



Holmsted Manor, Staplefield Road, Cuckfield, West Sussex **RH17**

A Rare Opportunity in a Beautiful Rural Setting.



Outline for indicative purpose only

The Opportunity.

Holmsted Manor, Staplefield Road, Cuckfield, West Sussex RH17 5JF

- For sale freehold with vacant possession
- Existing accommodation extending to approximately 36,690 sq ft (3,408.6 sq m) GIA, comprising the Manor House, Coach House and Garage Block
- Site extends to approximately 17.96 acres (7.27 ha), incorporating landscaped gardens, several water features, an old walled garden and open grassed fields
- Well-located in West Sussex with strong regional connectivity, including direct rail services to London and close proximity to Gatwick Airport
- An exciting development/refurbishment opportunity, suitable for education, residential, community or retreat-based uses, subject to obtaining the necessary consents
- Seeking offers in excess of £3,250,000

Location

Holmsted Manor is located on Staplefield Road in a highly attractive part of West Sussex, surrounded by mature countryside and open agricultural land. The property is situated approximately two miles north-west of Haywards Heath, offering a peaceful rural setting alongside regional connectivity.

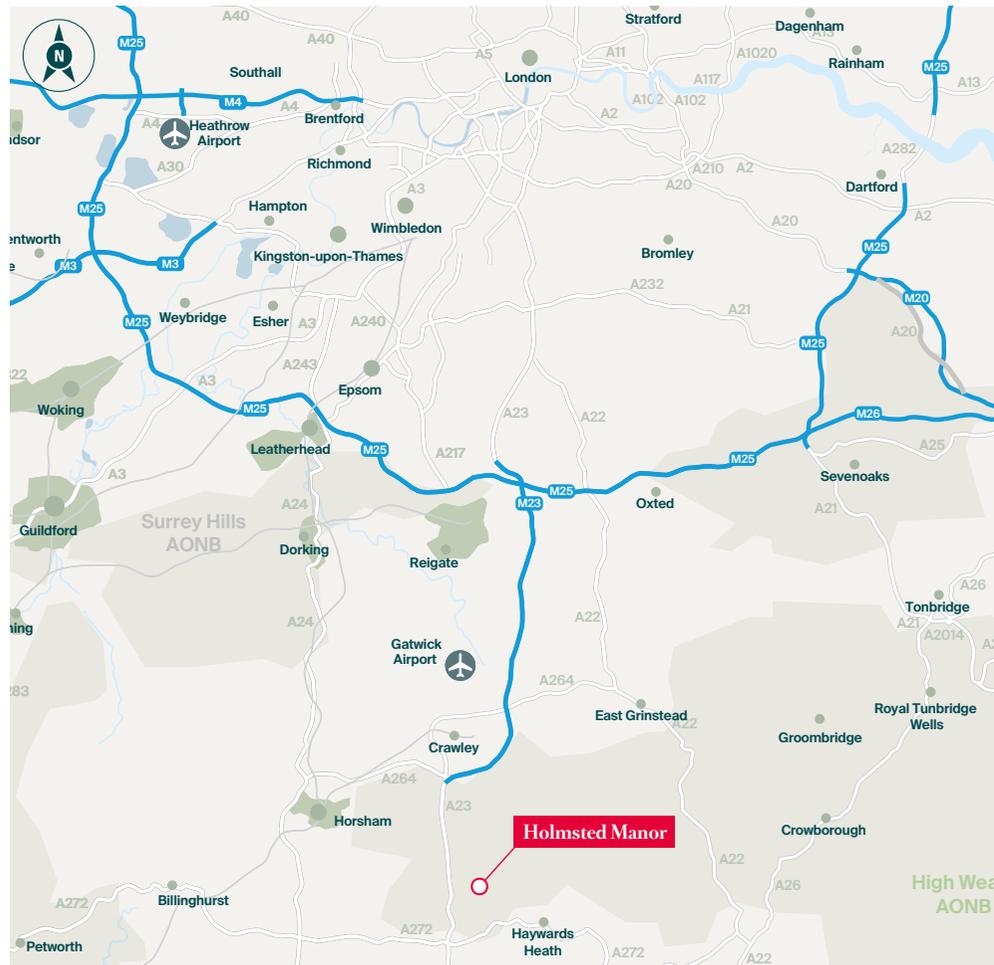
Road access is convenient, with Cuckfield Road linking the site northwards to the A23, providing routes towards

London and Gatwick, and south toward Cuckfield village and Haywards Heath. The wider road network places the property approximately 34 miles south of central London, 13 miles north of Brighton and 31 miles north-east of Chichester. Gatwick Airport lies 12 miles away, with a typical drive time of 20-25 minutes.

Public transport connections are also close at hand. Haywards Heath railway station, approximately

4.2 miles away, offers direct services to London Victoria (44 minutes), Brighton (14 minutes) and Gatwick Airport (11 minutes). These links provide excellent access to the site.

The estate lies within the High Weald Area of Outstanding Natural Beauty, reinforcing the quality of the surrounding landscape and the rural character of this part of West Sussex.



Communication



National Rail
 Haywards Heath
 4.2 miles to the south-east



Bus
 Sloughgreen Lane
 0.7 miles to the south



Road
 1.3 miles to the A23
 2.9 miles to the A272
 6.7 miles to J10 of M23
 12.8 miles to the A27
 14.2 miles to A22



Air
 Gatwick Airport
 12 miles to the north

Distances and times are approximates taken from Google Maps.



Description

Holmsted Manor offers a substantial and versatile estate formed around three principal buildings set within c.18 acres of established grounds. The property offers a coherent collection of residential, communal and ancillary accommodation within an attractive rural setting.

At its heart stands the Manor House, a notable period building extending over four levels. Its scale and configuration provides a variety of internal spaces capable of supporting a broad range of uses.

Adjacent to the Main House, the Coach House serves as a further substantial building on the estate, offering generous accommodation across two floors with a combination of communal, meeting and living spaces.

To the west, the Garage Block provides additional ancillary accommodation, historically supporting the wider functions of the estate through office, storage and workshop space.

The buildings are complemented by landscaped gardens, several water features, an old walled garden and open grassed fields, creating a varied and attractive environment around the core accommodation.

Historical context

Holmsted Manor has accommodated a variety of institutional and residential uses over the past century. Earlier occupations included a boys' boarding school from 1961, followed by use as a country club from 1968.

A significant new phase began in 1975, when the estate was acquired by Youth With A Mission (YWAM). Over several decades, the property was adapted to support residential training and

community living. During this time, planning permission enabled additional residential, communal and support accommodation across the estate, and the Coach House was converted in the early 1990s to provide further living, meeting and training space.

These successive uses have shaped the estate's present configuration, resulting in a coherent grouping of buildings offering a variety of residential, communal and functional spaces.



Accommodation

Manor House

The Manor House forms the principal building on the estate and is arranged over basement, ground, first and second floors, with an attached north-facing annex. It contains a mix of reception rooms, meeting rooms, dining areas, a commercial kitchen and a range of residential accommodation. Historical features remain throughout the building, reflecting its period character and long-standing institutional use.

Coach House

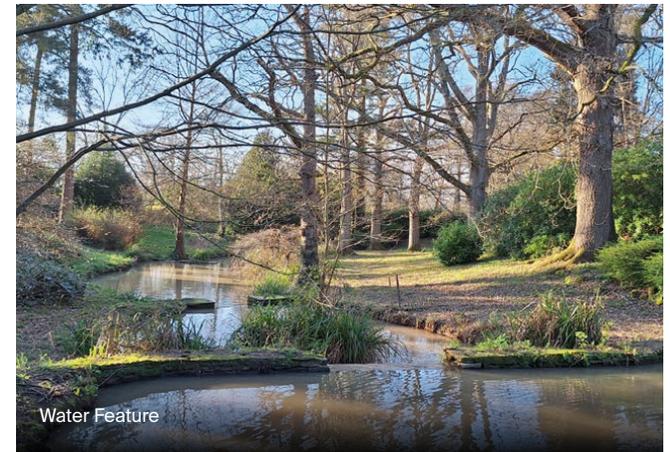
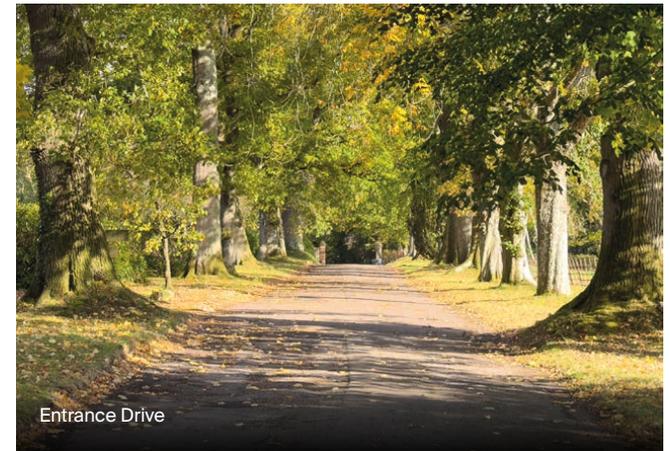
Converted in the early 1990s, the Coach House is a generous two-storey building providing a blend of communal and residential uses. It includes a communal dining room, reception room, kitchen, conference room and a variety of residential spaces, including two upper-floor flats. The layout supports both group accommodation and self-contained units.

Garage Block

The Garage Block provides additional ancillary accommodation which has historically supported the operational needs of the estate. It incorporates office space, garage bays and workshop areas.

Estate Grounds

The buildings are set within approximately 17.96 acres of established grounds, comprising landscaped gardens, an old walled garden, several water features and open grassed fields. This varied landscape forms an attractive setting that complements the core accommodation.

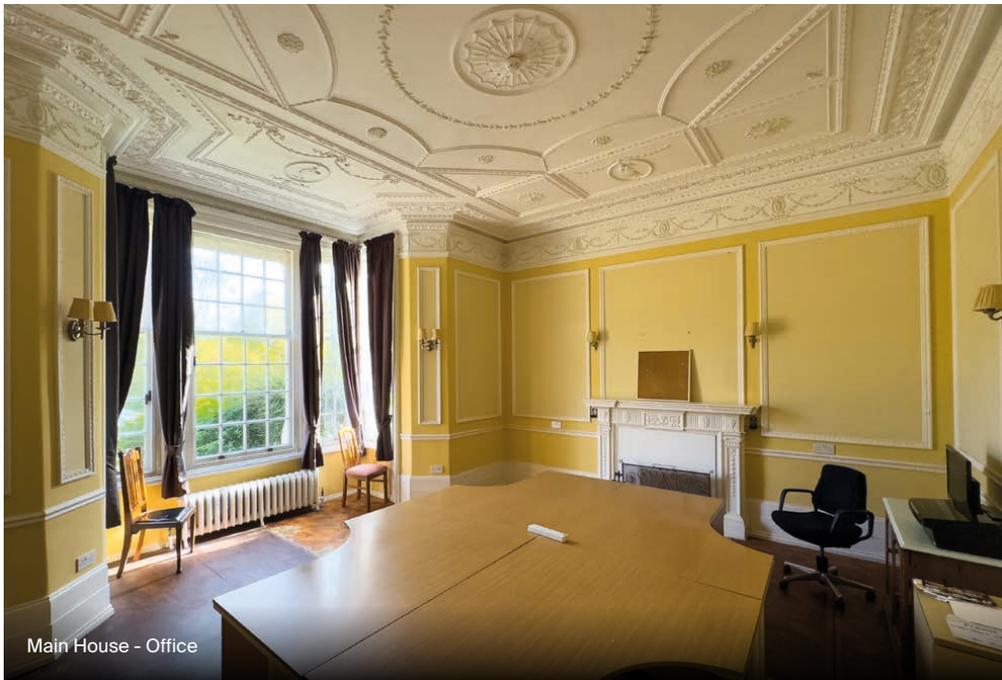




Landscaped Gardens



Main House - Dining Room



Main House - Office



Main House - Entrance Hall

Floor Plans

Building	Floor	GIA (sq m)	GIA (sq ft)	Notes
Main Building Excluding attached annexe (see below)	Basement	353.6	3,806	Excluding floor void
	Ground	569.2	6,127	
	First	513.0	5,522	
	Second	419.3	4,513	Including reduced height area below 1.5m (3.0 sq m)
Total		1,855.1	19,968	
Annexe attached to main house (North)	Basement	38.1	410	
	Ground	62.4	672	
	First	63.4	682	Including reduced height area below 1.5m (9.7 sq m)
Total		163.9	1,764	
Coach House	Basement	153.6	1,653	
	Ground	509.2	5,481	
	First	241.5	2,600	Including reduced height area below 1.5m (9.7 sq m)
Total		904.3	9,734	
Garaging	Ground	436.7	4,701	Excluding open store; including inaccessible store rooms
	First	48.6	523	
Total		485.3	5,224	
Grand Total		3,408.6	36,690	

Main Building

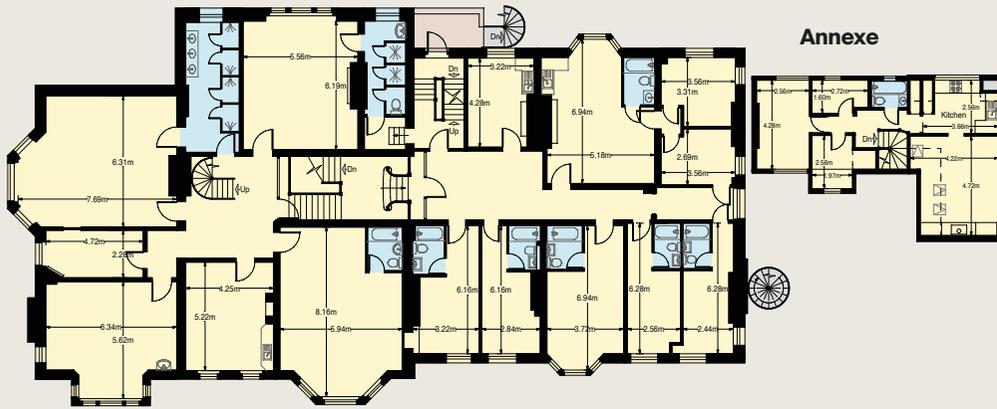


Basement

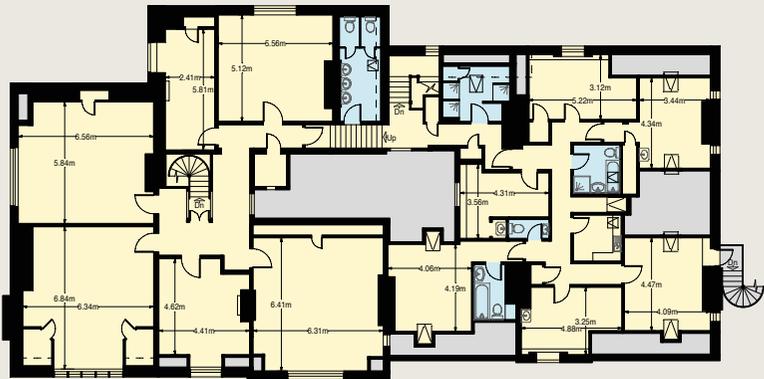


Ground Floor

Main Building

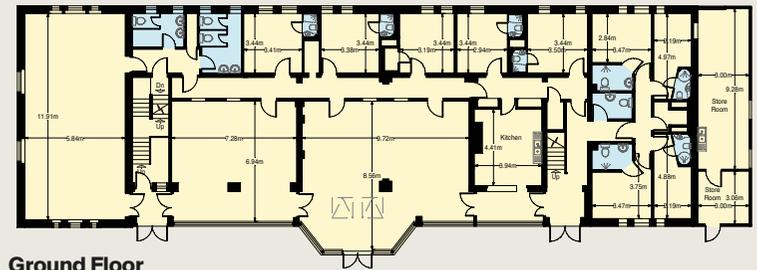


First Floor

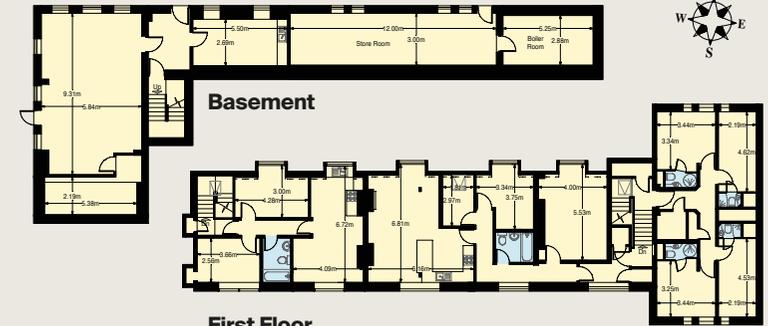


Second Floor

Coach House

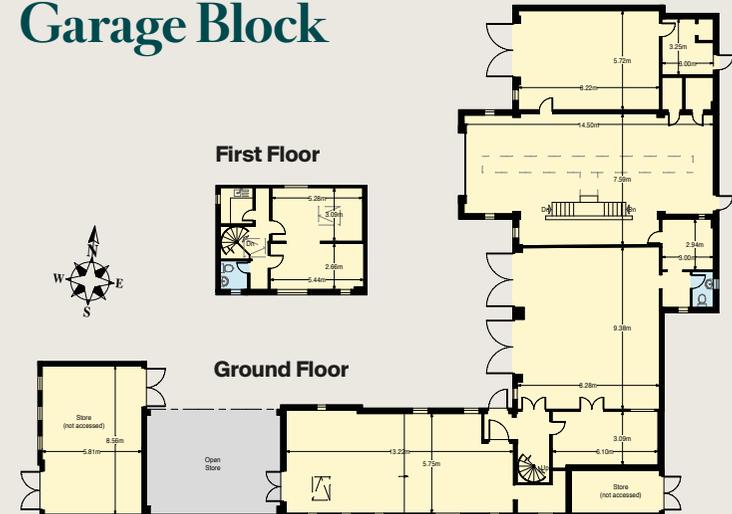


Ground Floor



First Floor

Garage Block



First Floor

Ground Floor



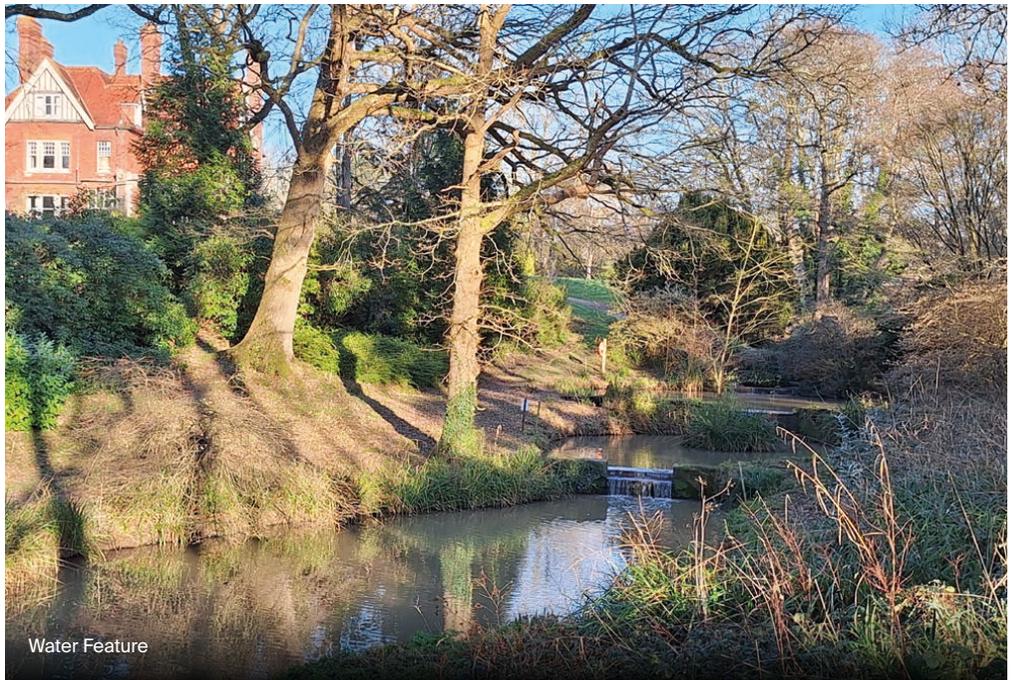
Main House - Alcove



Pasture Land



Coach House - Residential Accommodation



Water Feature



Coach House - Conference Space



Main House - Residential Accommodation



Coach House - Communal Space

Planning

The local authority is Mid Sussex District Council.

The site lies within the High Weald Area of Outstanding Natural Beauty.

There is an unimplemented planning consent for the extension of the Coach House to create four self-contained flats, with the consent currently held on a personal basis by YWAM.

Some historic permissions contain certain conditions limiting occupation to Youth With A Mission, meaning a new occupier will require planning permission for their intended use.

Title and tenure

The Site is held freehold under title number WSX6876 with vacant possession available.

Services

It is our understanding that mains water, electricity and drainage are provided. However, it is the responsibility of the Purchaser to ensure that services are available and adequate for their proposed use.

Inspections

Strictly by prior appointment with Knight Frank. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

We understand that the property has **not** been elected for VAT.

Charities Act 2022

The disposal is subject to the provisions of the Charities Act 2022.

Fixtures and fittings

No fixtures and fittings are included in the price.

Contents

Some contents may be available for sale separately, upon request. Extent of contents may have altered since the images were taken and at the time of any inspection.

Method of sale

The property is for sale by private treaty via informal tender.

Further information

Further information including legal documents, EPC rating and floorplans are available on our dedicated data room.

Please email jasper.upton@knightfrank.com for access.

Contact us.

Jasper Upton
Associate
020 3967 7177
jasper.upton@knightfrank.com

Emma Cleugh
Partner
020 7861 5427
emma.cleugh@knightfrank.com



Fixtures and Fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2026.

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