Forest Farm, Balcombe

RH & RW CLUTTON

FOREST FARM

Paddockhurst Lane
Balcombe
West Sussex RH17 6QZ

East Grinstead 7 miles • Crawley 8 miles
Gatwick 10 miles • M25/Godstone 20 miles
Brighton 23 miles
(all distances are approximate)

A stunning development opportunity in a glorious position with adjoining farmland

Now part sold

2 Development plots with permission

Existing mobile home
Adjoining modern farm buildings
Farmland with shaws

In all 18.56 acres (7.51 ha)

FREEHOLD FOR SALE
As a whole or in 4 lots

92 High Street, East Grinstead, West Sussex
T: 01342 410122 E: JamesT@rhrwclutton.co.uk

VIEWING

Strictly by confirmed appointment only with the sole agents, RH & RW Clutton (01342 410122).

SITUATION

Forest Farm lies in an idyllic rural position within the AONB (Area of Outstanding Natural Beauty) with spectacular views to the south. East Grinstead is 7 miles and Crawley and Gatwick Airport, via the A23, are readily accessible. The M25 to the north is about 20 miles and the south coast at Brighton 23 miles. There are numerous schools within the catchment area and Worth Abbey is within 3 miles. Golf courses and other recreational facilities are plentiful.

DESCRIPTION

The main homestead lies at the north end of the farm accessed directly by the farm track off Paddockhurst Lane which is sold with the property. In a glorious elevated position the principle components comprise:-

Lot 1 - The Old Dairy

L-shaped brick buildings with corrugated sheeting measuring 19m x 6.8m and 15.2m x 5.9m approximately facing into a yard. There is planning consent to convert to a 3 bedroom dwelling.

Opposite lies a 3 bay concrete frame **open barn** under an asbestos roof with an adjoining run on 3 bay steel extension, overall approximately 27.6m x 7m. To the rear is a dilapidated brick and tile **hovel** which together with the open barn has to be demolished.

The large **Silage clamp** area with extensive sleeper walling approximately 22.5m x 18.3m has been adapted into a residential area. Entered through double sheeted gates there is an extended **mobile home** in one corner, and in the other an open 2 bay steel framed **store** 9.2m x 4.3m. Numerous pots and beds provide a colourful garden.

Lot 2 - The Old Granary - UNDER OFFER

A fine old Granary Store with brick lower elevations under weatherboarding and a slate roof. Measuring approximately 7.3m x 6.3m. There is planning consent to convert it to a 1 bedroom dwelling.

Opposite lies a 3 bay concrete frame **barn** under a corrugated asbestos roof approximately 12.9m X 7m. Similarly this needs to be demolished.
(Note as drawn for planning the eastern end juts into Lot 1)

The Land

A productive block of largely arable ground mainly falling to the south and shown as Grade 3/4 on the old MAFF series. Wide oak tree lined field boundaries and adjoining woodland give the land a private nature.

Lot 3 **8.27 acres (3.35 ha)**
North facing grassland accessed off the entrance drive.

Part Lot 4 - UNDER OFFER **7.80 acres (3.15 ha)**
Useful block of grassland. (Southern half sold)

Lot 5 - SOLD - **26.29 acres (10.64 ha)**
A southern block of arable ground in two fields with gated access onto Paddockhurst Lane. Shaws line the western boundary with vast open historic pits.

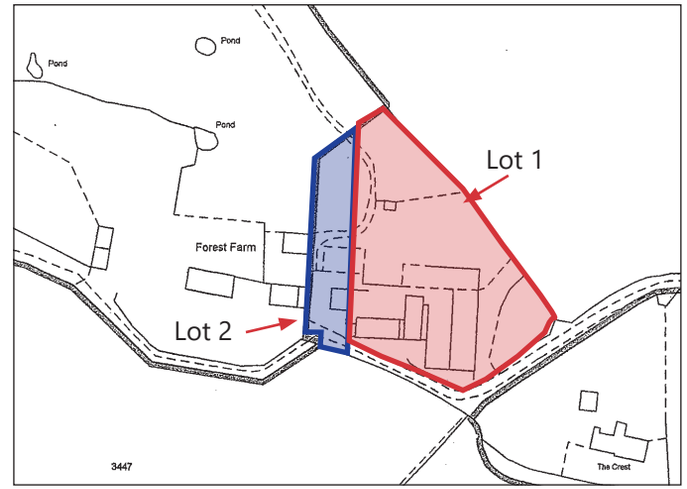
In all about 56.99 acres (22.66 ha)

TENURE & POSSESSION
The property is offered freehold with vacant possession on completion. The land is currently let under a Cropping Licence to the adjoining farmer – further details are available from the Agents.

SPORTING RIGHTS, MINERALS AND TIMBER
These are included within the freehold in so far as they are owned.

RIGHTS OF WAY & WAYLEAVES
The property is sold subject to and with the benefit of all existing rights of way whether public or private, including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not. A footpath passes down the entrance drive and crosses the field immediately to the south.

TOWN & COUNTRY PLANNING
The property (notwithstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them.



Old Granary DM/16/0201
Conversion of redundant granary to two storey, 1 bedroom dwelling, approved.

The Old Dairy DM/17/4778
Conversion of redundant single storey brick buildings to 3 bed dwelling with large living area, workshop and garage, approved.

The consents envisage the demolition of the other farm buildings and removal of the "mobile home" in the Silage Clamp area.

SERVICES (Not tested and therefore not warrantied)
Mains water and electricity are on site. The new dwellings are to have new independent private systems installed. (Some adjoining houses have private drainage systems on the land being sold).

PLAN
The plans and stated acreages in these details are for identification and information purposes only and potential purchasers must rely on their own investigations.
Boundaries as shown may be subject to negotiation

ENTITLEMENTS
The vendor will transfer the entitlements proportionate to the land following completion and retain the 2018 Basic Payment Scheme payment.

HEALTH & SAFETY
The farm buildings present a hazard and great care must be taken when inspecting. Ideally children and pets should not be brought on site. Care must also be taken walking round the land.

FIXTURES & FITTINGS
All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including all farm equipment.

LOCAL AUTHORITIES
West Sussex County Council 01243 777100
Mid Sussex District Council 01444 458166

COUNCIL TAX & EPC (predicted)
Mobile Home - Band A £1,149.62 (2018/2019)
The Old Granary - TBC
The Old Dairy - TBC

DIRECTIONS
From **Turners Hill crossroads** proceed west on the Paddockhurst Road B2110, after about 1 mile turn left into Back Lane. Go down for 2 miles and at the top of the hill beside the pedestrian sign turn right into the farm drive. Follow down and park beside the black gates on the right.

From the **A23 Pease Pottage/Handcross** direction proceed east on B2110 towards Turners Hill. Pass over the staggered crossroads and approximately a quarter mile after Worth School turn right into Back Lane. Follow as above.

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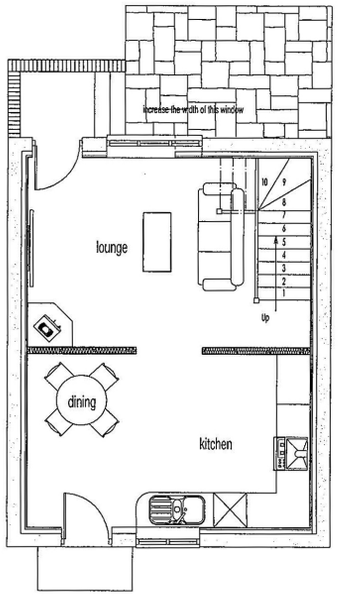
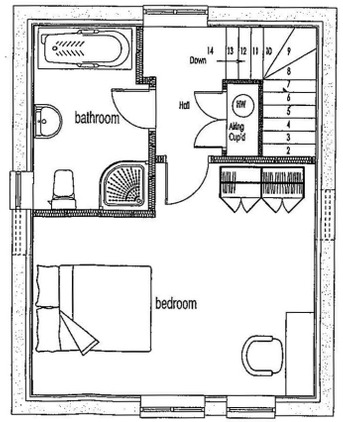


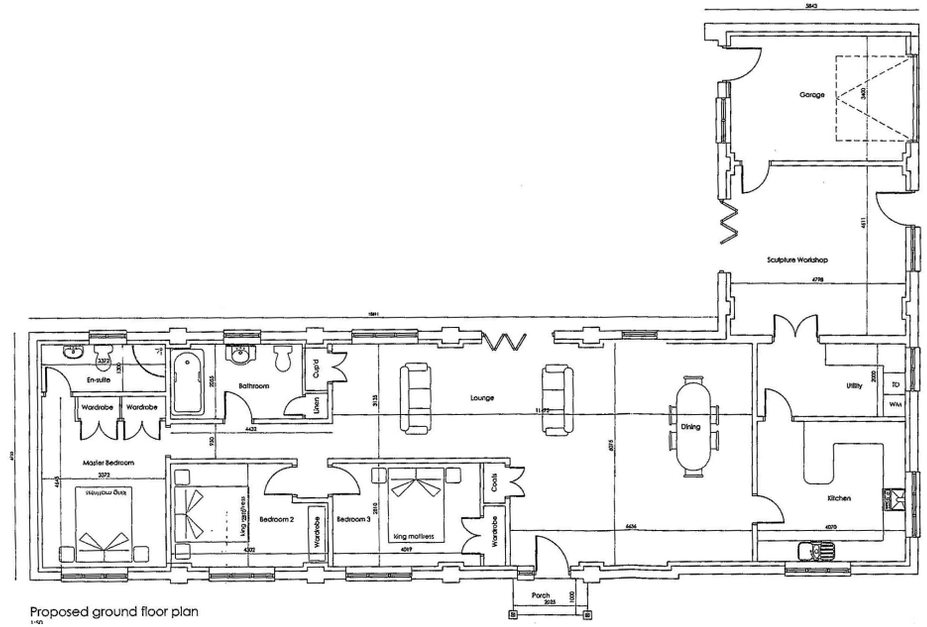
GROUND FLOOR PLAN

replace window for bathroom only and glaze with obscure glass



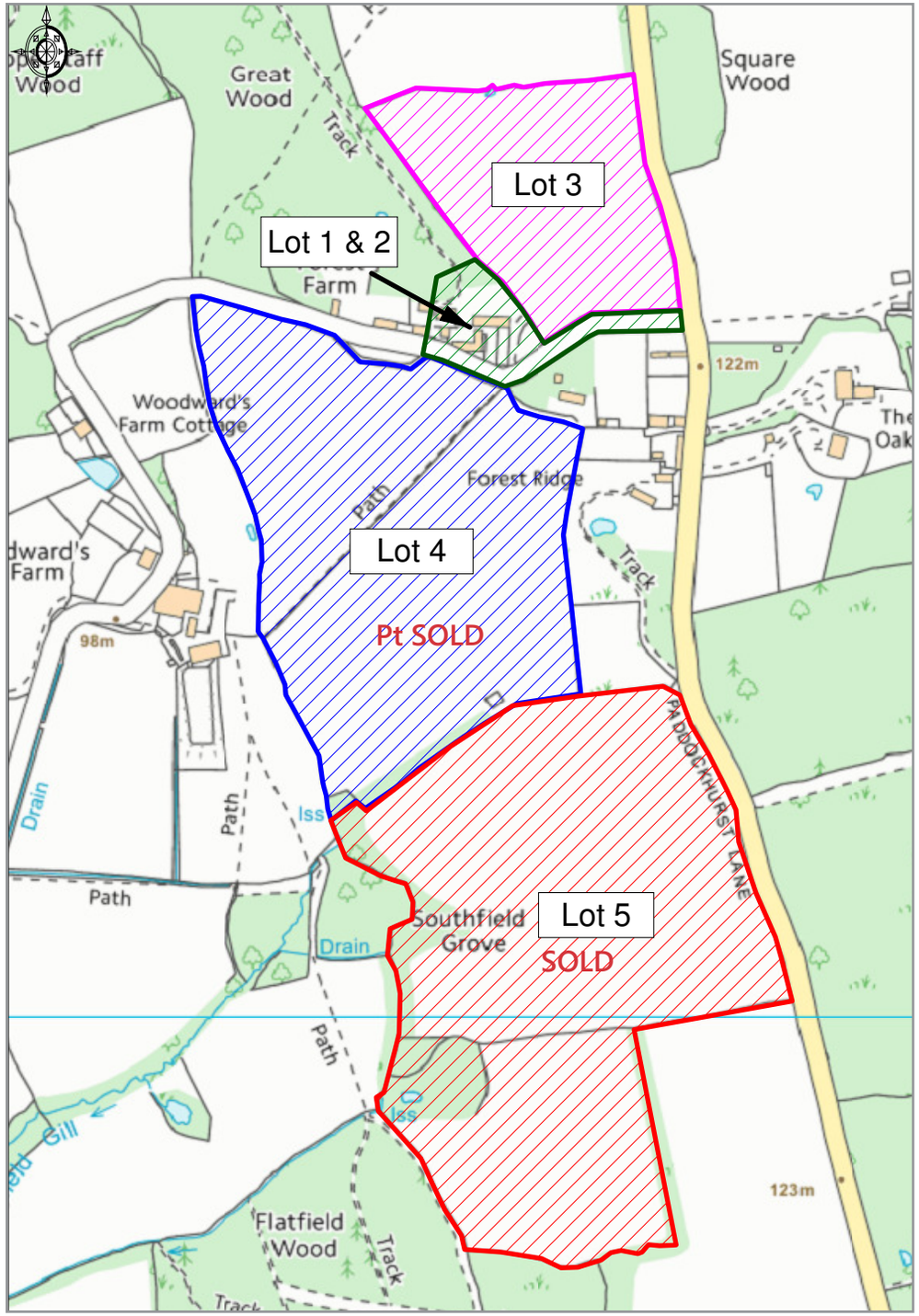
FIRST FLOOR PLAN

The Old Granary



Proposed ground floor plan

The Old Dairy


Great Wood
Square Wood
Track
Lot 3
Lot 1 & 2
Farm
122m
Woodward's Farm Cottage
Forest Ridge
Path
Lot 4
Pt SOLD
Track
98m
Drain
Path
Path
Drain
PADDOCKHURST LANE
Southfield Grove
Lot 5
SOLD
Path
Flatfield Wood
Track
123m

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