



Land & Property Experts



TO LET

GATEHURST FARM

PETT · HASTINGS · EAST SUSSEX TN35 4HG

TO LET

GATEHURST FARM

PETT

HASTINGS

EAST SUSSEX TN35 4HG

<i>Fairlight</i>	- 2 miles
<i>Icklesham</i>	- 2 miles
<i>Winchelsea</i>	- 3 miles
<i>Hastings</i>	- 5 miles
<i>Rye</i>	- 6 miles

An opportunity to rent a single block of Grade 3 pasture and woodland divided into a variety of enclosures. There are a significant range of buildings and a good-sized yard area.

- Well fenced parcels of pasture and woodland
- 5 year FBT from 1st October 2025
- Range of Buildings with single sub let available
- Electricity & Water connected
- Various access gates from public highway
- In all approximately 104.46 acres

TO LET BY TENDER

VIEWING DAYS 15TH, 22ND & 29TH AUGUST

CLOSING DATE 12 NOON TUESDAY 2ND SEPTEMBER 2025

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership, Canterbury Road
Challock
Ashford
Kent TN25 4BJ
01233 740077 - challock@btfpartnership.co.uk**

LOCATION

Gatehurst Farm is situated just to the south of the long narrow village of Pett in East Sussex. With rolling countryside and views down to the sea, this farm has been occupied by the Landlords livestock business for many years. The villages and towns of Rye, Hastings, Winchelsea and Icklesham are all within a 6 mile radius. Ashford and Hailsham Livestock Markets are both easily accessible and popular.

Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From St Mary's & St Peters Church in the centre of Pett head east on the Pett Road towards Winchelsea. Follow this road for 0.4 miles and the main access gate into the Farm is on your right. To gain access to the southern parcel head west on the Pett Road. Follow this road for 0.65 miles and turn left onto Rosemary Lane. Follow Rosemary Lane for 0.6 miles and the access gate is on your left. In addition, there is a further access in the centre of Pett that would need to be cleared for use. This is 130m east of the church and between the houses called Pannel End and Wayside.

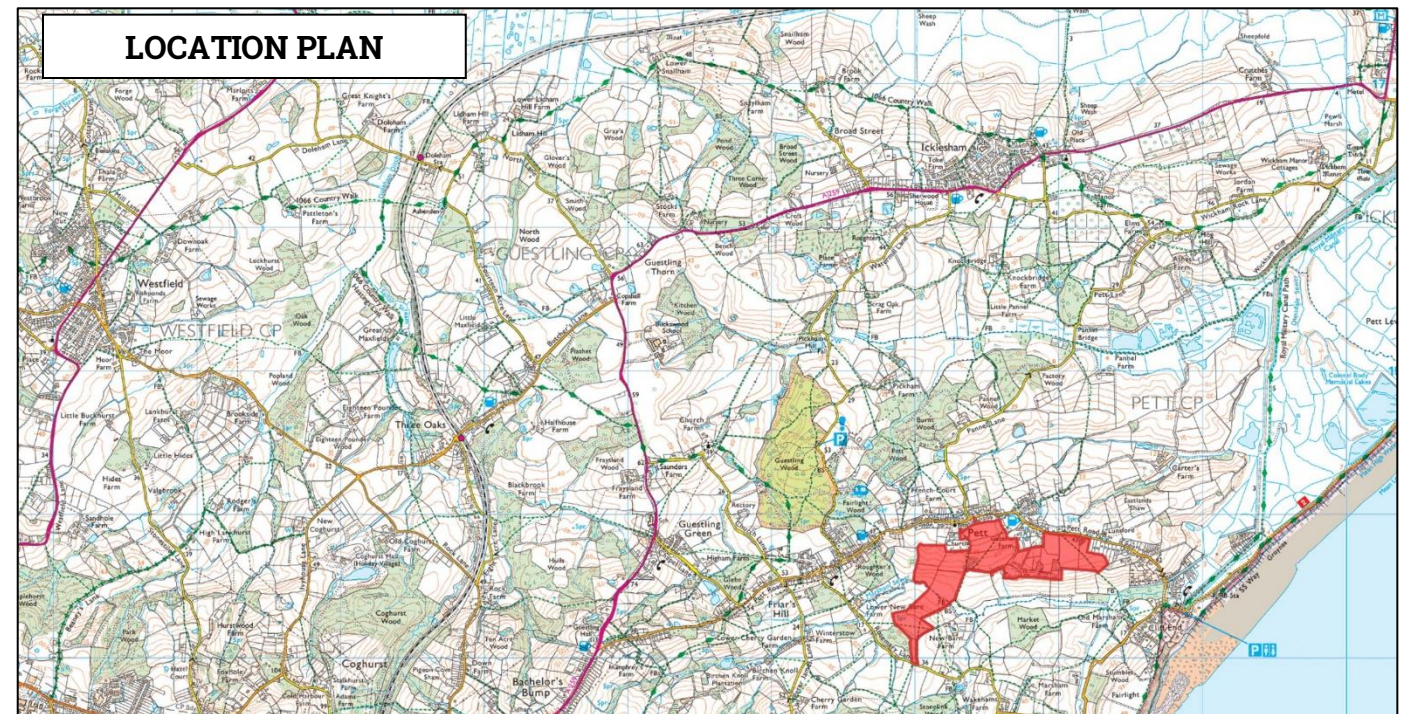
WHAT 3 WORDS

Main Access Gate - [///poetry.heavy.follow](http://poetry.heavy.follow)

Rosemary Lane Access Gate - [///shallower.printouts.dockers](http://shallower.printouts.dockers)

Centre of Pett Access - [///code.holdings.massaged](http://code.holdings.massaged)

Centre of Farm Buildings - [///weekday.hoped.amended](http://weekday.hoped.amended)



THE LETTING

Gatehurst Farm comprises approximately 104 acres in total which includes approximately 7.26 acres of woodland, 4.05 acres of buildings and yard area (to include the former sand school) with the remainder of 93.15 acres of grassland that has been grazed by livestock or cut for hay for a significant period of time. The land is predominantly classified as Grade 3 with a very small area of Grade 4. Soils are relatively free draining and there are good access tracks and roads throughout the holding. The entirety of the property to be let extends to 104.46 acres and is shown outlined in red on the Boundary Plan overleaf.

The holding is offered on a 5 year Farm Business Tenancy with a break clause after 3 years in favour of both the Landlord and the tenant. A copy of the draft Farm Business Tenancy Agreement is available from the agents on request.



FARM BUILDINGS & YARD

There are a range of general purpose agricultural buildings within a good sized yard area at Gatehurst Farm that would provide an incoming tenant with an opportunity for an additional income source if required. The Landlord will allow a total of one sub let within the tenancy but terms and documentation must be approved by the Landlord before occupation. A breakdown of the buildings is as follows: -

1. **Agricultural Barn** – Used for livestock purposes including lambing – 3,650ft²
2. **Machinery Storage Barn** – Used for general purpose machinery and hay storage – 5,450ft²
3. **Hay & Machinery Storage Barn 1** – Used for general storage – 1,750ft²
4. **Hay & Machinery Storage Barn 2** – Used for general purpose machinery storage – 1,750ft²
5. **Implement Store** – Just to the north west of the main yard is the implement store used for general storage. – 875ft²
6. **Former Sand School** – Used for the parking of machinery and livestock purposes when the ground is wet – 13,000ft²

In addition there is a good sized yard area and hard core tracks throughout the property aiding with access throughout the year. Electricity and water are connected to the buildings and are separately metered. Please see the Detailed Buildings Plan opposite for the exact layout of the yard area.



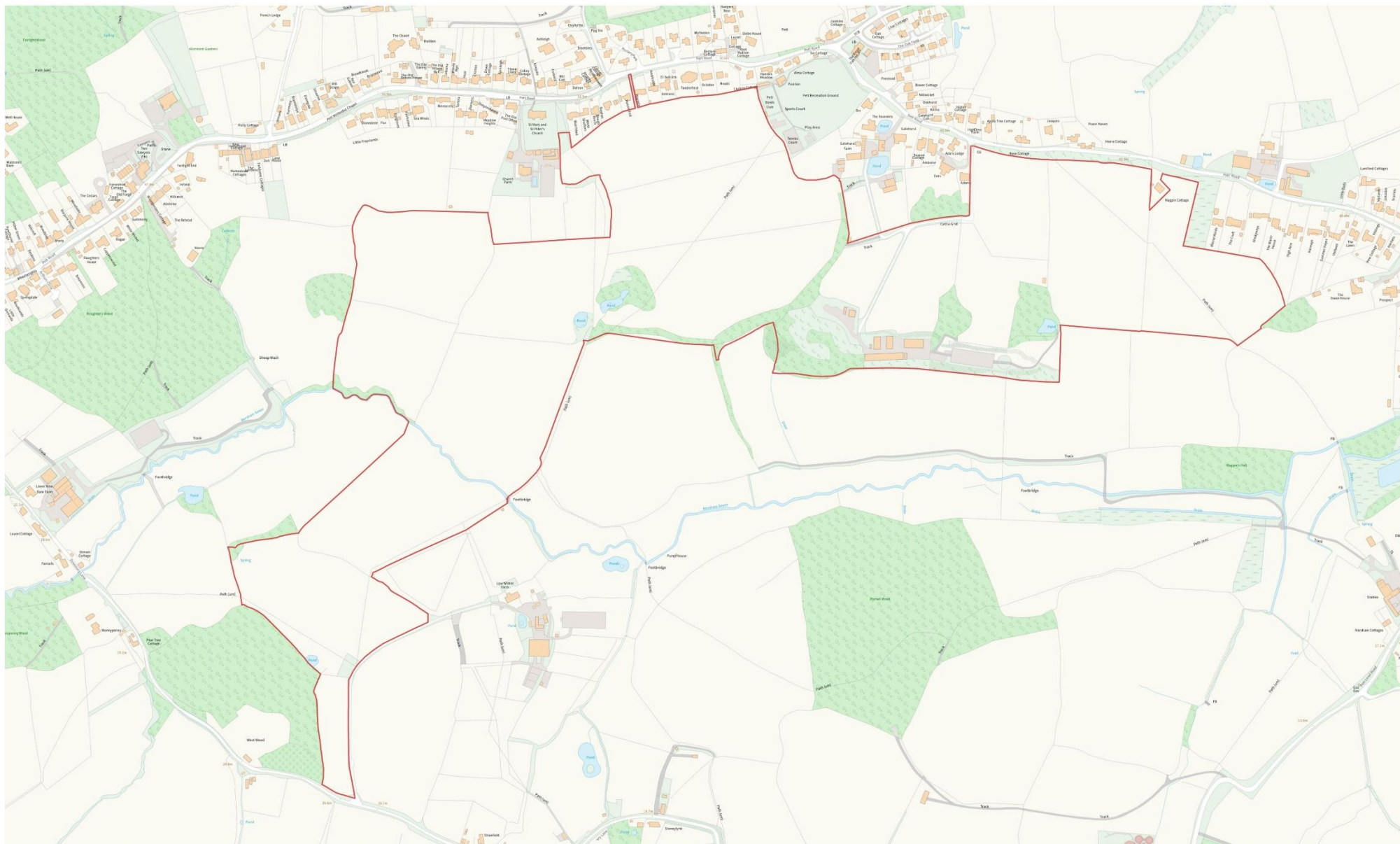




NATURAL CAPITAL & CARBON

Natural Capital is reserved to the Landlord, but prudent opportunities for income from Nature Based Solutions should be investigated and the Landlord would expect to share financial outcomes with the tenant when acceptable and prudent proposals are identified. Carbon is also reserved to the Landlord but again is open to joint initiatives.





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A horizontal scale bar with vertical end caps, labeled "100 m" in the center.

Scale 1:3500 (at A2)



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.





SERVICES

The farm is connected to mains water and mains electricity. **Please Note:** None of these services have been checked or tested and the plan is for these to be separately metered on occupation.

BOUNDARIES

The tenant must satisfy themselves on the location of all boundaries from their own inspection and from the lettings plans available. Additional buildings and land to the north may be available in year 2 or 3 of the tenancy.

RIGHTS

The usual Landlords reservations will apply including minerals, rights of access, sporting (excluding vermin) wayleaves, Natural Capital and Carbon. Please Note there is no reservation for timber as the Landlord would like full responsibility to be with the Tenant.

TENURE

The property is offered to let under a 5 year Farm Business Tenancy Agreement with a break clause in favour of both parties after year 3.

PHOTOGRAPHS

The photographs within this brochure were taken in July 2025.

LOCAL AUTHORITY

Rother District Council

DESIGNATIONS

The property is situated within the High Weald National Landscape and the High Weald National Character Area. No further special designations affect the property as far as we are aware.

PLANS

The plans provided are for identification purposes only and tenant should satisfy themselves on the location of external or internal boundaries prior to submitting their tender form.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is let subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. There are various footpaths crossing the property and a rights of way plan is available from the agent on request.

PLANNING & DIVERSIFICATION

There are no applications in relation to the subject property although the Landlord is willing to let the tenant have one commercial sublet with the buildings subject to agreement by themselves and if necessary the local council.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending tenants should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being rented.

AGENT'S NOTE

We wish to inform prospective tenants that we have prepared these particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a

statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS & TENDER

The Farm will be available to view on 15th, 22nd & 29th August. The Landlord and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment. If you would like to view, please contact Alex Cornwallis on the attached details: -

BTF Partnership

Clockhouse Barn, Canterbury Road

Challock, Ashford, Kent TN25 4BJ

Tel: 01233 740077

Mob: 07799 846872 (Alex Cornwallis)

Email: alex.cornwallis@btfpartnership.co.uk

TENANCY AGREEMENT

The Farm is to be let as a whole on a 5 year FBT. There will be a break clause after 3 years in favour of both parties. Please see the Tender Pack and Draft FBT for further information. The Tenant will carry a full repairing and insuring liability under the terms of the FBT. The tenant will be able to apply for SFI and or Countryside Stewardship with Landlord approval.





Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ

Our Ref: AC/R2209.2

DATE AS POSTMARKED

Clockhouse Barn
Canterbury Road
Challock
Ashford
Kent TN25 4BJ
T 01233 740077
www.btfpartnership.co.uk

Dear Sirs

TENDER INFORMATION & FORM GATEHURST FARM, PETT, HASTINGS, EAST SUSSEX TN35 4HG

Please find attached the Lettings Particulars and Tender Form for Gatehurst Farm just outside of the village of Pett in East Sussex.

A 5 year Farm Business Tenancy is being offered from 1st October 2025 with a break clause after year 3 in favour of both the Landlord and the Tenant. Further details are available within the lettings particulars and a draft of the Farm Business Tenancy agreement is available on request.

Please Note that Tenders should be sent or delivered to myself by 12 noon on Tuesday 2nd September 2025. Applications can be submitted by email via prior agreement to alex.cornwallis@btfpartnership.co.uk or posted to BTF Partnership, Clockhouse Barn, Canterbury Road, Challock, Ashford, Kent TN25 4BJ in an envelope clearly labelled '**Gatehurst Farm Tender**'. Tenders received after 12 noon on Tuesday 2nd September 2025 will not be considered.

Viewing days will be held at Gatehurst Farm on Friday 15th August, Friday 22nd August & Friday 29th August from 12 noon until 3pm. Please book in advance so we can try and allocate you a time in case you have any questions.

Look forward to hearing from you soon.

Yours faithfully



**ALEX CORNWALLIS MRICS
DIRECTOR**

Email: alex.cornwallis@btfpartnership.co.uk

Mob: 07799846872

GATEHURST FARM TENDER FORM

Clockhouse Barn
Canterbury Road
Challock
Ashford
Kent TN25 4BJ
T 01233 740077
www.btfpartnership.co.uk

APPLICANT DETAILS

Full Name:

Business Name:

Address:

.....

Telephone:

Email:

I/WE confirm that we have read the lettings particulars and inspected Gatehurst Farm.

In the event of a successful tender I/WE agree, subject to contract, to sign a Farm Business Tenancy agreement on or before 1st October 2025.

I/WE understand that no undertaking can be given that the highest or any tender will necessarily be accepted, nor can any responsibility be accepted for any travelling or other expenses incurred by me/us.

RENT TENDERED

Please specify the rent you wish to tender for the whole Holding in words and figures. No escalating bids will be considered.

£..... (per annum)

In words.....(per annum)

Please complete the request for further information overleaf which includes Background to the Existing Business, Farming Proposal & Business Plan, Staffing & Personnel information, Working Capital & Finance and References.

BACKGROUND TO EXISTING BUSINESS

Please provide a description of your current farming operations and business background. Applicants should include a copy of their CV together with details of any relevant qualifications and experience.

FARMING PROPOSAL & BUSINESS PLAN

Please provide details of your farming and other management proposals for the next 3 years, including diversification plans, budgets, cashflow projections and environmental considerations or proposals.

STAFF & PERSONNEL

Please provide details of who the main point of contact will be and who is responsible for delivering the Business Plan. Also details of any other staff/ contractors that will be employed.

WORKING CAPITAL & FINANCE

Please provide details of new and existing machinery that will be required to deliver the farming proposal. What working capital will be required to deliver the farming proposal and will additional finance be required? Will you be employing contract labour and machinery on the Holding? We will require a letter of support from your Bank. Please also provide a schedule of current assets including property owned and value, Current farming assets and value, including livestock and machinery. Approx cash at Bank. Also detail of current liabilities including mortgages, Bank overdraft, hire purchase and leasing commitments.

REFERENCES

Please provide a Character Reference, Two Trade/ Supplier References, Bank Reference and a Landlord Reference

CHARACTER REFERENCE

Name –

Address –

Telephone –

Email –

TRADE/SUPPLIER REFERENCE 1

Name –

Address –

Telephone –

Email –

TRADE/SUPPLIER REFERENCE 2

Name –

Address –

Telephone –

Email –

BANK REFERENCE

Bank –

Bank Manager –

Address –

Telephone –

Email –

LANDLORD REFERENCE

Name –

Address –

Telephone –

Email –

Time as Landlord –