



Church Farm Smallholding, Church Lane, Ripe, East Sussex, BN8 6AU

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Guide Price £400,000

A prime opportunity to acquire a smallholding of considerable potential, comprising of 'twin', attached metal framed barns, with office/store, along with 'loose box' stabling on a concrete base. The barns measure circa 670 square metres (tbc), with immediate access to fenced paddocks providing good cover (clay subsoil) that measure in total ,circa' 12.85 acres (to be verified).

The freehold interest is for sale by private treaty, with our client including the contractual provision of an overage clause at the commencement of any agreed sale.

Please be advised that our client will entertain bids for the sale of said barn, as detailed above, this without the 12.85 acres of land comprising of paddocks and pasture land. The guide price for the Barn alone is:- £200,000 (two hundred thousand). The Barn is also available with reduced acreage.

Wayleaves Easements and Rights of Way: This property is being sold subject to and with the benefit of all rights including public and private rights of way, 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, water and other pipes whether referred to in these particulars or not.

All formal offers are to be submitted to the sole selling agent, Rowland Gorringe, on or before the close of business (18:00 hours), on Monday 11th May 2026.

Offer forms are available on request:- colin.sharp@rowlandgorringe.co.uk

Location:

Ideally found on the fringe of Ripe village, fronting Church Lane and in turn leading to nearby Chalvington. Ripe is a thriving village with its own 13th century Parish Church, highly acclaimed Village Store with Post Office and enjoys a thriving social calendar. There is a Nursery School in the village, and a wide choice of schooling for all ages close by. The mainline railway station at Berwick is about 3 miles away connecting to Lewes. There is a half-hourly train service from Lewes to London Victoria in just over the hour. The historic county town of Lewes with its comprehensive shopping and schooling is just 7 miles distant, and the famous Glyndebourne Opera House is about 6 miles away on the edge of Ringmer.

Services:

Mains water and electricity are appointed to the barn
Local authority: Wealden District Council

Directions: <https://w3w.co//spark.daredevil.puzzled>



- Immediately available
- Vast storage facility
- Adjacent to Public Bridleway
- Office/Tack room
- Vehicular and pedestrian access
- Barn measuring circa 670 sq m
- Extensive parking
- Mains water and electricity
- Ideal venue for country pursuits
- Offer forms are available upon request





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Approximate Gross Internal Area = 670.7 sq m / 7219 sq ft

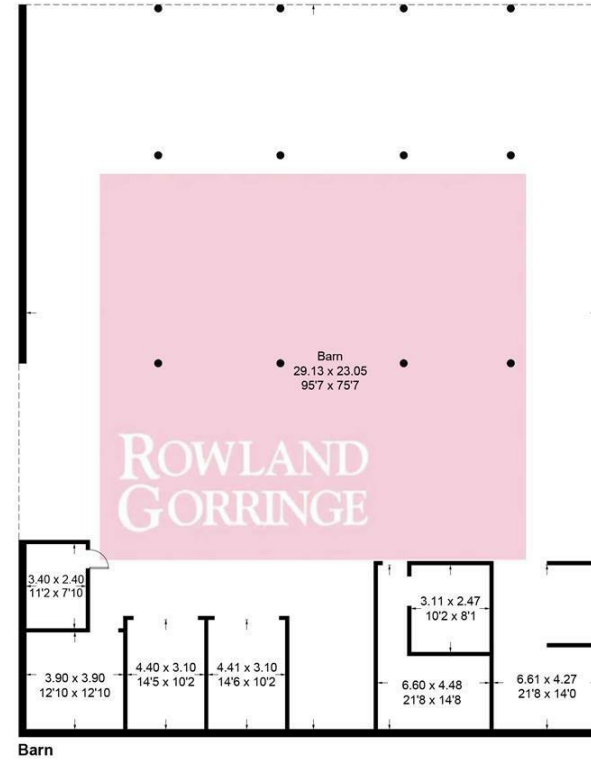


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

Rowland Gorrington Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

**ROWLAND
GORRINGE**