



Land & Property Experts



CHERRY GARDEN FARM
FAIRLIGHT, EAST SUSSEX, TN35 4AH

**CHERRY GARDEN FARM
PETER JAMES LANE
FAIRLIGHT
EAST SUSSEX
TN35 4AH**

<i>Fairlight Cove</i>	- 1 mile
<i>Hastings</i>	- 3 miles
<i>Ashford International Station</i>	- 20 miles
<i>Gatwick Airport</i>	- 40 miles

A traditional residential, agricultural and equestrian property in an idyllic rural location with a useful range of agricultural buildings.

- Three-bedroom converted barn
- Modern and traditional agricultural and equestrian buildings
- Potential for further development (subject to the necessary consents)
- Enclosed pasture and arable fields

In all approximately 18.75 acres

FOR SALE BY PRIVATE TREATY AS A WHOLE

**GUIDE PRICE:
OFFERS IN EXCESS OF £850,000**

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
82 High Street
Heathfield TN21 8JU
01435 864455
heathfield@btfpartnership.co.uk

LOCATION

The property is situated to the east of Peter James Lane approximately one and half miles to the north west of the picturesque Fairlight Cove. The coastal town of Hastings with extensive day-to-day shopping facilities is approximately three and half miles to the south west.

Ore Railway Station with services to London is two and a half miles to the west.

DESCRIPTION

Cherry Garden Farm is situated in the High Weald Area of Outstanding Natural Beauty and has been within the same family ownership since the late 1800s.

THE FARMHOUSE

The detached farmhouse known as "Fields Barn", was converted in the early 1990s by the current owners and is situated to the east of the driveway. The dwelling comprises a converted Sussex Barn of stone, brick and timber frame construction with timber cladding and a slate and tile roof.



Internally, the property has a wealth of exposed beams and the accommodation is arranged as follows:

Ground floor

Hallway with storage cupboard, stairs to first floor and doors to:

Living Room with woodburner and timber and glazed door to Rear Patio and Garden.

Master Bedroom (Double) with fitted wardrobes, door to outside and **En-Suite** with part tiled walls, WC, wash basin and bath.

Kitchen/Breakfast Room with airing cupboard containing hot water cylinder, oil-fired Aga, laminate floor, tiled worktop with stainless steel sink and fitted units above and below and door to:

Utility Room with two doors to outside, stainless steel sink, tiled floor and timber door to:

Family Room with door to garden and adjacent **Workshop** (accessible from outside).



From the Hallway, a further door leads to the:

Shower Room with WC, electric shower (wet room), wash basin and heated towel rail, arranged for use by a disabled person.

From the Hallway, steps lead down to the:

Dining Room with door to:

Storage Room

First Floor

From the Hallway, a staircase leads to a **Galleried Landing** with door to:

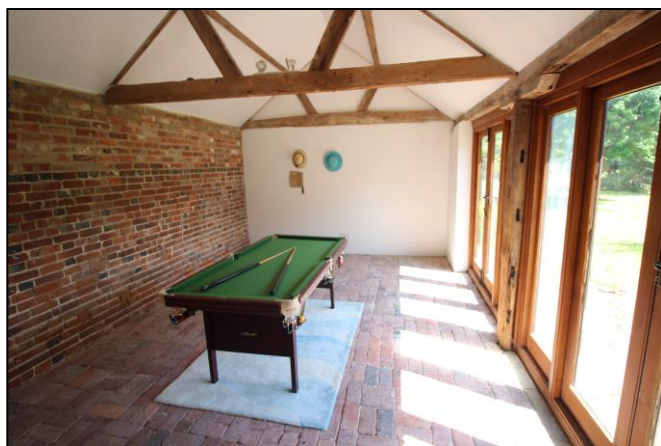
Bedroom 2 (double) with fitted wardrobe and door to **En-suite** with shower, WC and wash basin.

A further staircase from the Hallway leads to **Bedroom 3 (double)**. Please note, there is a low beam in the centre of the room.

Outside

The property is set within good-sized gardens backing on to open farmland with areas of lawn interspersed with shrubs, trees and a garden pond.

To the rear of the property is a patio area and to the front is a large paved parking area with a **Cart Barn** with two open-fronted parking bays, which is attached to the main house.



THE LAND

Cherry Garden Farm extends to a total of approximately 18.75 acres (7.58 hectares) including approximately 10.11 acres of arable land and 7.44 acres of permanent pasture. Further land is available by separate negotiation (please refer to Boundary Plan).

BASIC PAYMENT SCHEME

The property has an eligible area of approximately 7.11 hectares. 7.11 BPS entitlements are held by the Vendor and these are included in the sale.

FARM BUILDINGS

The farmyard and buildings are situated to the north-east and west of Fields Barn and are summarised below with approximate measurements:

The Granary (31' x 26')

A period building of brick construction beneath a tiled roof with hardcore floor and small adjacent lean-to.

General Purpose Barn (34' x 94')

A three-bay "Atcost" barn of concrete portal frame construction with two additional steel portal framed bays and a lean-to attached to the southern elevation.

This building has an asbestos cement roof with principally open sides and contains four sectional timber stables, and general storage areas.

Within this building is also an insulated former **Butchery**, divided into three areas including a sectional cold room.

Covered Yard (30' x 75')

A five-bay galvanised steel portal framed building, with an asbestos cement roof, with chalk floor, concrete blockwork walls and Yorkshire board cladding to the northern elevation and both ends and diagonal feed barrier to the southern elevation.

Galvanised Circular Grain Silo (not in use)



SERVICES

It is understood that the property is connected to mains electricity and water and is served by a private drainage system.

ACCESS

The principal access to Fields Barn and the farmyard is over a (part shared) driveway from Peter James Lane. Please note, there is a restrictive covenant stipulating that this access cannot be used "for any business other than agricultural business, and in particular not to a farm shop, farmers' market, nursery, garden centre or anything to which the public at large are admitted".

There are a further access points to the property from Peter James Lane.

TENURE

Cherry Garden Farm is offered for sale freehold with vacant possession available upon completion, save for the parcel of arable land which is occupied by a third party under a cropping licence until Autumn 2020.

EPC

Band F

LOCAL AUTHORITY

Rother District Council - Council Tax Band F



PLANNING

Please note that Fields Barn was converted under Planning Reference RR/89/1505/P. The property is subject to an Agricultural Occupancy Condition and S.106 agreement which is currently in the final stages of being removed. Please contact the Agent for further information.

The four sectional timber stables within the General Purpose Barn have planning consent (subject to conditions) for livery use by four livery tenants under planning reference RR/2016/2958/P.

Please contact the Agent for further information.

OVERAGE AGREEMENT:

The property will be sold subject to an Overage Agreement for a period of 30 years whereby, in the event of planning consent being obtained for further residential use, a payment of 30% of the uplift in value attributable to any consent will be payable to the vendors, their heirs or assigns.

DIRECTIONS

From Fairlight Village Hall head west on Broadway and turn right onto Waites Lane. Continue along Waites Lane for a quarter of a mile and turn left onto Battery Hill. Continue for half a mile and turn right onto Peter James Lane. After half a mile, the driveway to the property will be found on the right-hand side. Follow the driveway round past Cherry Garden Farmhouse and Fields Barn is situated on the right-hand side.

AGENT'S NOTES

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A public footpath crosses the property.

Please note, the property known as Cherry Garden Farmhouse (in third party ownership) has a Right of Way over the access track shown on the Boundary Plan shaded blue.

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, including rights of way, supply drainage, water and electricity supplies for other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.



FIXTURES AND FITTINGS

The fixtures and fittings mentioned in the description of the property will be included in the sale. All other fixtures and fittings are to be excluded but may be available for sale by separate negotiation.



ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statement or representation of fact and must satisfy themselves by inspection or otherwise.

BOUNDARIES

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

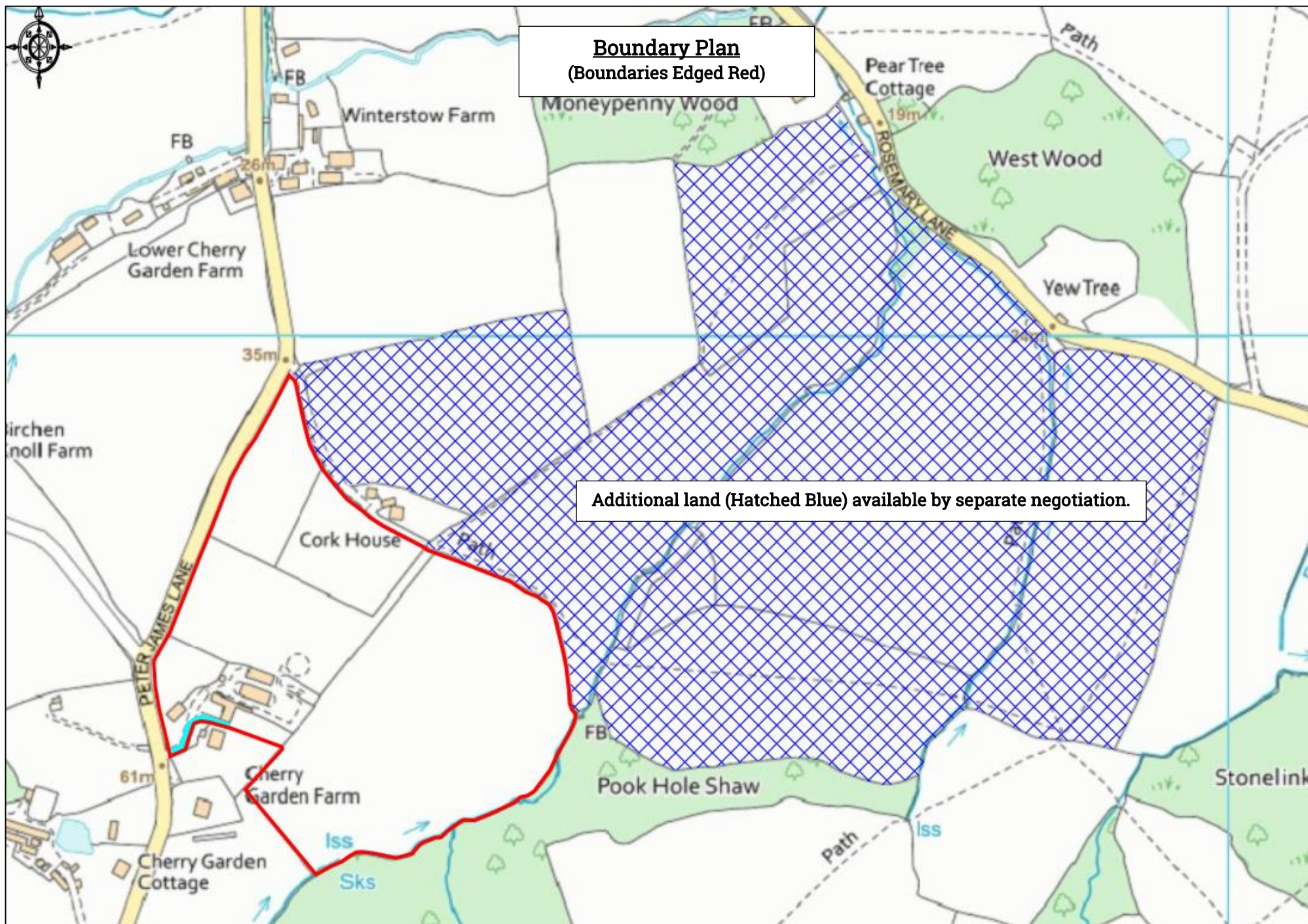
ANTI-MONEY LAUNDERING REGULATIONS

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

Floor Plan



TOTAL AREA: APPROX. 260.1 SQ. METRES (2799.8 SQ. FEET)





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