

OWLETT'S FARM

ASHURST WOOD • WEST SUSSEX





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THORNHILL ROAD • ASHURST WOOD • WEST SUSSEX • RH19 3SL

Exceptionally pretty and well positioned livestock farm extending to approximately 223 acres



Savills Rural Agency
Chelsea House, 8-14 The Broadwalk,
Haywards Heath,
West Sussex, RH16 3AH
Contact: Chris Spofforth
Tel: +44 (0)1444 446064
cspofforth@savills.com

Savills Rural Agency
Chelsea House, 8-14 The Broadwalk,
Haywards Heath,
West Sussex, RH16 3AH
Contact: Coriander Longley-Coomber
Tel: +44 (0)1444 446062
coriander.longleycoomber@savills.com

PLANNING PERMISSION TO CREATE A NEW DETACHED 3 BEDROOM FARMHOUSE

AND CONVERT EXISTING BUNGALOW INTO FARM OFFICE.

EXTENSIVE RANGE OF AGRICULTURAL BUILDINGS

PREDOMINANTLY PASTURE AND FODDER CROPS

EXCELLENT SPORTING POTENTIAL

EPC - G

IN ALL EXTENDING TO APPROXIMATELY 223 ACRES

AVAILABLE AS A WHOLE





DESCRIPTION

Owletts Farm is a well located and extremely pretty livestock farm occupying an enviable position in the Wealden countryside, with exceptional views across its own land and unspoilt surrounding countryside. Owletts Farm is in a peaceful yet well connected location and extends to approximately 223 acres, having planning permission to build a 3 bedroom detached farmhouse and convert the current residential bungalow into a farm office/store. There is a range of modern farm buildings and an extensive yard area.

SITUATION

Owletts Farm is set in the High Weald Area of Outstanding Natural Beauty, in the heart of the beautiful Mid Sussex countryside. It is nevertheless within easy reach of Forest Row, which provides for everyday needs, and East Grinstead which offers an extensive range of shopping and leisure facilities.

The land is located off a private road on the eastern outskirts of Ashurst Wood, a pretty and popular village about 4.5 miles south east of East Grinstead. Crawley and Gatwick Airport lie approximately 13 miles to the west and Royal Tunbridge Wells approximately 14.7 miles to the east. The A22 gives access to the M23, M25 Orbital motorway and central London, which lies within approximately 52.2 miles.

Comprehensive shopping: Forest Row (3 miles) has a range essential amenities, whilst East Grinstead (4.5 miles) and Tunbridge Wells (14.7 miles) offer more comprehensive shopping facilities. In addition Brighton (28.1 miles) and central London (52.2 miles) are within easy reach.

Education: There are an excellent range of educational facilities in the area at both primary and secondary levels, in both the private and state sectors. Some of these include; Ashurst Wood Primary School, Brambletye and Imberhorne School in East Grinstead, Lingfield Notre Dame in Lingfield, and Ashdown House School in Forest Row.

Mainline rail services: Rail links into London Victoria and London Bridge are found at East Grinstead (4.3 miles) and Dormans (6.9 miles), with direct journey times from 53 minutes.

Communications: The A22 gives links to the M25 which in turn provides links to the coast, other major motorway networks, Heathrow and Gatwick (via A264) airports and the Channel Tunnel Terminus.

Leisure: There are a number of local Golf courses including Crowborough, Royal Ashdown, East Sussex National, Piltdown and Nevill Golf Club. Horse racing at Lingfield Park, Epsom and Goodwood. East Grinstead Sports Club and The Spa Hotel in Tunbridge Wells.



Proposed new build site

FLEUR COTTAGE

Situated centrally, Fleur Cottage is a two bedroom bungalow adjacent to the farmstead which is currently used as the farmhouse however there is planning permission to create a 3 bedroom detached house on the farm, not subject to an AOC, and to convert Fleur Cottage a farm office/store.

FARM BUILDINGS

The are numerous farm buildings within the central farmyard at Owletts Farm comprising; a recently constructed general purpose/storage building; general purpose/machinery building; open fronted cattle building and a covered yard. In addition there is a range of former calf pens currently used for general storage.

LAND

The majority of the land is permanent pasture and is currently being grazed by a herd of beef cattle. The land lies within a ring fence and has a central track leading from the farmyard.

GENERAL REMARKS

Method of Sale

Owletts Farm is offered for sale by private treaty as a whole.

Tenure and Possession

Owletts is farmed in-hand and the freehold is offered for sale with vacant possession upon completion.

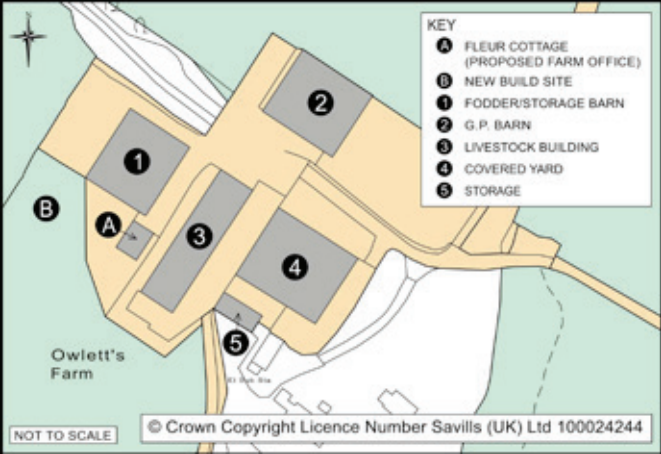
Plans, Areas and Schedules

The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

NB There are two small subjects of land, not shown on the plan, which are currently the subject of a swap with a neighbour but not yet registered with the Land Registry. The farm is sold subject to these pending swaps. Further details are available from the agents.

Statutory Designations

The farm lies in an Area of Outstanding Natural Beauty.



Planning

Owletts Farm is sold with planning consent to create a 3 bedroom dwelling, in addition to the current bungalow being converted from residential use to farm office/store use. Details of these permissions are available from the vendors’ agent. All further planning enquiries should be made via the Local Authorities. Planning Ref: WD/2015/1881/F <http://www.planning.wealden.gov.uk/plandisp.aspx?recno=130966>

Easements, Wayleaves and Rights of Way

The property is offered for sale, subject to and with benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether specifically mentioned or not. There are public Rights of Way across part of the farm.

Basic Payment Scheme

The farmland is registered with the Rural Payments Agency and Entitlements will be included within the sale. The claim for the current year will be retained by the vendor and the vendor agrees to use reasonable endeavours to transfer the entitlements for future Basic Payments to the purchaser(s).

Environmental Schemes

The land is entered into the Entry Level Scheme and the purchaser will be expected to continue the scheme for the remainder of its term or indemnify the vendor against any losses.

Services

There is mains electricity and water. Private drainage.

Sporting, Timber and Mineral Rights

The minerals, sporting and timber rights, so far as they are owned, are included in the sale.

Local Authorities

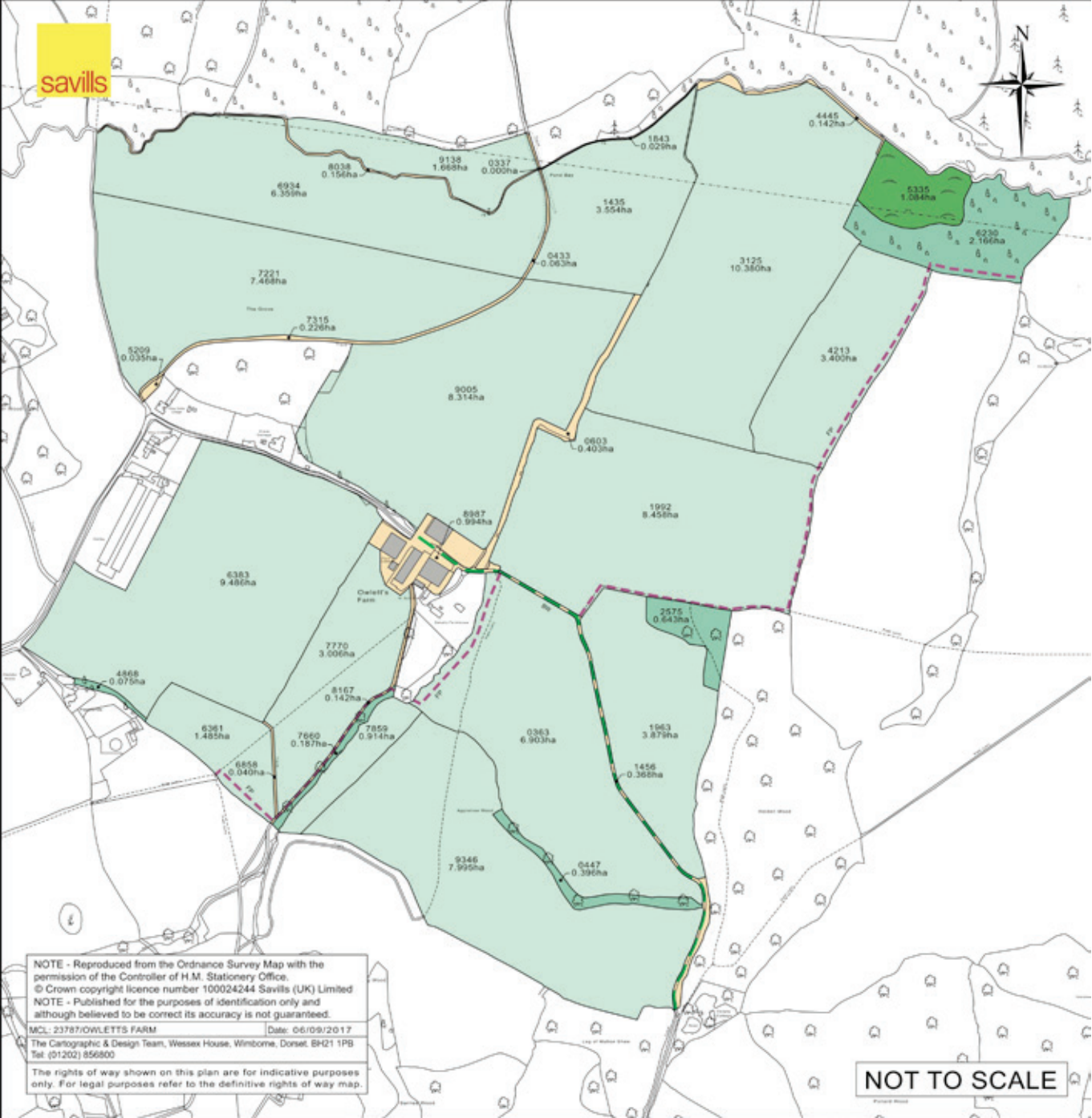
Wealden District Council (01323 443322) and East Sussex County Council (034560 80190)

Postcode

RH19 3SL

Directions\

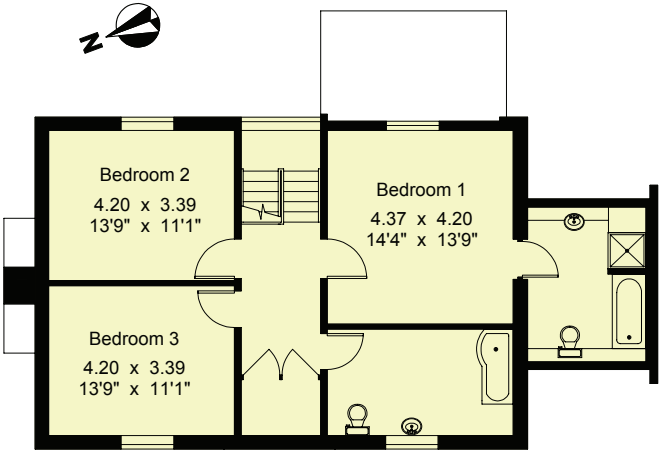
Follow the A22 eastbound towards East Grinstead. Go through East Grinstead and continue along the A22 towards Ashurst Wood. Take a left onto Hammerwood Road. Fork left onto Thornhill Road, a long private track which takes you to the farm at the very end of it.



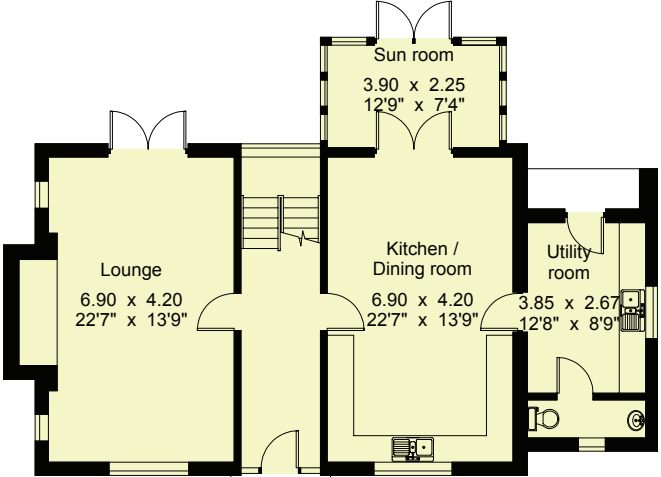
Owletts Farm, Ashurst Wood

Gross internal area (approx.)

Proposed Farmhouse - 181.9 sq m (1957 sq ft)



First floor



Ground floor

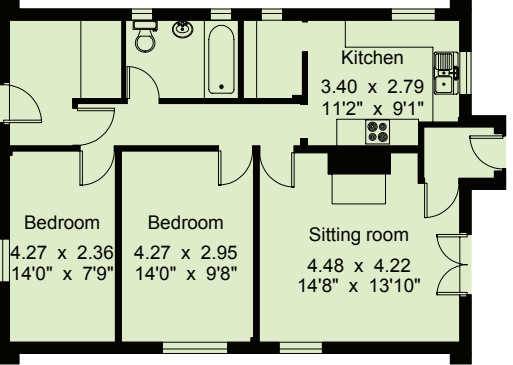
Owletts Farm, Ashurst Wood

Gross internal area (approx.)

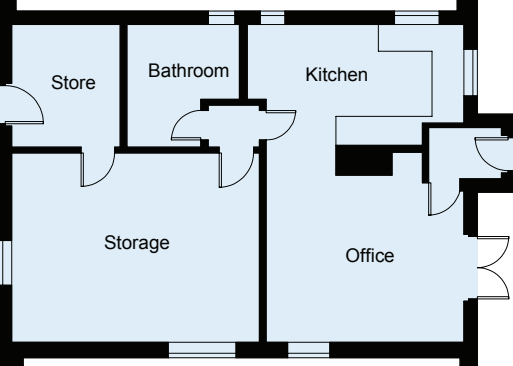
Fleur Cottage - 73.6 sq m (792 sq ft)

Proposed Farm Office - 73.6 sq m (792 sq ft)

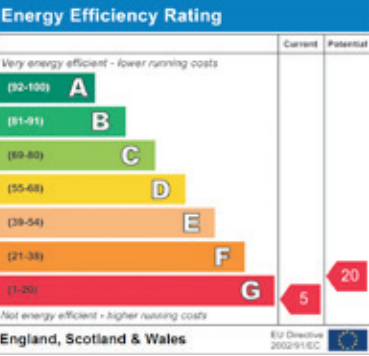
For identification only - Not to scale
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Ground floor



Ground floor



Viewing

Strictly by appointment with Savills on
+44 (0) 1444 446066

Important Notice

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Photographs taken: August 2017
Brochure prepared: CCOO/170904



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