

SPRINGHAM FARM

HELLINGLY • EAST SUSSEX



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*WELL POSITIONED GRASSLAND FARM EXTENDING TO APPROXIMATELY 229 ACRES
WITH DELIGHTFUL VIEWS*



SPACIOUS 5 BEDROOM FARMHOUSE (SUBJECT AOC)

EXTENSIVE RANGE OF COMMERCIAL AND AGRICULTURAL BUILDINGS

SELF-CONTAINED 2 BEDROOM STAFF FLAT

PREDOMINANTLY PASTURE WITH SOME WOODLAND AND LAKES

EXCELLENT SPORTING POTENTIAL

EPC = D - F

IN ALL EXTENDING TO APPROXIMATELY 229 ACRES

AVAILABLE AS A WHOLE

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DESCRIPTION

Springham Farm is a well located ring fenced farm with an impressive range of agricultural and commercial buildings and land extending to approximately 229 acres. The farm lies in a desirable position enjoying spectacular views over the surrounding countryside and towards the South Downs.

SITUATION

Springham Farm is situated just north of the pretty village of Hellingly, which is bordered by rolling Wealden countryside to the north and the South Downs National Park and Channel Coast to the south. It is nevertheless within easy reach of Hailsham and Heathfield, which provides for everyday needs, and Eastbourne which offers a more extensive range of shopping and leisure facilities.

Comprehensive shopping: Horam (3.5 miles) has a good range of local shops and essential amenities, whilst Heathfield (6 miles) and Hailsham (2.6 miles) offer more comprehensive shopping facilities. In addition the towns of Lewes (13.9 miles), Eastbourne (11.1 miles), Brighton (22.7 miles) and Central London (63.6 miles) are all 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. These include; St Bede's, Eastbourne College, St Leonards Mayfield, and slightly further afield, Cumnor House, Holmewood House, Roedean, Brighton College and Benenden.

Mainline rail services: Rail links into London Victoria and London Bridge are found at Uckfield (11.9 miles) and Lewes (14.1 miles), with direct journey times from 1 hour 03 minutes.

Communications: The A22 provides links to the M23 and M25 London orbital motorway. Gatwick Airport is about 36.2 miles north west by car and Central London is about 63 miles to the north.

Leisure: There are a number of local Golf courses, including Wellhurst, The East Sussex National, Eastbourne, Rye and Piltown. Eastbourne Marina and Bewl Water Reservoir offer a wide range of activities including sailing, rowing, and walking. Excellent local equestrian facilities include Golden Cross, Firle Place, Brightling Park and Eridge Park, Hickstead and hunting with the East Sussex and Romney Marsh Fox Hounds, the South Downs and Eridge Hunt and the Coakham Bloodhounds.





SPRINGHAM FARMHOUSE

Springham farmhouse occupies a central position within the holding and its elevation creates a tiered view of its own land.

Upon entrance through the impressive wooden front doors you are greeted with the entrance hall which lies between two separating staircases leading to the first floor. Through the hallway lies a bright yet characterful sitting room with a large wood burning stove and French doors leading onto the gardens and down to the swimming pool. The sitting room leads onto the dining room and kitchen which has an Aga, breakfast area and French doors opening onto the rear patio area and gardens. There is also a side entrance which leads through to the core of the house, with two WCs, utility room, study and store room all branching off.

On the first floor there is a master bedroom with en suite bathroom, another good sized bedroom with en suite shower room and two further bedrooms. There is a central staircase which leads to the second floor which could either be used as a spacious bedroom/guest room or playroom.

There is a patio running along the rear of the property which adjoins the immediate gardens and leads down to the swimming pool. The drive sweeps along the front of the property, past a feature waterfall and continues on to access to the farmland.

AGRICULTURAL BUILDINGS

Springham Farm has a range of impressive farm buildings, in all extending to approximately 25,000sqft. There is a proportionate split between commercial and agricultural buildings, of which the commercial elements are currently providing a good base for the vendors family business, but have great letting income potential.

Part of the agricultural structures were originally built for equestrian use and could be adapted back, subject to necessary planning consents. More recently they have been used for farm machinery storage and workshops, and some have the benefit of an electrically operated locking system, which provides added security to compliment the CCTV system which runs throughout the farmstead.

There is a two bedroom flat incorporated into one of the farm buildings and a good sized farm office.

FARMLAND

Springham Farm extends to approximately 229 acres of scenic countryside, over 200 acres of which is grassland, with occasional wooded shaws and a selection of well-maintained fishing ponds which naturally presents the farm with excellent sporting potential. There are no public footpaths or bridleways crossing the farm.





GENERAL REMARKS

Method of Sale

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

Tenure and Possession

Springham Farm 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.

Planning

Springham Farmhouse is subject to an Agricultural Occupancy Condition (AOC) and the farm in its entirety is subject to an agreement under section 106 of the Town and Country Planning Acts that the farmhouse shall not be separated from the land. All interested parties are advised to make their own enquiries directly with the local authority with regard to planning.

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 no public Rights of Way across 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 Stewardship Scheme

The land is not entered into any Environmental Schemes. The farm has previously been in an organic ELS, which expired in September 2015 and was not renewed.

Services

There is mains electricity and water. Oil fired central heating. 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

BN27 4HF

Directions

From London follow the M25 to junction 5 and continue onto A21 past Sevenoaks and exit towards Southborough and Tunbridge Wells. Continue on A26 through Tunbridge Wells towards Heathfield. Continue to follow A267 for approximately 28.6 miles until you reach Horem. Turn left onto Horebeech Lane which goes through Marle Green and onto Grove Hill. Springham Farm is situated on the right hand side after approximately 3.5 miles.

Viewing

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



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