



Home Farm & Fold Farm, Billingshurst, West Sussex

H.J. BURT
Chartered Surveyors : Estate Agents

Two closely situated attractive livestock & arable farms offered for sale as a whole or in two lots.





Home Farm & Fold Farm Billingshurst, West Sussex

LOT 1: Home Farm

Period but non-Listed 4–5-bedroom farmhouse.

Modern (AOC) 3-bedroom cottage.

Range of attractive traditional buildings including Sussex Barn.

Grain store, fodder/machinery barn, covered cattle barn.

Arable & pasture land.

Mature broadleaf woodland with ghyll.

Extending overall to c. 450 acres (182.11 Ha)

LOT 2: Fold Farm

Period but non-Listed 3-bedroom farmhouse.

Good range of modern farm buildings incl. covered cattle yards,
fodder barn, machinery barn, silage clamp, former old dairy buildings.

Arable & pasture land.

Mature broadleaf woodland with pretty ghylls & lake.

Extending overall to 376 acres (152.16 Ha)

Overall, approximately 826 acres (344.27 Ha)

Available for sale as a whole or in two lots.

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Situation

Home and Fold Farms are located to the North of Billingshurst within 1.25 and 2.25 miles respectively and with the farmhouses to each holding being within 1.75 miles of each other and with each farm divided by the A29/Stane Street. Billingshurst includes a good range of shopping and other facilities on the High Street as well as edge of settlement superstore shopping and mainline train station including to London Victoria.

The old market town of Horsham is within 8 miles of each farm. The largely pedestrianised retail commercial hub to this vibrant old market and commuter town offers an extensive range of shops, entertainment and other facilities including two cinemas/theatre, national and independent retailers including John Lewis, Waitrose and Marks & Spencer, plus a number of restaurants, pubs, delicatessens and bakeries.

Horsham railway station provides regular direct services to Gatwick airport (19 mins), London Victoria (55mins) and London Bridge (65mins).

The M23 and M25 motorways and other major routes and centres are readily accessible including via links from the A24 with Gatwick Airport, approximately 21 miles. Guildford is c. 18 miles and the cosmopolitan coastal city of Brighton is c. 27 miles away.

There is a good range of both state and independent schools for all age groups in the area including Hurstpierpoint, Seaford & Brighton Colleges, plus Cranleigh, Farlington, Windlesham House, Dorset House, Westbourne House, Cottesmore, Penthorpe & Great Ballard Schools and with many offering school bus routes.

Sporting & Recreation

Racing at Goodwood, Fontwell, Brighton, Plumpton & Lingfield. Golf at West Sussex Golf Club, Pulborough and at Horsham, Mannings Heath, Midhurst and Albourne. Equestrian events at Pulborough, Warnham, Henfield, Pyecombe and Hickstead. Sailing at Chichester, Shoreham-by-Sea and Brighton Marina. Theatre at Horsham, Guildford, Brighton and Chichester. World-Renowned Motoring Events at Goodwood.

LOT 1: Home Farm

A very attractive Wealden farm comprising pasture, arable and woodland extending overall to approximately 450.69 acres (182.39 Ha).

The farm includes a handsome period farmhouse ready for modernisation and refurbishment and in addition there is a separate, detached modern three-bedroom farm cottage subject to an Agricultural Occupancy Condition.

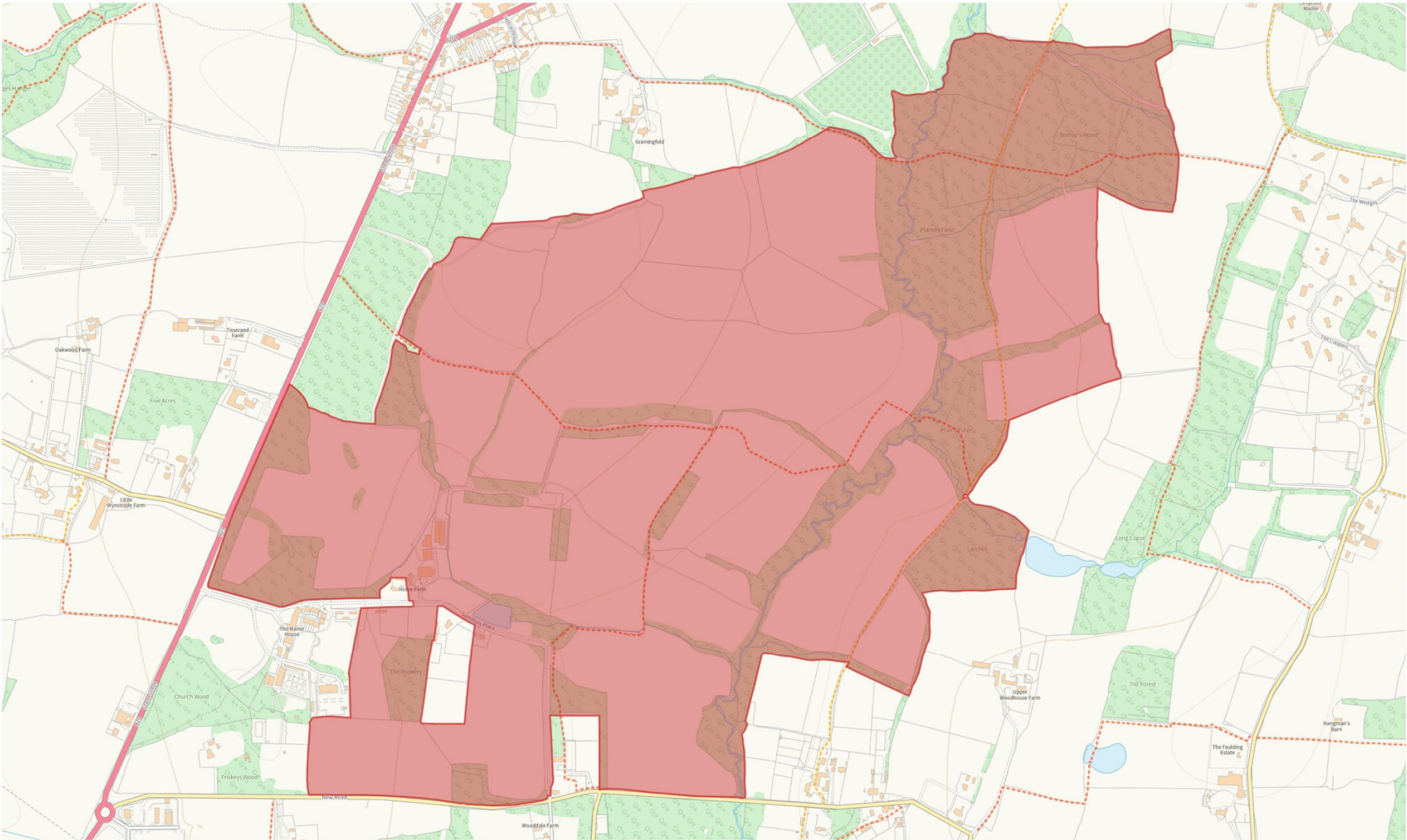
There is an attractive range of traditional buildings including a Sussex barn, granary and byres which are considered to offer further potential, subject to all consents, plus a good range of steel framed modern farm buildings.

The gently undulating pasture, arable and mature broadleaf woodland extend beyond the farmstead and including good size enclosures.

The farm offers very good amenity appeal with good sporting and conservation potential in addition to the mixed farming opportunities.

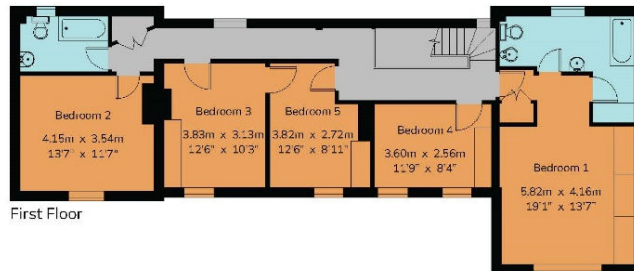


Home Farm, Billingshurst, RH14 9AB





The Farmhouse: The handsome period farmhouse includes well-proportioned accommodation spread over two floors including three reception rooms, four bedrooms and two bathrooms plus a dressing room/fifth bedroom. Part of the rear of the house is attached to the neighbouring house's single storey outbuilding. The house is ready for modernisation and refurbishment and overlooks the parklike pastureland to the North-West and the cluster of attractive period buildings and land to the East.



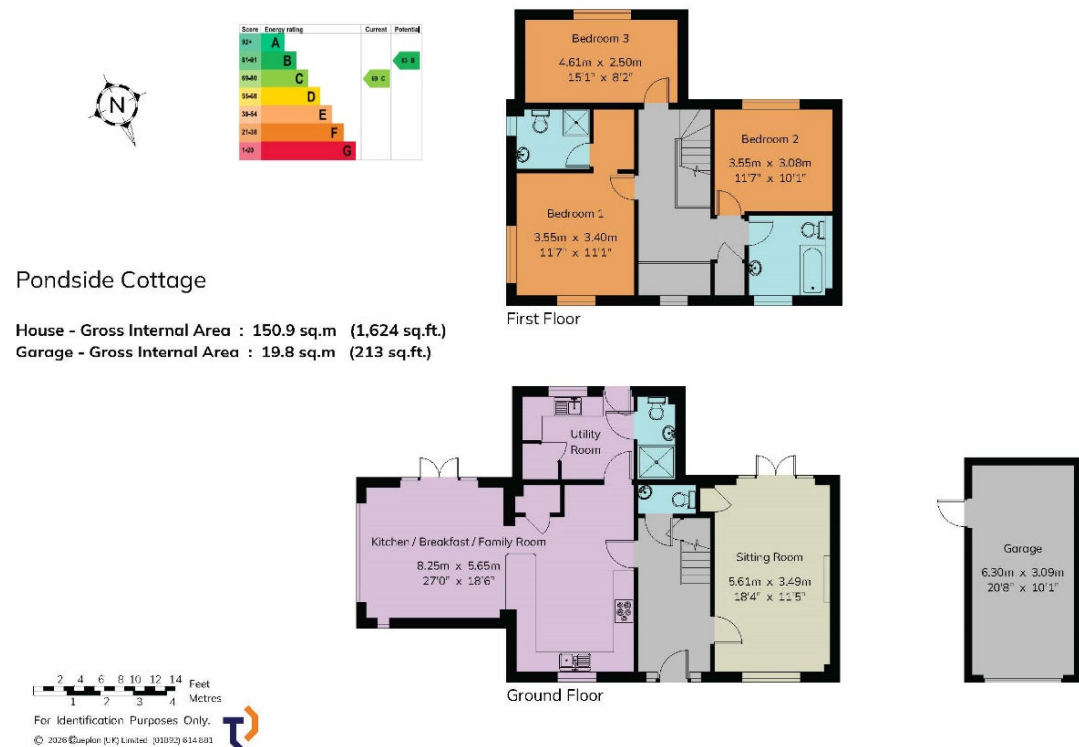
Home Farm

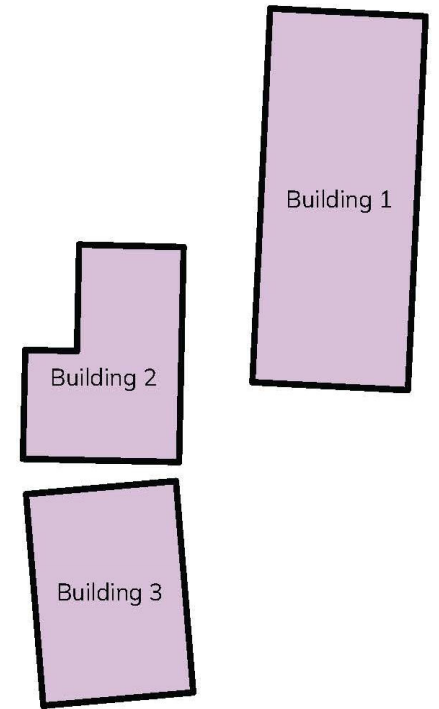
Gross Internal Area : 268.5 sq.m (2,890 sq.ft.)





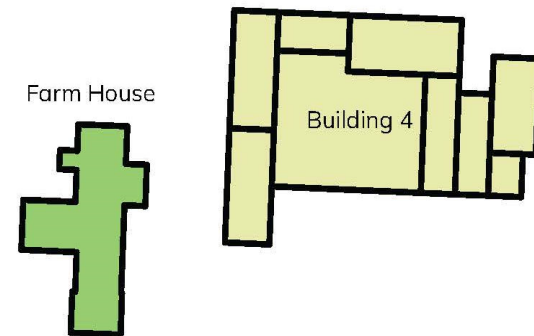
Pondsider Cottage: A detached two storey modern cottage with brick and tile external elevations and including good size three-bedroom accommodation with garden and detached garage.





Home Farm

Building 1 (covered cattle yard) - Gross Internal Area : 779.5 sq.m (8,390 sq.ft.)
 Building 2 (fodder / general purpose barn) - Gross Internal Area : 376.4 sq.m (4,051 sq.ft.)
 Building 3 (grain store) - Gross Internal Area : 427.0 sq.m (4,596 sq.ft.)
 Building 4 (Sussex barn, granary etc.) - Gross Internal Area : 689.7 sq.m (7,423 sq.ft.)
 Total - Gross Internal Area : 2,272.6 sq.m (24,460 sq.ft.)



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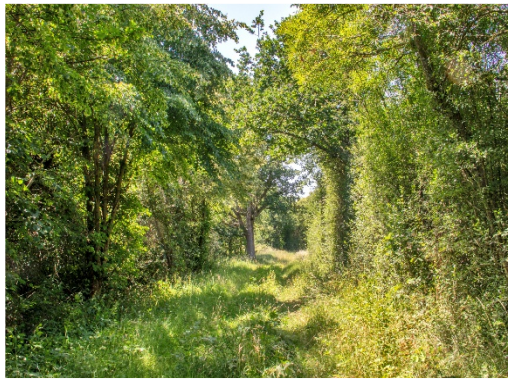


The Buildings: Adjacent to the farmhouse is an attractive range of traditional buildings including Sussex Barn, a granary and byre in need of renovation but considered to offer good potential for alternative or ancillary uses to the farmhouse, subject to consent. To the rear is a good range of steel framed modern farm buildings including enclosed grain store, 4-bay fodder/machinery barn and a 7-bay covered cattle yard together with concreted circulation areas.

The Land: The attractive holding includes undulating pastureland of c. 207.32 acres (83.90 Ha), arable ground of c. 90.63 acres (36.67 Ha) currently into grass leys and large blocks of mixed mature broadleaf woodland of c. 152 acres (61.51 Ha) with pretty ghylls running through plus more recent mixed broadleaf and conifer smaller plantations.

The main access to the farm is from New Road to the South and with additional field gates from that road and with internal farm track to the centre of the holding and thence with field-by-field access through the farm.

The land has been farmed on short term arrangements in the last year for fodder production but for previous decades has formed the home for a prize-winning Simmental beef breeding and fattening unit including productive pastureland with arable cropping. The farmland is principally classified by DEFRA as Grade 3 with parts Grade 4.



LOT 1: HOME FARM



LOT 2: Fold Farm

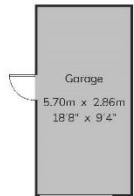
Attractive mixed farm extending overall to c. 375.70 acres (152.04 Ha) including pasture, arable land and woodland, a handsome farmhouse and a good range of farm buildings. The farm offers very good amenity appeal with good sporting and conservation potential in addition to the mixed farming opportunities.

The Farmhouse: The attractive detached period farmhouse which is not Grade II Listed includes well-presented three-bedroom accommodation with pretty outlook to the West over the farm.

The Buildings: There is a very good range of modern farm buildings including a 9-bay covered cattle yard, 5-bay covered cattle/fodder barn, 6-bay fodder/machinery barn, 7-bay silage clamp barn, a concrete framed workshop, plus stores to old dairy buildings.

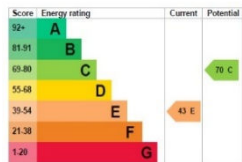
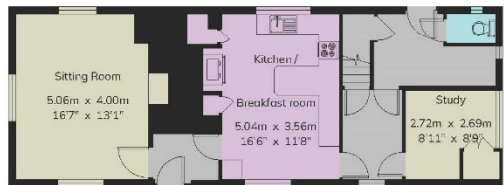
The Land: The arable land of c. 68.97 acres (27.91 Ha) is now sown to SFI cover/leys with undulating pastureland of c. 170.15 acres (68.85 Ha) and with large blocks of mixed mature broadleaf woodland (c. 134 acres/54.23 Ha overall) with pretty ghylls running through and scenic lake of c. 2.35 acres (0.95 Ha). The farm's main access is from the A29 to the East and with internal gated hard track leading through the farm with field gates off and thence connecting to the North to Marles Lane leading to the public highway. There is a third access point from Okehurst/Copped Hall Lane to the South. The farmland is classified by DEFRA as a mixture Grade 3 and Grade 4 land.





Fold Farm

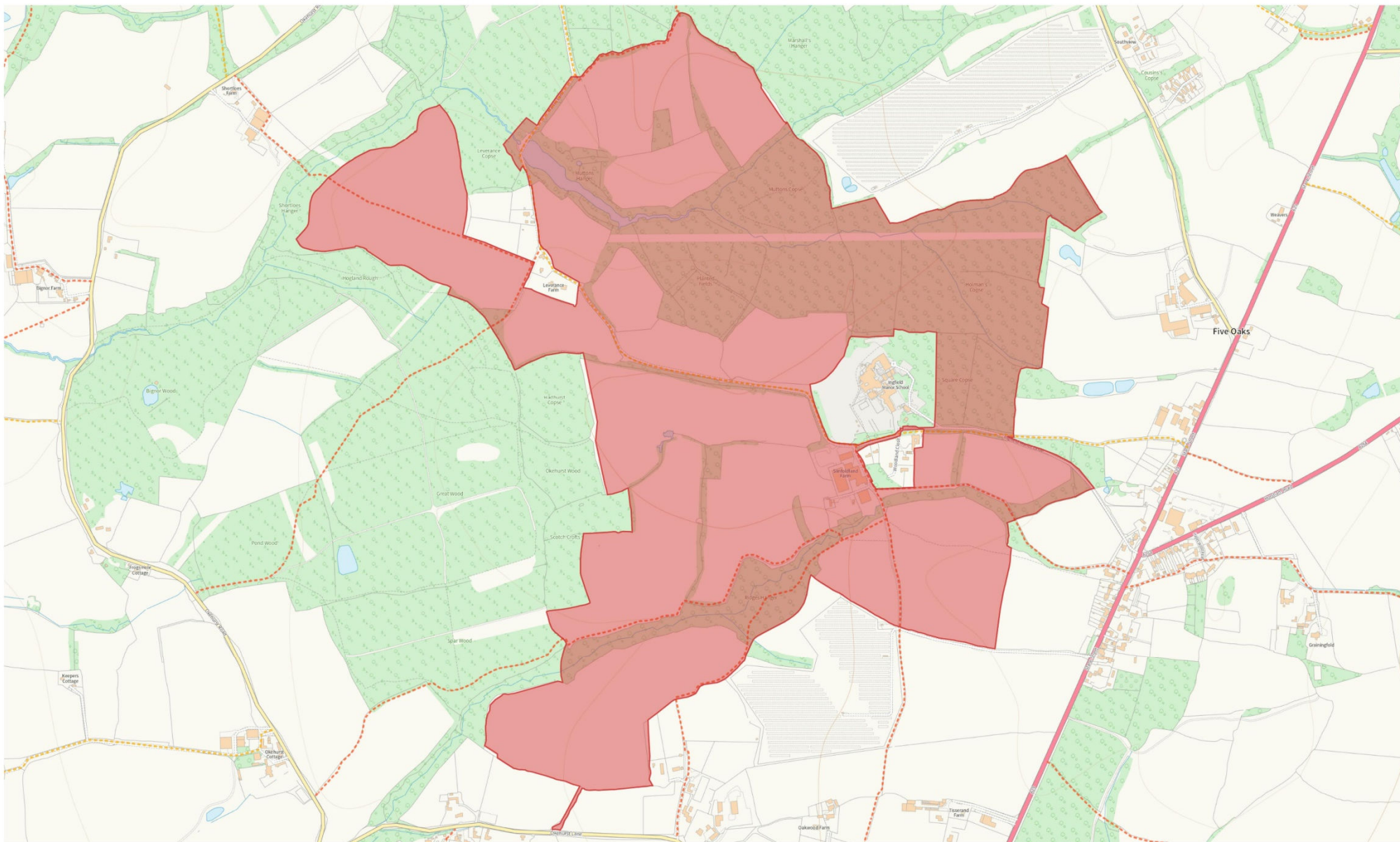
House - Gross Internal Area : 156.3 sq.m (1,682 sq.ft.)
 Studio - Gross Internal Area : 15.7 sq.m (168 sq.ft.)
 Garage - Gross Internal Area : 16.3 sq.m (175 sq.ft.)
 Total - Gross Internal Area : 188.3 sq.m (2,025 sq.ft.)



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H.J. BURT
Chartered Surveyors : Estate Agents



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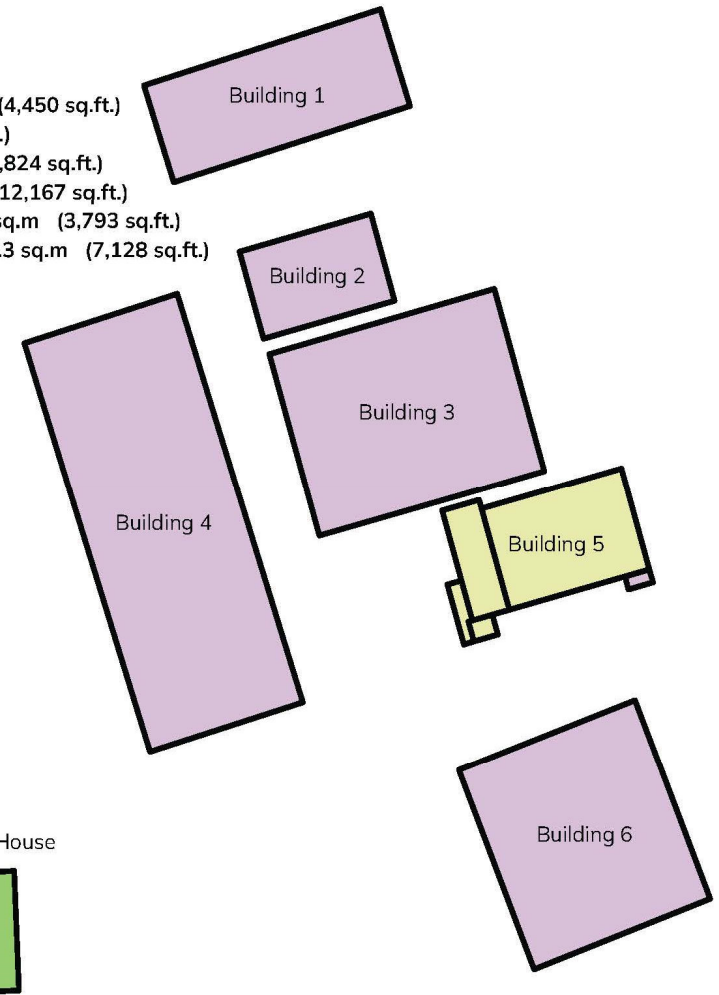
200 m
Scale 1:8250 (at A3)





Fold Farm

Building 1 (covered silage clamp) - Gross Internal Area : 413.5 sq.m (4,450 sq.ft.)
 Building 2 (workshop) - Gross Internal Area : 202.1 sq.m (2,175 sq.ft.)
 Building 3 (covered cattle yard) - Gross Internal Area : 726.9 sq.m (7,824 sq.ft.)
 Building 4 (covered cattle yard) - Gross Internal Area : 1130.4 sq.m (12,167 sq.ft.)
 Building 5 (old dairy bull pens & stores) - Gross Internal Area : 352.4 sq.m (3,793 sq.ft.)
 Building 6 (fodder / general purpose barn) - Gross Internal Area : 662.3 sq.m (7,128 sq.ft.)
 Total - Gross Internal Area : 3487.6 sq.m (37,537 sq.ft.)





LOT 2: FOLD FARM

General

Photos and particulars prepared by HJ Burt in June & July 2026 (ref RBA).

Method of Sale: Home Farm & Fold Farm are offered for sale as a whole or in two lots by private treaty. The vendor reserves the right to divide or combine lots.

Schedule of Freehold titles:

Home Farm	Fold Farm
WSX371103	WSX175779pt (excl cottage)
WSX306964	WSX191776
WSX117836	WSX235410
WSX144217	
SX63259	

Residential property schedule:

Property	Tenure
Home Farmhouse	Vacant
Pondside Cottage	Farm employee but vacant possession on completion
Fold Farmhouse	Farm employee but vacant possession on completion
Farmland	Vacant possession on completion

Residential EPCs, Council Tax & Services:

Property	EPC Band	Council Tax Band	Services			
			Water	Drainage	Electric	Heating
Home Farmhouse	E	H	Mains	Private treatment plant	Mains	Oil
Pondside Cottage	C	E	Mains	Private treatment plant	Mains	Air Source Heat Pump
Fold Farmhouse	C	E	Mains	Private treatment plant	Mains	Oil

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including: rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Home Farm: the main farm access and road frontage is to New Road to the South with an additional right of way (excluding main agricultural use) over the neighbouring Summers Place residential development to the West. Part land frontage to the A29 Stane Street to the North-West. Various public footpaths cross the farm plus a public bridleway and a vehicular right of way for the separately owned property, Homefield (next to Pondside Cottage).

Fold Farm: the main farm access from A29 to the East via a right of way over Inglefield Manor Drive and then a right of way over the Inglefield Manor School drive to the main part. There is a secondary right of way to the North-West from Marles Lane and with gated internal track thence leading through to the farmstead. There is a third access point from Okehurst/Copped Hall Lane to the South to the outlying block of c. 32 acres. Various public footpaths plus a public bridleway cross the farm along with vehicular right of way for the neighbouring Inglefield Manor School over part of the farm drive.

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Schemes: The farmland is entered into a 3-year Sustainable Farming Initiative scheme from 2025. The purchaser will be deemed to have full knowledge of the scheme(s) and will take it on and comply with the scheme from completion if necessary. The vendor will retain any payments up to completion. Further details available from the vendor’s agent.

Designations: Both farms have areas of Ancient Woodland. Fold Farm is in a surface water Nitrate Vulnerable Zone (NVZ).

Cropping: Cropping schedules are available from the vendor’s agent on request.

Holdover: Holdover is reserved to permit the harvesting of any growing crops, plus the storage and disposal of any crops and fodder and for a machinery sale.

Ingoing valuation: Subject to the timing of completion, the purchaser may be required in addition to the purchase price to pay for: Growing crops and all beneficial cultivations, sub-soiling, moling and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable; Seed, fertilisers, manures and sprays applied to the growing crops since the last harvest at invoice cost.

Fixtures & fittings: All items usually regarded as tenant’s fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Local authorities: Horsham District Council (01403 215100); West Sussex County Council (01243 777100).

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around farm buildings, machinery, livestock, woodland and open water.

Viewing: Strictly by confirmed appointment with the vendor’s sole selling agent:

H.J. BURT Steyning
01903 879488 | www.hjburt.co.uk |
For attention of Rowan Allan:
rallan@hjburt.co.uk



LOT 2: FOLD FARM

Directions: HOME FARM - RH14 9AB

Head North out of Billingshurst on the A29 towards Five Oaks and turn right down New Road just past the second roundabout and service area. Take the first left hand drive to the farm as shown on the plan.

Entrance off New Road: [what3words:///mondays.strikers.engaging](https://what3words.com/mondays.strikers.engaging)
Farmstead: [what3words:///smokers.signed.incorrect](https://what3words.com/smokers.signed.incorrect)

FOLD FARM - RH14 9AU

Head North out of Billingshurst on the A29 towards Five Oaks and turn left at the mini-roundabout into Inglefield Manor Drive before the Audi garage. Continue down the drive and past the school as shown on the plan.

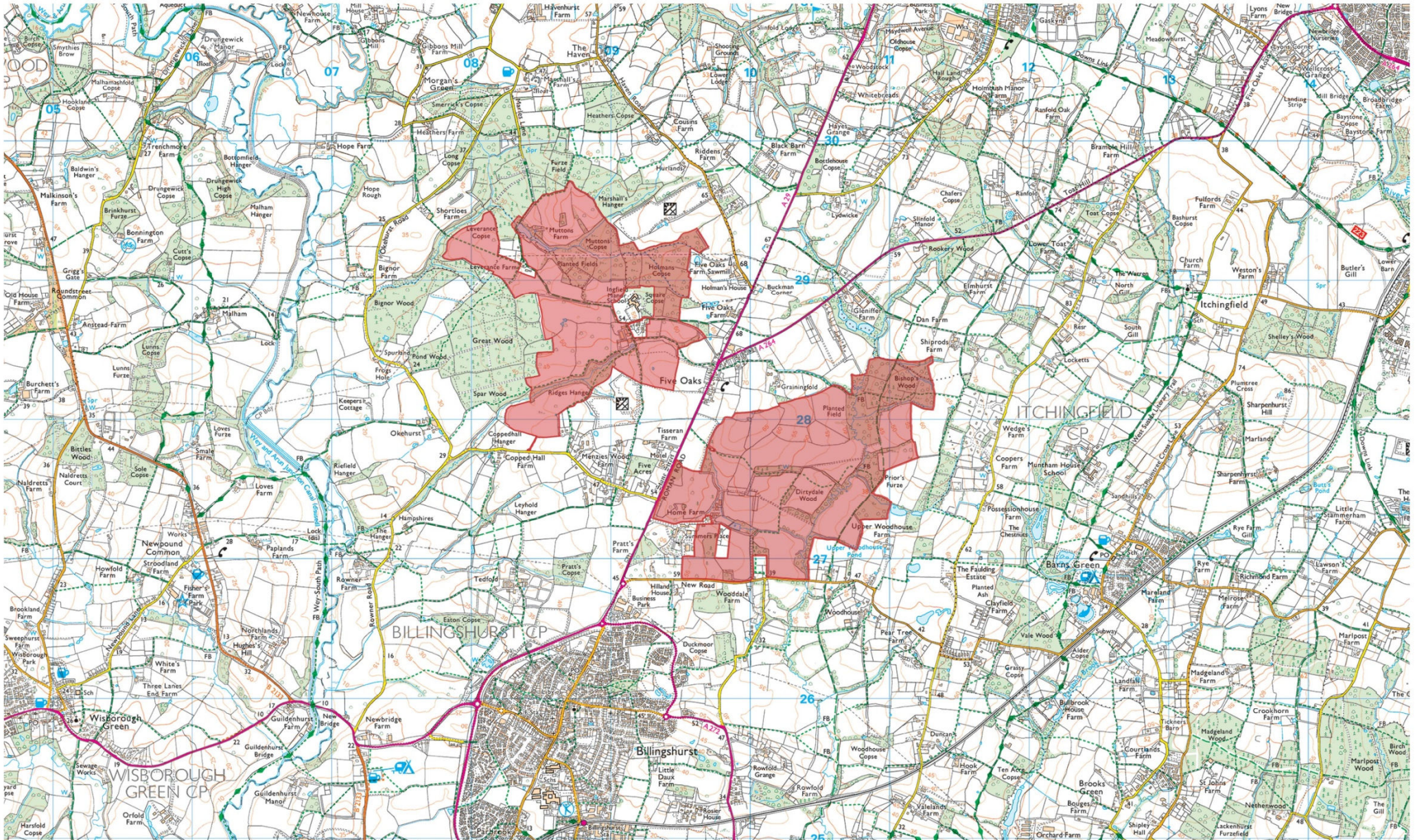
Entrance off Stane Street/A29: [what3words:///strutted.launch.skunks](https://what3words.com/strutted.launch.skunks)
Farmstead: [what3words:///boasted.eslewhere.scorecard](https://what3words.com/boasted.eslewhere.scorecard)

LOT 2: FOLD FARM



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LOT 2: FOLD FARM



IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.

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