



H.J. BURT
Chartered Surveyors : Estate Agents

Amiesmill Farm & Watermill Barn | Kerves Lane | Horsham | West Sussex | RH13 6RL

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Lot 1 - Offers in Excess of £1,195,000 | Lot 2 - Offers in Excess of £995,000



- **Offered for sale as a whole or in 2 lots, an attractive agricultural & equestrian holding extending to c. 21.33 acres (8.63 Ha).** Freehold. Council Tax Band 'F'. EPC 'E'.
- **LOT 1:** Fine three-bedroom conversion together with ancillary buildings including potential annexe space, garden & land c. 1.54 ac. (0.62 Ha).
- **LOT 2:** Principal area of farm incl. barn with consent for residential conversion & excellent equestrian facilities including stable yard, manège & barn, plus pasture land, overall c.19.79 ac. (8 Ha).
- Occupying a desirable and accessible rural location to the South-East of Horsham within 1.5 miles of the town centre.

Description

Amies Mill Farm & Watermill Barn comprises a very attractive traditional grassland farm extending overall to approximately 21.33 acres (8.63 Ha) and being available for sale as a whole or in two individual lots. The farm occupies a desirable and accessible rural location to the South-East old of the market town of Horsham with the town centre being within 1.5 miles accessed via Kerves Lane leading from the A281 Brighton Road. Lot 2 also benefits from a farm access track for larger vehicles and connecting with Sedgwick Lane to the East and which lane also connects with the A281.

Watermill Barn (Lot 1) was converted and renovated in the last 10 years to create a beautifully finished and presented three-bedroom conversion of the L-shaped old farm building and with the accommodation all being on one level and enjoying a lovely outlook over its gardens and ground and including over the adjacent tributary of the River Arun which lies at a lower level to the Northern boundary.

The mellow external elevations comprise brickwork with part weather boarding under a clay tiled roof and there a number of full height double glazed windows and doors to provide a good feeling of light and space and enhanced internally with the large majority of the rooms including vaulted ceilings with very attractive exposed timbers plus conservation roof lights. **A particular feature is the stunning main living/kitchen/dining area of nearly 50ft** and including **cosy sitting area with fireplace with woodburning stove** to one end and **stone flagged floor with under heating throughout, dining area and very smart fitted kitchen** with textured granite surfaces to the East end with patio doors



opening onto the terrace and the lovely outlook. The **well-equipped kitchen** includes integrated fridge, twin freezers, dishwasher, wine/beer fridge, Belfast sink, waste unit and central island with additional sink and adjacent space for range cooker. Adjacent to the kitchen is a **utility room** with points for washing machine and dryer along with the connections for the **underfloor heating, ground source heat pump and heat recovery system**, back door and **cloakroom**. A side hallway provides access to the bedrooms with **principal bedroom to the South end being double aspect** and with smart **en-suite shower room** off and then with **two further double bedrooms** and **family bathroom** including separate shower cubicle.

Included within Lot 1 are a useful cluster of traditional buildings including an **adaptable studio building** within the front yard area offering scope for **potential future annexe/office or guest space** (subject to all consents) with double glazed windows and vaulted ceiling. Adjoining this are further outbuildings including **two storey traditional granary also considered to offer scope for further conversion for ancillary uses** and with draft plans for same available from the Agents.

Lot 1 extends overall to approximately 1.54 acres (0.6 Ha) and includes a **very good size garden**, with the principal area of garden lying on the East side with wide expanse of lawn, gravelling and terracing at the back of the barn plus **useful workshop/store and adjoining pergola area**. There is a pretty outlook over the adjoining watercourse with mixed tree planting to the edges and the delightful, **'Jungle Hut' hexagonal gazebo**, perfect for al-fresco dining and entertaining to the Eastern end. To the West side of the property is a small additional building area which may potentially be available (refer to Agents).



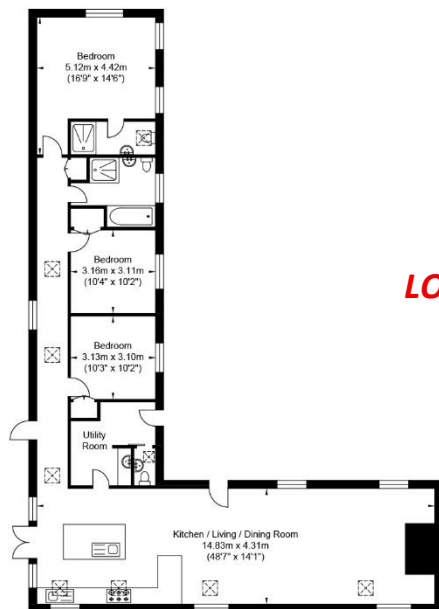


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



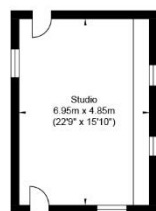
Kerves Lane

LOT 1

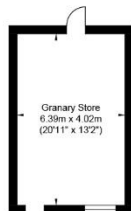


Main Building
Approximate Floor Area
1522.98 sq ft
(141.49 sq m)

LOT 1



Outbuilding
Approximate Floor Area
362.85 sq ft
(33.71 sq m)

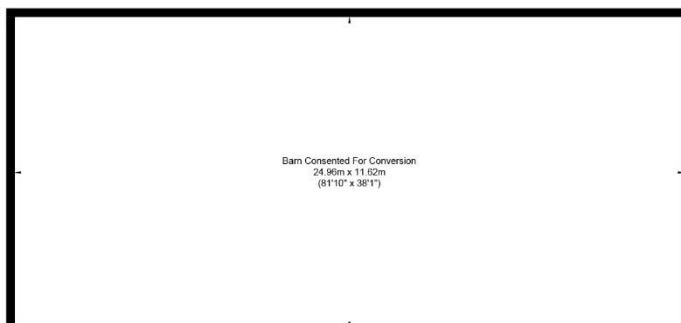


Storage
Approximate Floor Area
276.52 sq ft
(25.69 sq m)



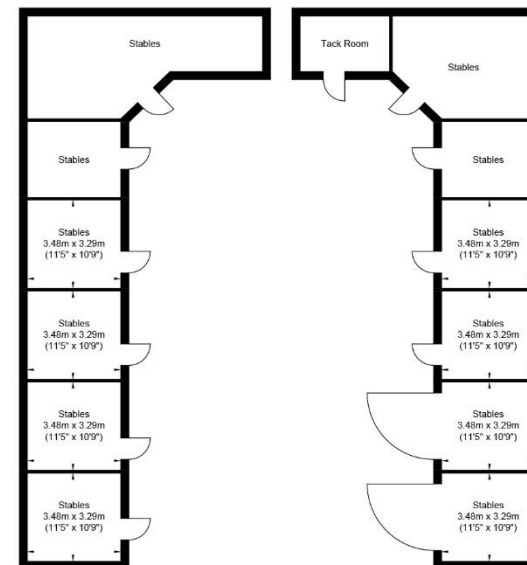
Store
Approximate Floor Area
286.42 sq ft
(26.61 sq m)

LOT 2



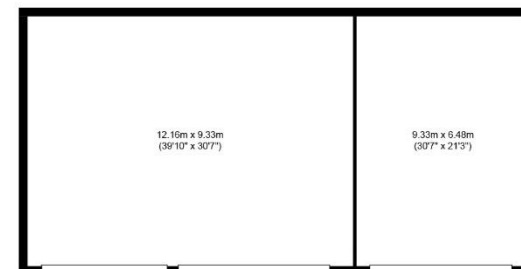
Barn Consented For Conversion
Approximate Floor Area
3121.96 sq ft
(290.04 sq m)

LOT 2



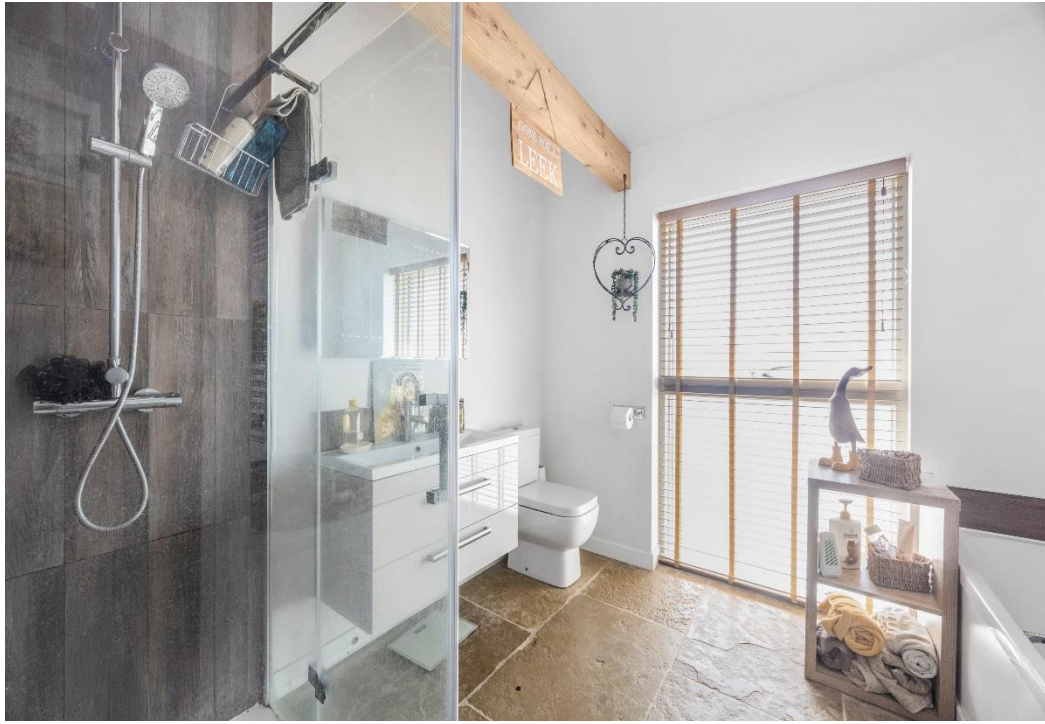
Stables
Approximate Floor Area
1791.43 sq ft
(166.43 sq m)

LOT 2



Agricultural Barn
Approximate Floor Area
1881.96 sq ft
(174.84 sq m)

Approximate Gross Internal Area (Including Storage Building & Stables) = 858.81 sq m / 9244.12 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Lot 2 lies to the South of Lot 1 with a right of way over Lot 1 for residential vehicular access out onto Kerves Lane but also with farm track leading East onto Sedgwick Lane providing more readily useable access for larger vehicles and passing through the farm which **extends to approximately 19.79 acres (8 Ha)**.

The farm offers a **wonderful opportunity for a purchaser to complete an exciting conversion of a four-bay agricultural steel framed barn to a three bedroom, two bathroom dwelling with large semi-open plan living areas and attached garage/workshop space** all as shown on the appended plan and granted consent under appeal in January 2025 (appeal reference **APP/Z3825/W/24/3348147**) in respect of an initially refused application **DC/24/0084** for conversion of the agricultural building to a dwelling and associated building works.

This lot also includes an **excellent range of equestrian facilities** including **sand and rubber surfaced 40m x 20m manège** and a **u-shaped stable yard with large concrete yard area and stables with ancillary stores encompassing tack, feed, rug and fodder storage**. To the East side is a very recently constructed three-bay steel framed **modern agricultural storage barn** with roller shutter doors to create **two enclosed useful machinery/fodder storage areas**. In addition, there are surrounding areas of hard standing and thence with the areas of **pasture land** stretching away to the South and South-East and including the **main hay field** fronting onto Sedgwick Lane and then the **individual horse paddocks** due South of the buildings and proposed conversion and with a **fine rural outlook over the farm and beyond**.

Location

Amies Mill Farm occupies an accessible and desirable rural location to the South-East of the old market town of Horsham within 1.5 miles of the town centre and accessed via Kerves Lane leading from the A281 Brighton Road. Horsham offers an extensive range of shops, trades and facilities as well as entertainment facilities and mainline railway station with services to London Victoria (approx. 55 mins) plus out of town superstore shopping at Broadbridge Heath, together with adjoining sports centre (within 3.5 miles).

The A24 may be reached via rural lanes through Southwater or Copsale or alternatively, North through Horsham and is approx. 2.5 miles and links to routes to the A23/M23 and Crawley and Gatwick Airport and also to Dorking and beyond to the M25 to the North, or the A27 to the South. The large village of Southwater to the South-West is within 4.5 miles.





Information

Property Ref: HJB03206. **Photos & particulars prepared:** August 2025 ref RBA.

Services: Mains services of water and electricity are connected to the farm with interconnecting supplies between Lots 1 & 2. In the event of the property being sold as two individual lots, Lot 2 will be required to install their own independent services and with general cross rights between the lots for such service connections as existing or proposed. Private modern drainage system to Waternill Barn.

Access: The main vehicular access to the farm is from Kerves Lane with rights of way over the main part of the drive in favour of neighbouring properties between the points A-B-C and with a right of way in favour of Lot 2 to be reserved over Lot 1 (if sold in individual lots) between the points A-B-C-D and subject to contributions towards maintenance and repair.

Title: Freehold title WSX342159.

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

Local Authority: Horsham District Council. **Council Tax Band:** 'F' (Lot 1).

Method of Sale: The Vendors reserve the right not to sell Lot 2 until such time as Lot 1 has been sold.

Directions: what3words///rainy.lunch.sage

Viewing an internal inspection is strictly by appointment with:

H.J. BURT Steyning

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

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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 vendors 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 2





LOT 2

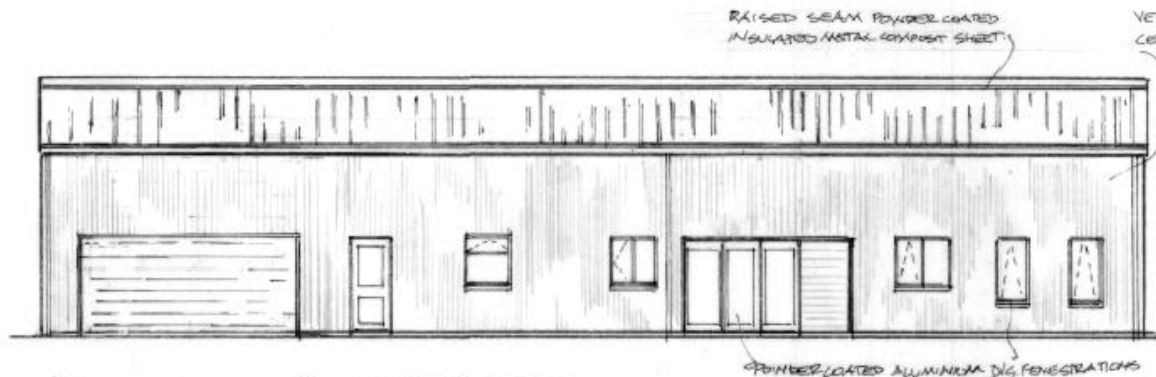


LOT 2

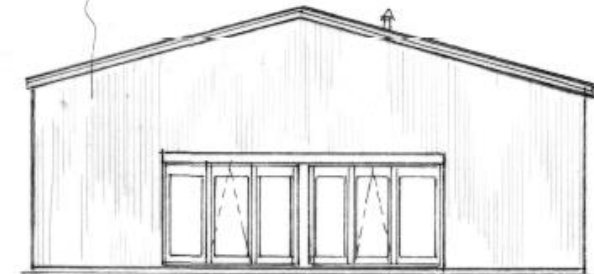
DRWING NO:
2022/11/4

REV:
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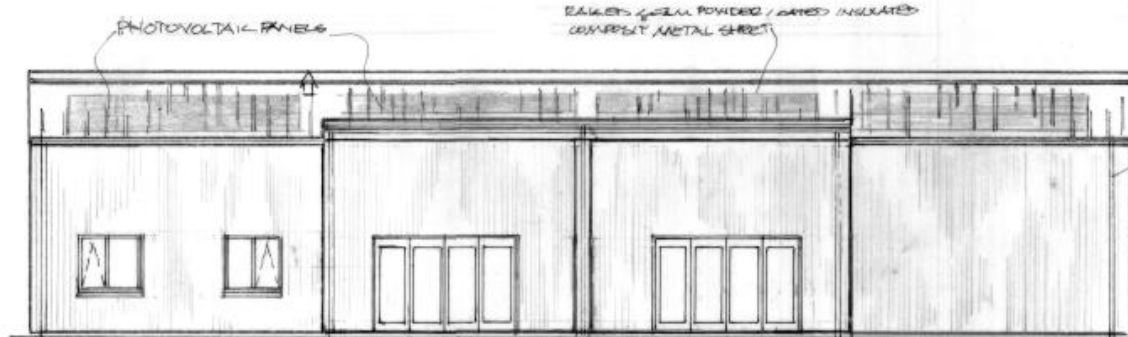
A 10/3/2022 MINOR ELEVATIONAL AMENDMENTS
B 18/3/2022 P.V. PANELS ADDED



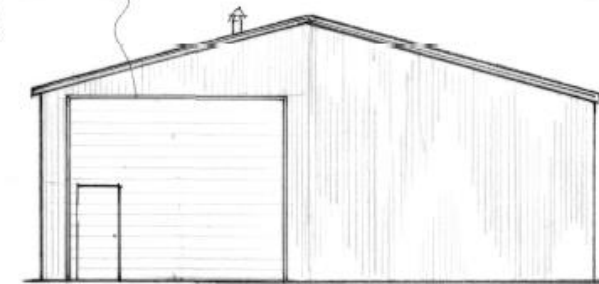
PROP. NORTH ELEVATION 1:100



PROP. WEST ELEVATION 1:100.



PROP. SOUTH ELEVATION 1:100

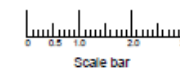
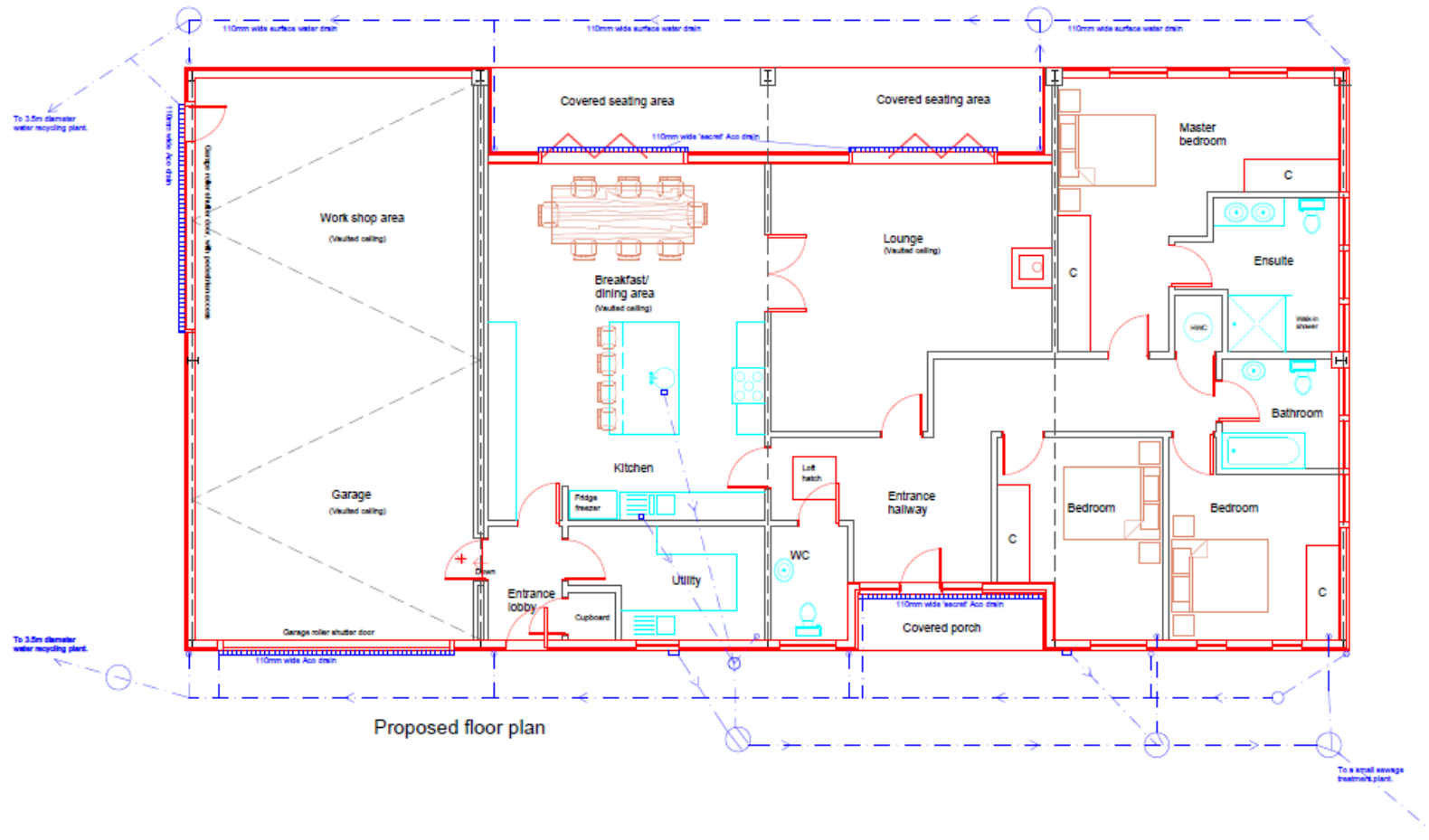


PROP. EAST ELEVATION 1:100

PROPOSAL:

CONVERSION OF STEEL FRAMED BARN SOUTH OF
ANNIES MILL FARM BARN KERNES LANE, HORSHAM

LOT 2



BUILDING REGULATION NOTES		
Rainwater harvesting / storage.		
East elevation is to see a 30,000 litre rainwater storage tank placed on a 300mm deep, C35 reinforced concrete slab, with minimum 150mm lean mix bed(=6).		
Tank is to be 3.5m diameter x 3.5m deep, installed to suit manufacturer's specification. Water is to be filtered & used with mains drinking supply in new dwelling.		
</		

LOT 2 (foreground)

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