



Invitation for Expressions of Interest

Home Farm, Stanmer

Stanmer Park, Brighton, East Sussex, BN1 9PZ

A rare opportunity in the heart of Stanmer Park

Set within the distinctive landscape of Stanmer Park and the wider South Downs National Park, Home Farm offers a rare opportunity to occupy a multifunctional property in one of Brighton's most important and accessed landscapes.

Brighton & Hove City Council is seeking expressions of interest from capable and forward thinking occupiers who can demonstrate a viable, sustainable and well-managed vision for the holding. Home Farm offers a unique opportunity for an occupier to establish a new destination at the core of this nationally renowned location.

The property provides opportunity as an exceptional base for an enterprise which complements the high footfall, environmental value, cultural history and land-based activity found within Stanmer Park.



THE POTENTIAL

This is a rare opportunity to secure a long-term lease in one of the most recognisable landscapes in Brighton. The building footprint and setting offer the ability to create a flagship destination that benefits from substantial existing footfall.

Home Farm benefits from 29,500 sq. Ft. of traditional and portal-framed buildings, suitable for a variety of commercial uses subject to the necessary planning permissions having been obtained, as well as approval by Brighton & Hove City Council (the landlord).

Uses may include (but are not limited to):

- Educational facilities
- Outdoor leisure and wellness
- Commercial SMEs
- Charity organisations

The surrounding land is predominantly permanent pasture and extends to approximately 245 hectares (610 ac.) within the Grade II listed park and garden of Stanmer Park. The land will be available in lots or as a whole.

Applicants are encouraged to present business plans which are sympathetic to Stanmer Park while promoting Home Farm as an inclusive destination.





OBJECTIVES

Brighton & Hove City Council is seeking expressions of interest which can demonstrate a practical operational model whilst also meeting the objectives of the City Downland Estate Plan and Stanmer Conservation Plan. A summary of the CDEP has been provided. Strong proposals will show innovation, commercial viability, environmental sensitivity and a long-term vision.

The City Downland Estate Plan prioritises:

- Biodiversity & Wildlife Restoration
- Carbon Net-Zero & Climate Resilience
- Sustainable Farming & Food Production
- Public Access, Health & Wellbeing
- Heritage & Archaeology
- Financial Sustainability

Applicants will be required to show financial standing, proposed investment and operational model. Evidence of experience in comparable or relevant sectors to the business plan is preferred. Successful applicants will demonstrate how they will add value to both the local community and the wider landscape.



GENERAL INFORMATION

Tenure

The property is to be offered on a long-term lease and will be available to occupy from the Autumn of 2027.

The Land

The Land is designated by Brighton & Hove City Council as Open Access and is farmed using an Organic Land Management approach, and the Council would expect this to be continued. The land also sits within a Grade II listed park and garden of Stanmer Park. The Land is currently in a Countryside Stewardship Mid-tier scheme. The Council require that any incoming occupant will enter the land into available agricultural-environmental schemes. Any blocks of woodland are excluded from the holding.

Planning

Applicants must make their own enquiries with South Downs National Park Authority regarding any change of use requirements or enhancements proposed as part of their business plan.

Business Rates

Applicants are advised to make their own enquiries with the Local Authority.

Accommodation

A two-bedroom cottage within Stanmer Village can be available as part of the letting of the property.

Services

The property is connected to mains electricity, water and drainage. There is no gas.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

VAT

The property will not be elected for VAT.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti-money laundering legislation.

Viewing

Viewings are to take place by prior appointment with the agents only.

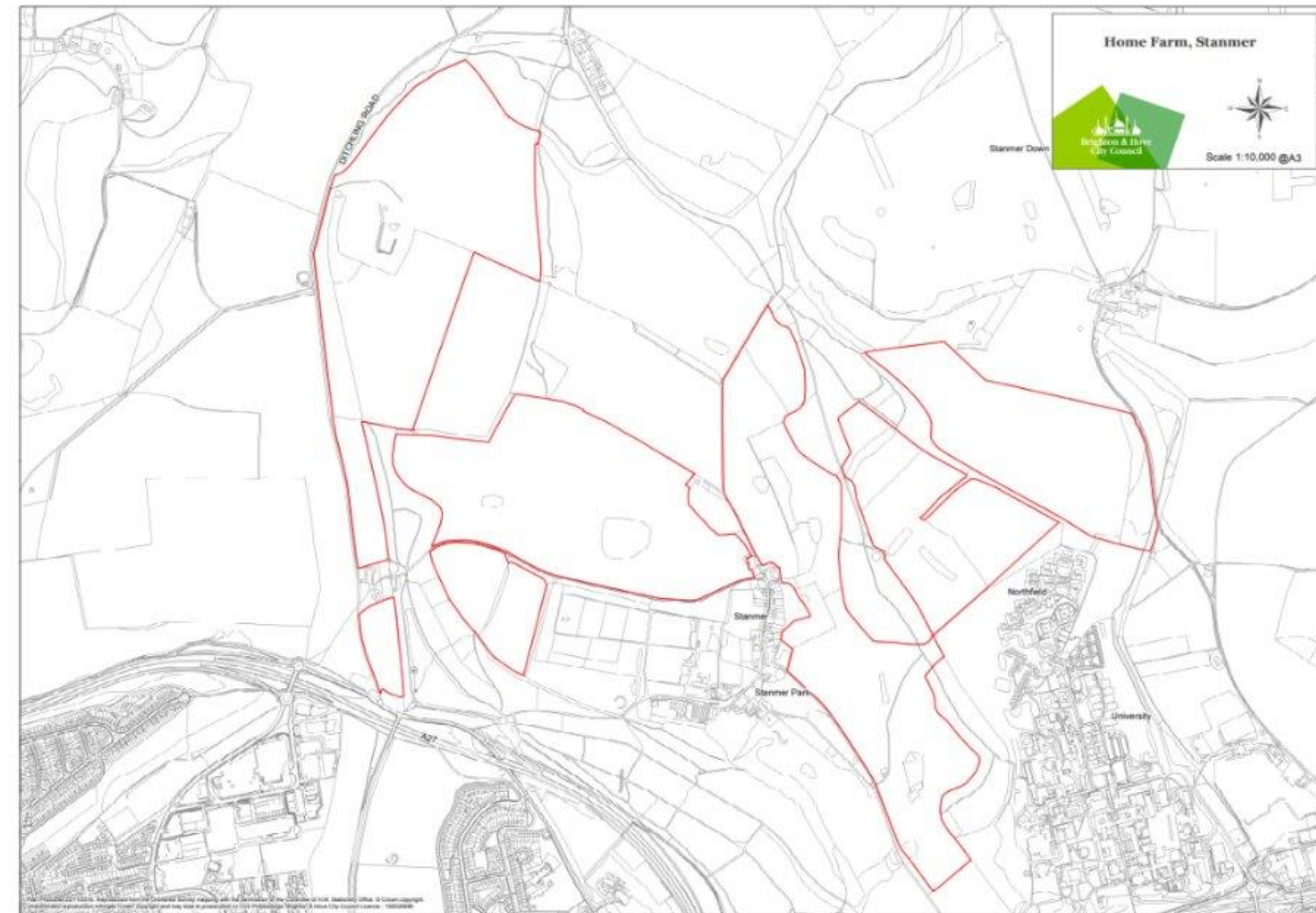
Application Process & Deadlines

A comprehensive application pack is available on request from steph.small@knightfrank.com. This includes detailed information relating to the holding, a plan and building schedule, and an application form.

The completed Application Form must be received by Knight Frank by **12.00 noon, Tuesday 1st September 2026**.

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LOCATION



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