



Land & Property Experts



**TANYARD FARM, TANYARD HILL
WALDRON, EAST SUSSEX TN21 0SA**

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Waldron	-	0.7 miles
Heathfield	-	2.9 miles
Buxted (MLS)	-	5.3 miles
Lewes	-	11.7 miles

A traditional East Sussex residential and grassland farm that has been within the same family since 1958

- Four-bedroom farmhouse
- Enclosed pasture fields
- Extensive range of outbuildings (approx. 24,407 ft²)
- First time on the open market for more than 65 years
- Extending in all to about 61.34 acres (24.8 ha)
- Additional 37 acres of off-lying pasture (Lot 2) available by separate negotiation.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: OFFERS IN EXCESS OF £1,750,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex
TN21 8JD
01435 864455

LOCATION

Tanyard Farm is located on the outskirts of Waldron village (0.7 miles), approximately 2.9 miles to the south-west of Heathfield, and 5.3 to the south-east of the Buxted, mainline railway station, which provides regular and direct services into London Charing Cross (average travel time of 1 hour 39 minutes).



DESCRIPTION AND BRIEF HISTORY

Tanyard Farm was purchased by the vendor's family in 1958. During their ownership the holding has supported various farming enterprises, including dairy and beef herds.

In more recent years the family diversified and established a livery business to run alongside their beef herd.

The property extends in all to approximately 61.34 acres, and briefly comprises:

THE FARMHOUSE

The detached farmhouse, which is of brick elevations beneath a tiled roof

The accommodation, which benefits from oil-fired central heating, briefly comprises:

GROUND FLOOR

Front door leading to **Entrance Lobby** with door to Dining Room.

Sitting Room (double aspect): Open fireplace.

Dining Room (double aspect): Open fireplace

Inner Hall (double aspect): Fireplace with inset wood burning stove. Stairs to **First Floor**,

Cloakroom with W.C.

Family Bathroom: Panelled bath, wash basin set into vanity unit.

Kitchen: Worktops with inset stainless-steel sink and drainer, matching base and wall-mounted storage units, space and plumbing for washing machine.

Boot Room with door to outside.

FIRST FLOOR

Landing: Walk-in airing cupboard, doors to:

Bedroom 1 (double aspect): built-in hanging cupboards.

Bedroom 2: Wall-mounted wash basin. Hatch to roof space (not inspected)

Bedroom 3: Built-in hanging cupboard.

Bedroom 4.

THE GARDEN

The hedge-enclosed garden surrounding the farmhouse is predominantly lawn, with paved pathways and a seating area. The garden also benefits from a **Storage Shed**, original brick built **Privy**, and a **Glasshouse**.

THE LAND

The land is classified as Grade 3 and comprises hedge-enclosed pasture fields within two separate parcels, one adjacent to the farmhouse, and one adjacent to the yard on the opposite side of the lane. The parcels extend to approximately 30.6 acres and 29.07 acres respectively.

LOT 2 (GREYFRIARS FARM)

Should more land be required, an off-lying parcel of pasture located about 2.3 miles to the south-east of the main farm and extending to approximately 37 acres is available by separate negotiation. Further details available from the Agent.





OUTBUILDINGS

Arranged around a yard to the south-west of the farmhouse, on the opposite side of the Lane, an extensive range of outbuildings, extending in all to approximately 24,407 ft², (identified on the attached plan as 'A' - 'D') briefly comprises:

Building 'A': Open-fronted four bay steel-framed **Hay Barn** attached to a pole-framed **Barn** with four loose boxes.

Building 'B': (100' x 90'). Open-fronted five bay steel-framed **Livestock Barn**.

Building 'C': Open-fronted five bay pole-framed **Hay Barn** attached to pole-framed **Machinery Store** and **Barn** with six loose boxes and a feed room.

Building 'D': Open-fronted **Log Store**.

LOCAL AUTHORITY

Wealden District Council.

FARMHOUSE COUNCIL TAX

Band G

DIRECTIONS

From the Star public House in Waldron village, proceed south on Tanyard Hill for approximately 0.7 miles, whereafter the farmhouse will be found on the left-hand side.

What3Words: bound.parading.relatives

SERVICES

Mains electricity and water, private drainage.

TENURE

The property is to be sold freehold with vacant possession.

FARMHOUSE EPC RATING

Band E

METHOD OF SALE

The property is offered for sale by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold 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. A public footpath runs part of the south-east boundary

PLANS

the plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

OVERAGE PROVISION

The property will be sold subject to a 25% overage provision, that will be triggered in the event of planning consent being granted for additional residential dwellings within a period of 25 years from the date of sale.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry plans available and from their site inspection on the ground.

ACREAGES

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

AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them 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

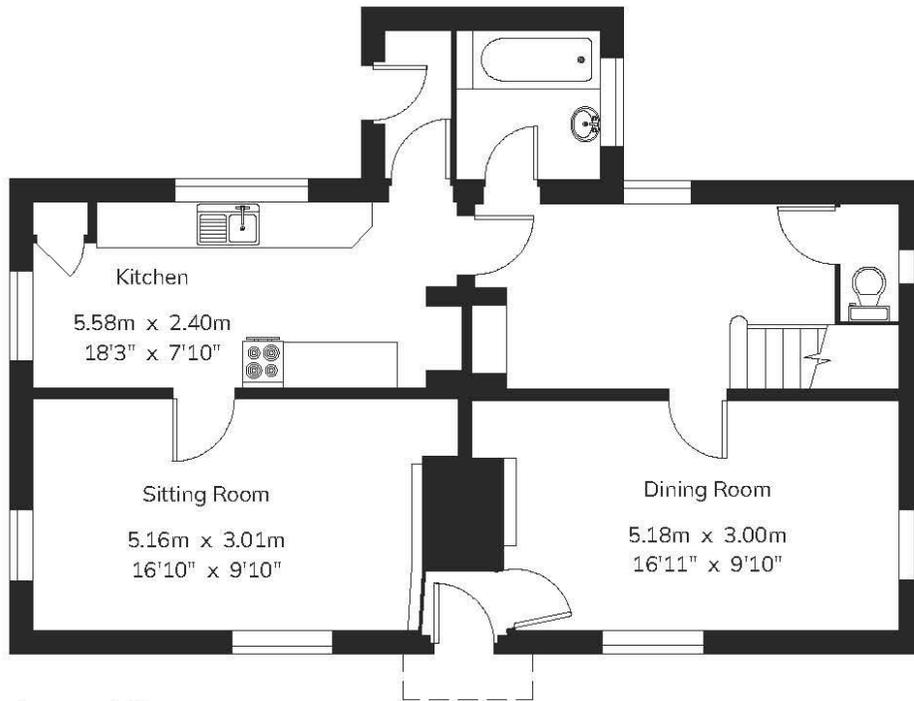
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

PURCHASER IDENTIFICATION

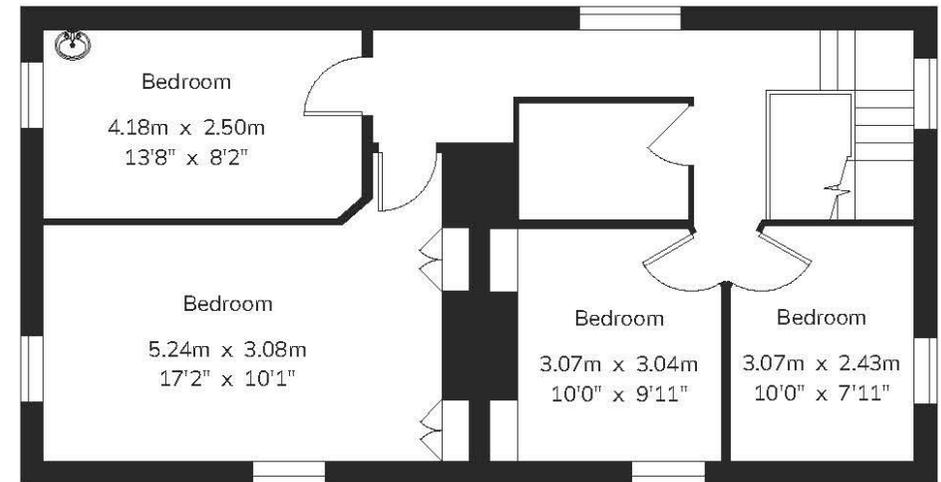
In accordance with Anti- Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify the identity and residence of purchasers.

Tanyard Farm

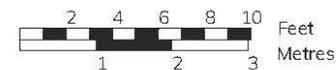
Gross Internal Area : 134.6 sq.m (1448 sq.ft.)



Ground Floor



First Floor

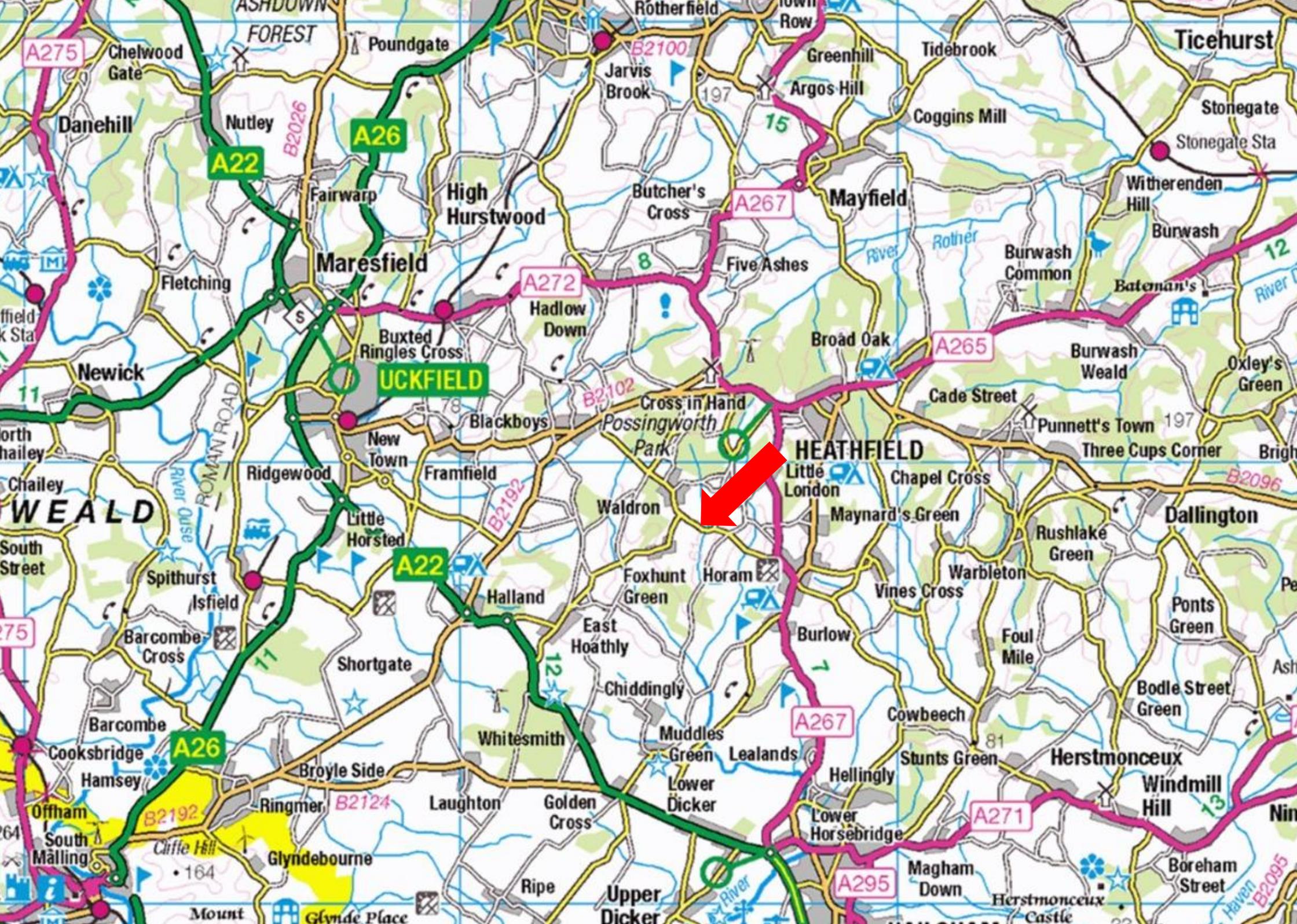


For Identification Purposes Only.
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**BOUNDARIES EDGED IN RED FOR
IDENTIFICATION PURPOSES
ONLY.
NOT TO SCALE.**





UCKFIELD

HEATHFIELD

Maresfield

Mayfield

A22

A26

A272

A267

A265

A22

A26

A267

A271

A295

A275

B2100

B2026

15

8

12

11

197

B2096

75

12

13

64

164

B2095



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