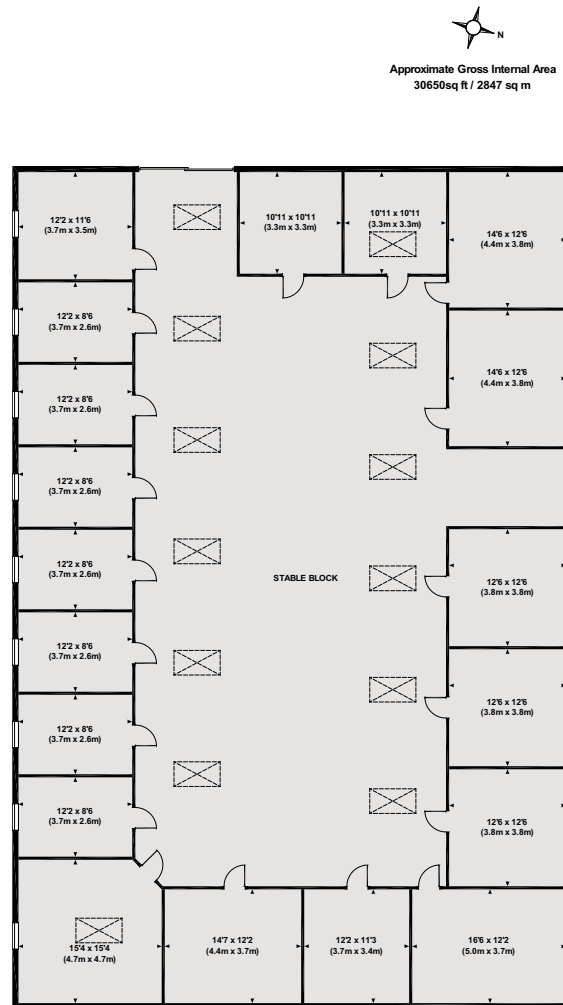
planning

The Mid Sussex District Council's Strategic Housing Land Availability Assessment (SHLAA 2018) identified this area west of Burgess Hill, as a medium to long term potential development area. The report stated "there is a reasonable prospect that site could be developed within the plan period". The plan period covers up until 2031.

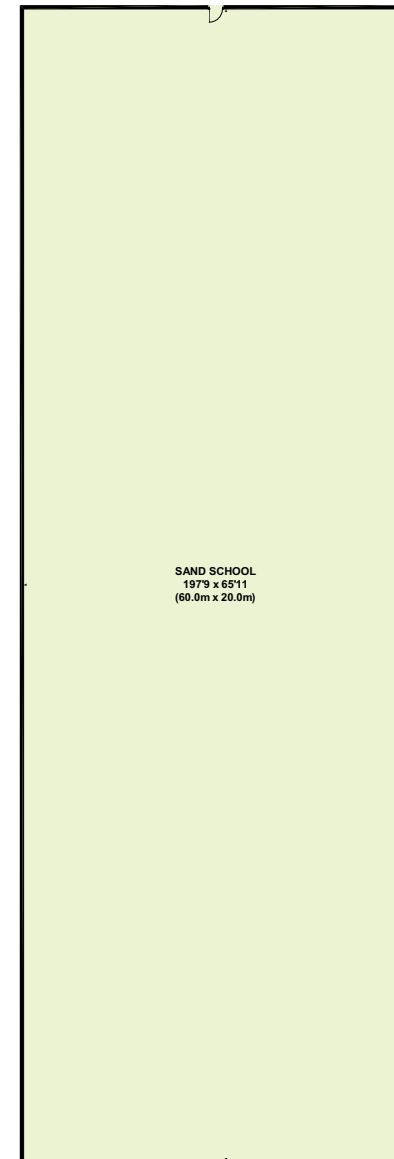
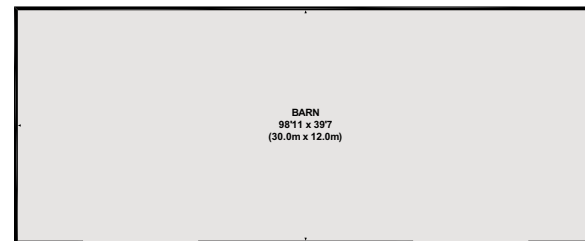
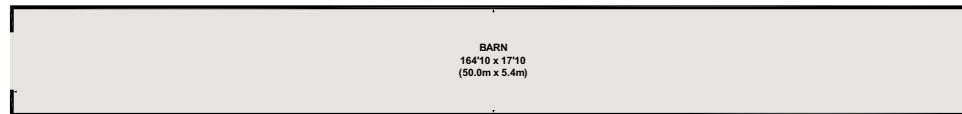
The Town and Country Planning (General Permitted Development) (England) Order 2015 schedule 2, Part 3, Class Q permits the conversion of agricultural buildings to residential dwellings. Some of these buildings may not qualify under Class Q because they are equestrian, not agricultural. However, planning refusals on these grounds are sometimes overturned on appeal.

The Council have a policy within its 2004 local plan that relates to the re-use of these rural buildings into alternative business uses.

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further information

An aerial video can be viewed by clicking

<https://bit.ly/2T93RM3>

Additional information can be viewed in the data room by clicking

http://interactive.property-world.co.uk/kents_farm_dr/

For an appointment please contact the joint agents

austin gray

Nick Muston FRICS, 01273 201982
nickmuston@austingray.co.uk

**Knight
Frank**

Oliver Rodbourne +44 20 7861 1093
oliver.rodbourne@knightfrank.com