



Horam Manor Farm  
Horam, East Sussex, TN21 0JB

SAMUEL & SON  
CHARTERED SURVEYORS

# HORAM MANOR FARM

HORAM, EAST SUSSEX, TN21 0JB.

An opportunity to acquire a farm within the heart of Horam Village comprising pastureland, woodland, ponds and a range of traditional buildings which have been converted into artisanal workshops and business units.

In all about 155.91 acres

Guide: £1,995,000

## GENERAL DESCRIPTION

Horam Manor Farm comprises approximately 155.91 acres of woodland, ponds, streams, pasture and a range of traditional buildings that has been given new life for a variety of uses.

Previously a working dairy and arable farm, the estate was taken over by the Ministry of Defence in order to increase food production in WW2, and then sold at auction after the war. It has been in the hands of the same family since then.

The property is accessed from the main A267 road via the lane running past the Village Hall or through the residential Merrydown Way, with this secondary access to be restricted to light traffic only. Services to all component parts include metered mains water, mains electricity and broadband telephone connections. The site is served by a water treatment plant

Parts of the property are open to the public, including the popular Lakeside Café, Horam Manor Stables and Fishery. There is also an eclectic mix of other commercial units and studios occupied by a variety of small enterprises.

## Stables

The livery is let to a well-established equestrian business offering a range of stabling options and riding lessons. This area comprises 20 timber clad stable boxes in a U-shaped yard, with three further brick stables and a tack room in the centre of a concrete yard. There is also a timber clad office and adjoining sand school of just over 9,000 square feet, as well as 23.42 acres of grazing in paddocks in proximity.

## Woodland

Approx. 75.64 acres of ancient replanted, ancient and semi-natural woodland, featuring bluebells and primroses wood anemones, dragonflies and, in season, a proliferation of butterflies. The diversity of Sussex wildlife makes woodland walks a popular feature of Horam life in summer.

The landscape has been shaped in Tudor times by the Tudor iron industry, with a series of hammer ponds providing the energy needed for the furnaces. Hornbeam was planted to provide fuel. There is evidence of opencast digging for iron ore, and the orchard area has yielded evidence of a temporary settlement associated with the iron industry.

## Fishery

The fishery is let to a long-standing fishing business and encompasses approximately 3.5 acres of ponds, and associated waterways across the farm, with these being stocked with carp, tench, perch and bream.

## Lakeside Café

The Lakeside Café is let to a long-standing catering business and is a popular establishment in the village, comprising a commercial kitchen, utility area, bar, seating areas, stores, staff rest spaces and customer toilets across approximately 2,158 sq. ft. of accommodation. There is an additional outside garden area of just over half an acre with bench seating overlooking the fishing ponds.





### **The Cartlodge**

The Cartlodge extends to some 1,214.06 sq. ft. of space used regularly for classes, parties, events, and weddings. Having been run and managed in hand to date, this attractive venue generates a sizable income, with bookings already up substantially since then Covid-19 – a breakdown of income is available upon request.

### **Offices, workshops and studios**

There are 18 further traditional buildings which have been converted from their original agricultural purpose to suit a variety of smaller businesses, including willow weaving, flower shop, hair salon, re-cycling and so on. These converted structures are set around the main farmyard and further concrete yards and areas of hard standing that provide access and parking.

### **Other**

These buildings aside, there are then some further traditional buildings, that, whilst unconverted, hold additional rental potential.

### **INCOME**

Horam Manor Farm has a gross annual income of between £90,000 to £95,000. A breakdown of the income schedule is available upon request.

### **SOLAR ARRAY**

The Solar PV array extends to approx. 31 acres. The land itself is included in the sale but our client intends to retain the established rental income from the original lease until the conclusion of the lease with Solarfields Ltd. in 2045.

### **SITUATION**

Conveniently situated in the centre of Horam village, within walking distance of shopping facilities and services including a mini Co-op supermarket, a pharmacy, butcher, florist, emporium with tea room, doctor's surgery, dentist, hairdressers, vet and a therapy center.

There is also access to the renowned Cuckoo Trail which provides scenic and traffic free walking and cycling along the former railway line from Heathfield to Hampden Park, Eastbourne. A short walk will take you to playing fields, a play area, the village hall and a tennis and bowls club.

Main line train stations with direct services to London are available at Buxted, Stonegate and Polegate, all within 10 miles. There are also bus routes that serve the village linking to surrounding towns including Heathfield, Tunbridge Wells, Hailsham and Eastbourne. The Spa town of Royal Tunbridge Wells with its excellent modern shopping center and, extensive leisure facilities is some 17 miles; the coastal towns of Eastbourne and Brighton are about 15 miles and 24 miles respectively.

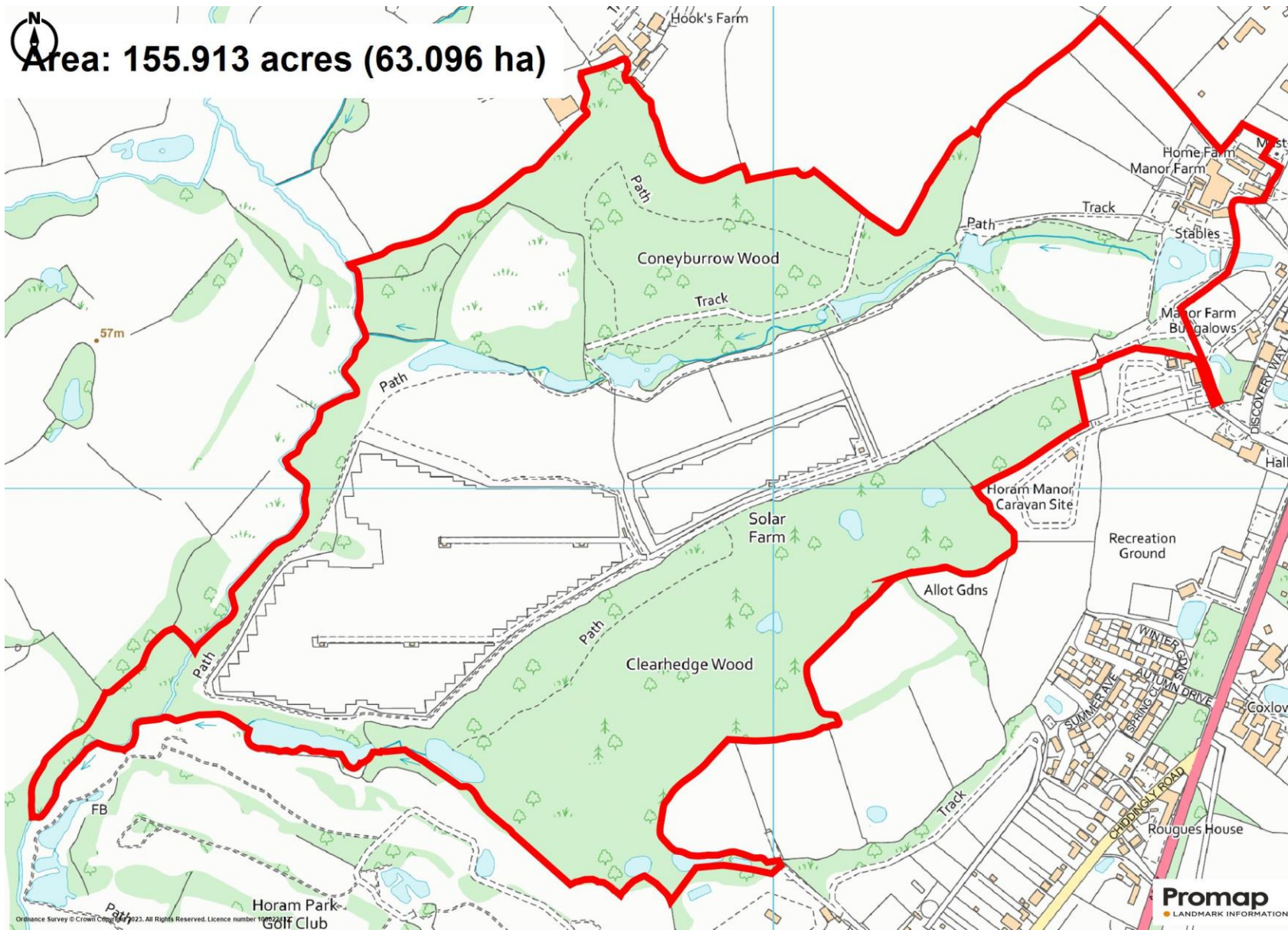
There is a good selection of state and independent schools in the area for all ages, including Maynards Green Primary School, Heathfield Community College, Skippers Hill Prep School in Five Ashes, Eastbourne College, and Bedes School in Eastbourne and Lower Dicker.







**Area: 155.913 acres (63.096 ha)**



## GENERAL INFORMATION

### Access

Main access is off the main A267 past the Horam Village Hall, with a secondary access for cars and vans only through the Merrydown Estate.

### Services

The property benefits from a metered mains water supply, mains electricity, and broadband telephone connections. The site is served by a water treatment plant

### Local Authority

Wealden District Council.  
[www.wealden.gov.uk](http://www.wealden.gov.uk)

### Outgoings

Unit holdings will be liable for business rates on the commercial assets, however most units currently benefit from Small Business Rate Relief.

### Sporting and Mineral Rights

Sporting rights and mineral rights are in hand in so far as they are owned.

### Easements, Wayleaves & Rights of Way

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electrical supplies and any other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains and water, gas and other pipes, whether specifically referred to or not.

### Other Information

An overage agreement is to be established on the land. Further details available on request.

### Method of Sale

The freehold is offered for sale by private treaty. The property may be available as a whole or in lots.

### Viewings

Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son Ltd., Horam.



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