



H.J. BURT
Chartered Surveyors : Estate Agents

Maudlyn Farm | Maudlin Lane | Steyning | West Sussex | BN44 3WX

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Freehold Guide Prices - Lot 1: £750,000. Lot 2: £475,000. Lot 3: £225,000.

- Occupying a wonderful position on the edge of the South Downs National Park & the old market town of Steyning with panoramic views, a mixed arable and pasture farm of c. 63.77 acres, including an extensive range of buildings with great potential (subject to all necessary consents).
- **AVAILABLE FOR SALE AS A WHOLE OR IN 3 LOTS**
- **LOT 1:** Extensive range of farm buildings with great potential and edge of settlement pasture land, overall c.10.67 acres (4.32 Ha).
- **LOT 2:** Undulating arable land with good roadside access, overall c. 43.09 acres (17.44 Ha).
- **LOT 3:** South facing land together with 3-bay outbuilding, overall c. 10.01 acres (4.05 Ha).
- Fine semi-rural position within 1 mile of Steyning High Street, Shoreham-by-Sea 5 miles, Worthing 9 miles, Brighton 11 miles.

Description

Maudlyn Farm comprises a very attractive mixed arable and pasture holding extending overall to approximately 63.77 acres (25.81 Ha) which is primarily accessed off Maudlin Lane but also with secondary access to Lot 2 off Annington Road and which also has part road frontage to the Steyning/Bramber bypass/A283. The gently undulating farm on the edge of the South Downs National Park and the edge of Bramber parish and the old market town of Steyning enjoys sensational views to the South Downs and beyond. The farm is available for sale as a whole or in three lots.

LOT 1 adjoins the settlement boundary and includes a range of traditional and more recent farm buildings with great potential (subject to consents) and forming a cluster with access off Maudlin Lane and as shown on the appended block and floorplans **extending overall to c. 13,500sqft (1,254sqm)**. Including an attractive **part flint faced barn** (Bdg 'A') with adjoining part open sided **3-bay steel portal framed fodder/machinery barn** (Bdg 'B') by D&D. Across the yard is a **4-bay steel portal framed covered cattle yard** (Bdg D) with enclosed **2-bay workshop** to the North end (Bdg C). To the West side of the yard, **5-bay timber framed livestock barn** (Bdg E). Lot 1 extends overall to 10.67 acres including permanent pasture land adjoining and with two access gates off Maudlin Lane.



LOT 2 comprises gently undulating and free-draining chalk downland in arable cultivation and extending to approximately 43.09 acres with double gated access to the North-East side off Maudlin Lane near to the Clays Hill roundabout with the A283 and to which the land also has frontage. There is a secondary gated access off Annington Road to the South. **LOT 3** extends to c 10.01 acres with frontage to and access gate from Maudlin Lane plus part frontage to Annington Road. Including a **3-bay single storey storage building** with further potential including for stabling, subject to all consents.

Location

The farm occupies a very attractive semi-rural location in the South Downs National Park on the Southern edge of the old market town of Steyning and the residential settlement boundary. Steyning includes an extensive range of shops and facilities centred around a vibrant traditional High Street within 1 mile and also including schools for all age groups, health and sports centre with swimming pool and many other community facilities.

Shoreham by sea, approximately 5 miles to the South-East has a mainline railway station (with services along the South coast to Gatwick and London Victoria) a small airport and a harbour. The cosmopolitan city of Brighton with its excellent range of shops and recreational facilities is approximately 5 miles to the East of Shoreham, whilst Worthing is a similar distance to the West of Shoreham. To the North, Gatwick is circa 27.5 miles.

Sporting & Recreation: Racing at Goodwood, Fontwell, Brighton, Plumpton & Lingfield. Golf at Albourne, Pyecombe, Devil's Dyke, Worthing, Horsham & Pulborough. Equestrian events at Henfield, Pyecombe & Hickstead. Sailing at Shoreham-by-Sea, Brighton Marina & Chichester. Theatre at Shoreham, Horsham, Brighton & Chichester. There is a good range of state and independent schools in the area.



LOT 1





PRIVATE

LOT 3

PRIVATE

LOT 1

PRIVATE

LOT 2

Please refer to lotting plan for boundaries

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LOT 2

LOT 3

PRIVATE

PRIVATE

PRIVATE

LOT 1

Please refer to lotting plan for boundaries



LOT 1

LOT 3

LOT 2

Please refer to lotting plan for boundaries

Information

Property Reference: HJB03379. Photos & particulars prepared: April 2026 (ref RBA).

Services: Mains water and electricity are connected to Lot 1.

Tenure: Freehold title number WSX405890. Vacant possession will be granted on completion and following the termination of the current Farm Business Tenancies in Autumn 2026.

Boundaries: In the event of a sale in individual lots the boundary maintenance and fencing liabilities between the lots will be as shown by the inward facing 'T' marks on the plan.

Local Authorities: South Downs National Park & Horsham District Council.

Public Footpaths cross Lots 1 & 2.

Directions

LOT 1: [what3words///openly.alas.nozzles](https://www.what3words.com/openly.alas.nozzles)

LOT 2: [what3words///dices.accent.companies](https://www.what3words.com/dices.accent.companies)

LOT 3: [what3words///measures.recorder.diposing](https://www.what3words.com/measures.recorder.diposing)

Maudlin Lane may be accessed either from the Clays Hill roundabout off the Steyning/Bramber bypass or alternatively off Clays Hill coming out of Steyning in a South-Easterly direction. Maudlin Lane then connects with Annington Road leading South through rural lanes and linking via Coombes to the A27 near the Lancing College junction.

Viewing **strictly by appointment with:**

H.J. BURT Steyning

The Estate Offices | 53 High Street | Steyning | West Sussex | BN44 3RE

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 Find us @H.J.Burt



Viewing and Health & Safety

All parties viewing are requested to ensure that all shut gates are kept shut, gateways and driveways remain clear and any livestock remain undisturbed and machinery untouched. Parties viewing are specifically requested to view the land offered for sale and strictly not to stray onto any adjoining land. Given potential hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety and particularly around any areas of water, trees, buildings, machinery or livestock.

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.





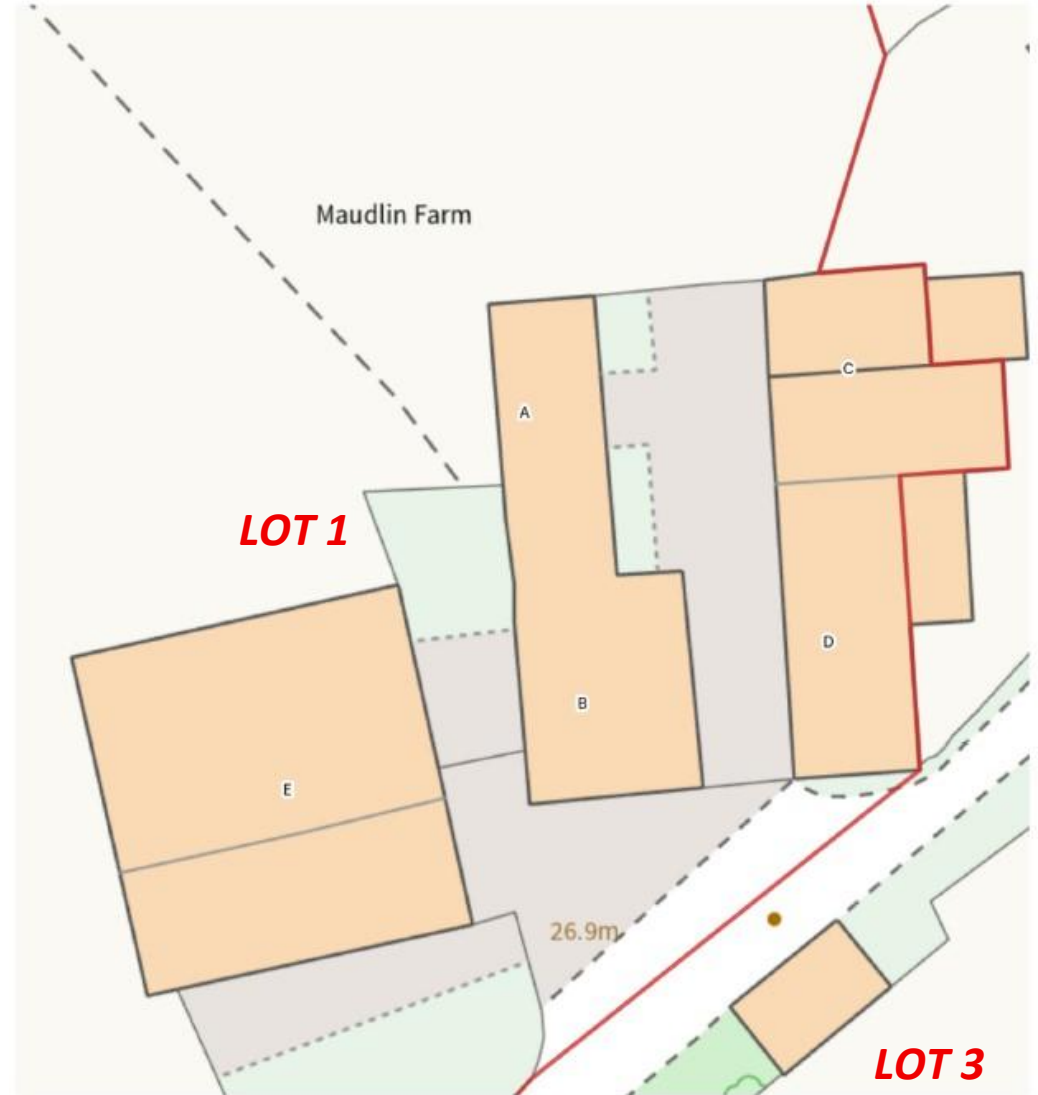
LOT 1



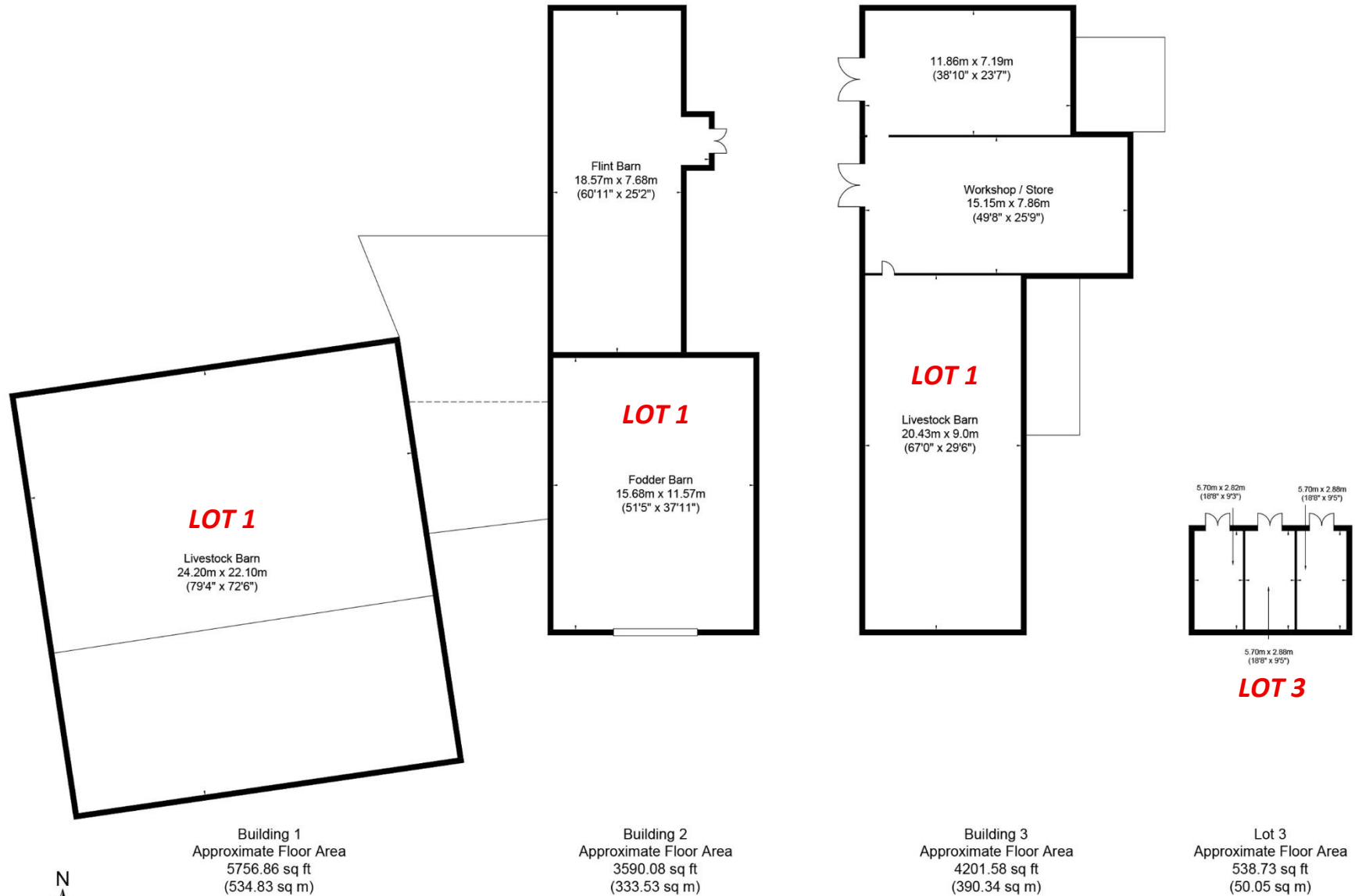
LOT 3



Buildings at Maudlyn Farm,
Steyning



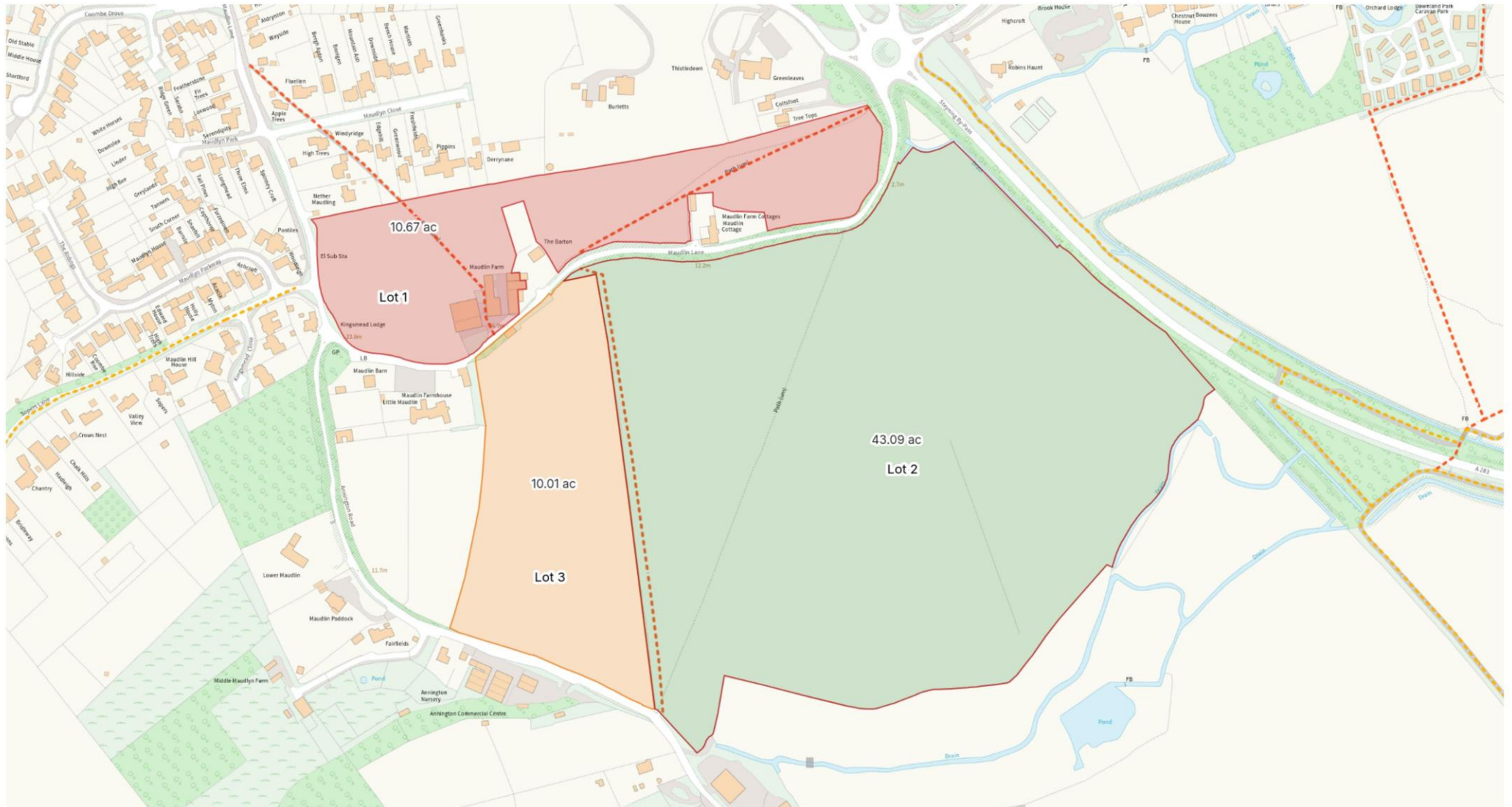
Maudlin Lane



Approximate Gross Internal Area = 1308.75 sq m / 14087.25 sq ft

Building 1, 2 & 3 Total Area = 1258.7 sq m / 13548.52 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.





LOT 2

LOT 3

LOT 1

Please refer to lotting plan for boundaries