



Hye House Farm

Royal Oak Lane, Crowhurst, East Sussex, TN33 9BY

SAMUEL & SON
CHARTERED SURVEYORS

HYE HOUSE FARM

ROYAL OAK LANE, CROWHURST, EAST SUSSEX, TN33 9BY

A compact residential grassland farm to be sold as a whole or in three lots.

- Three bedroom semi-detached cottage in need of modernisation
- Range of farm buildings, including a Sussex Barn with development potential
- Permanent pasture land set in glorious High Weald Countryside
- Fabulous views over the farm and surrounding countryside

In All About 18.35 acres

LOT 1

Residential Cottage

Outhouse

Part of General Purpose Building

Approx 0.37 acres

The semi-detached cottage is thought to date back in part to the 1860s with later additions, constructed of stone and brick with hung tile elevations under a clay tile roof. The accommodation is traditionally arranged over two floors and has some attractive original features throughout.

The floor plans within these details provide an excellent overview of the accommodation that would benefit from updating and refurbishment but briefly comprises about 1,178 sq ft, including, on the ground floor, a sitting room, kitchen with larder, utility/cloakroom, boot room and dining room.

From the inner hall, stairs rise to a central first floor landing giving access to the three bedrooms which are all very good size double bedrooms complemented by the family bathroom.

Outside

The cottage is accessed via a private lane, through the main farm. There is a small out house in front of the property, and a good sized garden to the rear with views overlooking the neighbouring farmland to Bexhill.

LOT 2

Sussex Barn

Part of General Purpose Building

Approx 0.98 acres

Located in front of the cottage and mostly set around a concrete yard area is the farm buildings complex comprising of a range of traditional structures, notably including:

General Purpose Barn 107 x 100 ft. with chalk floor, corrugated cladding and roof. Within the barn is an old dairy and parlour.

Sussex Barn 49 x 45 ft. constructed in 2006 of a timber frame on a brick plinth with timber cladding and clay tile roof, with some 1,504 sq ft of floor space, offering development potential (subject to all necessary consents).

Consent to convert the Sussex Barn was granted under application number RR/2016/2947/PN3 in January 2017, which has subsequently expired.

LOT 3

Approx 16.03 acres of permanent pasture

Cattle Barn

Included in this lot is the **Cattle/Storage Barn** of approx. 5,278 sq. ft. of block base construction with Yorkshire cladding to three sides and corrugated roof providing a number of bays internally with half height block walls





Also included in Lot 3, offering some 16.03 acres, the land extends west of the farmhouse and buildings and comprises two blocks of permanent pasture divided by stock fence and enclosed by hedgerows. The smaller block of about 4.51 acres benefits from road frontage and potential for vehicular access. Otherwise, access is currently made via the larger 11.5 acre block. The land comprises slowly permeable, seasonally wet and slightly acid but base-rich loamy and clayey soils and slightly acid loamy and clayey soils with impeded drainage and is classified as Grade 3 on the Agricultural Land Classification Map and has predominantly west facing slopes.

SITUATION

Set in glorious rolling countryside within 1066 Country and the High Weald Area of Outstanding Natural Beauty. The area boasts a wealth of leisure and visitor attractions including Bodiam Castle, Sissinghurst Castle Garden, Battle Abbey and the Kent and East Sussex Railway which operates from Tenterden to Bodiam.

Local amenities can be found in Crowhurst itself, and in the nearby villages of Catsfield (5 miles) and Ninfield (5.5 miles) with the larger town of Hastings (4.7 miles) providing a large range of shops, supermarkets and services.

There is a good selection of state and independent schools in the area for all ages including Crowhurst Primary School, Robertsbridge Community College, Battle Abbey School in Battle, Vinehall at Robertsbridge, Marlborough House and Saint Ronan's in Hawkhurst and Benenden School.

The property benefits from excellent communication links. Main line stations can be found in Crowhurst and Hastings (6.4 miles) – journey times to London stations of approximately 1 hour and 50 minutes. The nearby A21 gives access to the M25 for Gatwick and Heathrow airports and to the M20 to Dover, Folkestone and Ashford International Station.

GENERAL INFORMATION

ACCESS

Accessed off Crowhurst Road and as per the included plan, the track is to be included in the sale of Lot 3.

SERVICES

The property benefits from a metered mains water supply and mains electricity. There is septic tank providing private drainage, and storage heaters in the cottage. The cottage also benefits from solid fuel Raeburn stove providing hot water.

LOCAL AUTHORITY

Rother District Council. www.rother.gov.uk

OUTGOINGS

Hye House Cottage: Council Tax Band 'F'.

SPORTING AND MINERAL RIGHTS

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

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

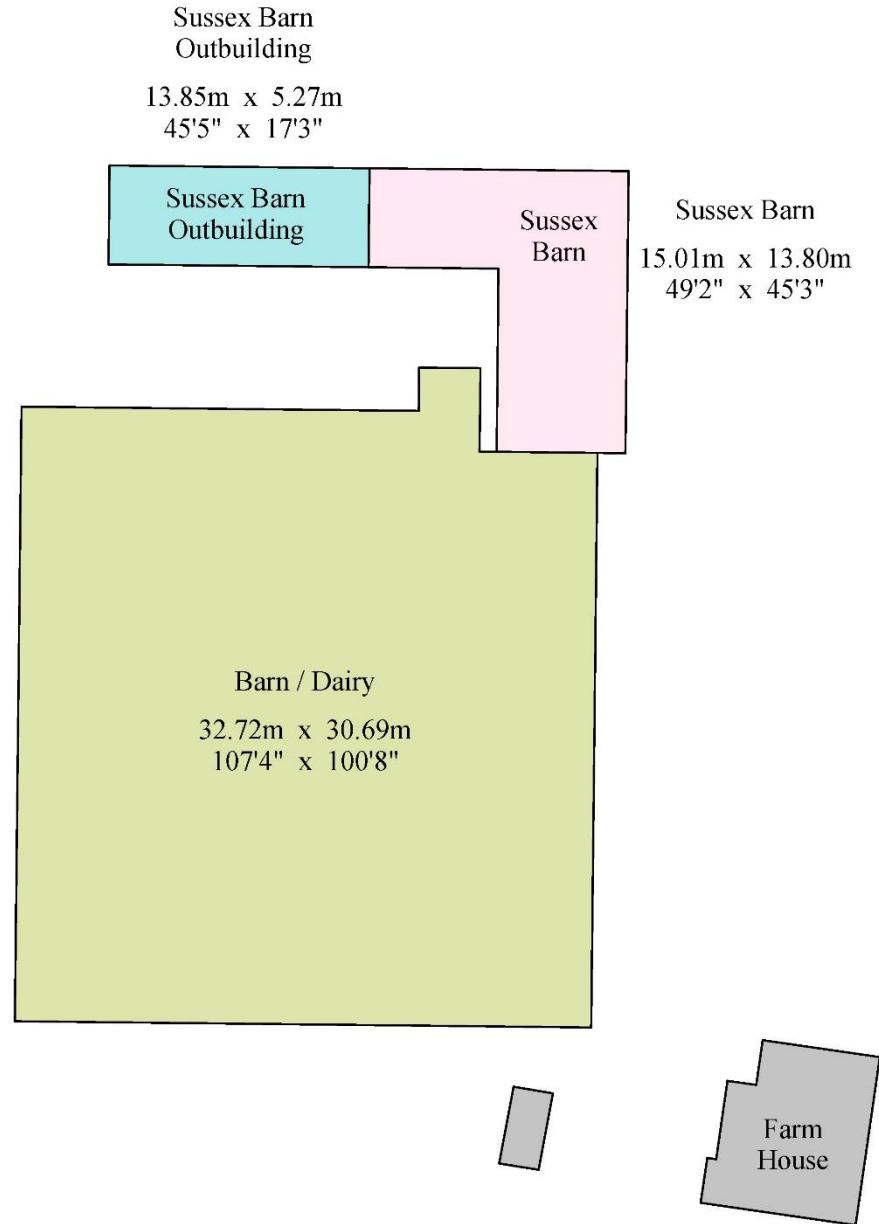
The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electrical supplies and any other rights and obligations, easements and proposed wayleaves from masts, pylons, stays, cables, drains and water, gas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

There is a bridleway over the track from Crowhurst Road. Rights of access and to services will be granted to Lots 1 & 2 over the private road, if sold separately. .



Hye House Farm

Cattle Sheds - Gross Internal Area : 490.4 sq.m (5,278 sq.ft.)
Sussex Barn - Gross Internal Area : 139.8 sq.m (1,504 sq.ft.)
Sussex Barn Outbuilding - Gross Internal Area : 73.0 sq.m (785 sq.ft.)
Barn / Dairy - Gross Internal Area : 998.9 sq.m (10,752 sq.ft.)
Total - Gross Internal Area : 1,702.1 sq.m (18,319 sq.ft.)



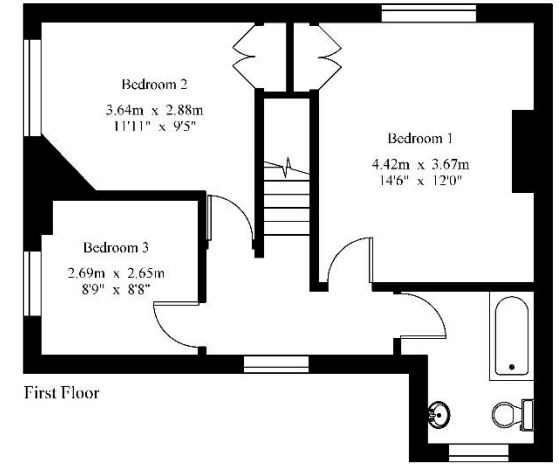
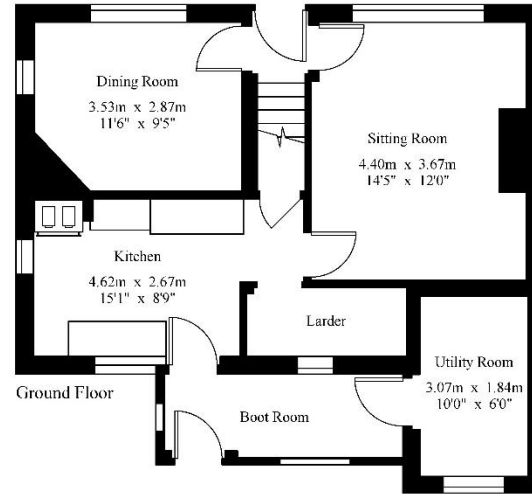
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Hye House Farm

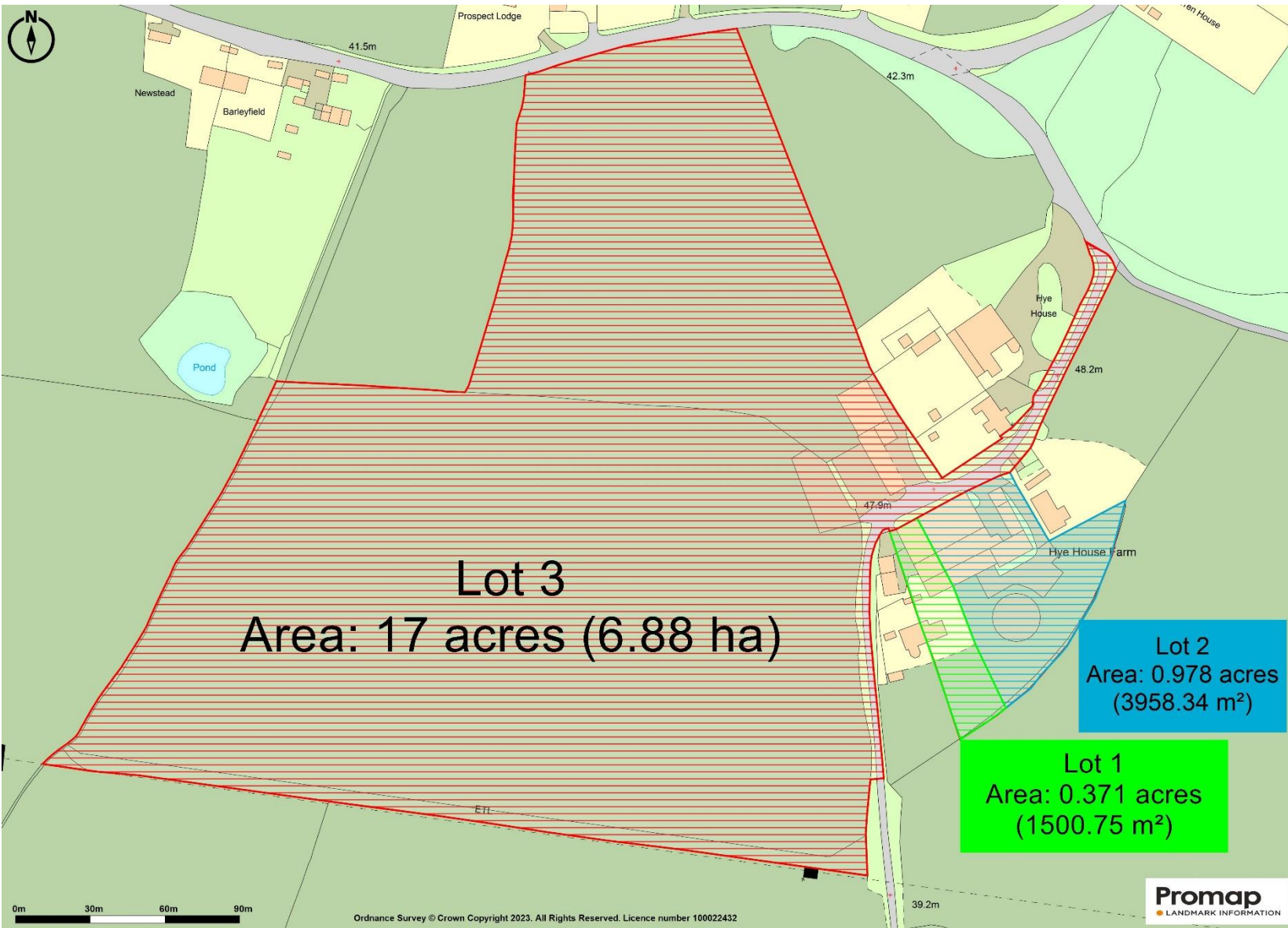
Gross Internal Area : 109.5 sq.m (1,178 sq.ft.)



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METHOD OF SALE

The freehold is offered for sale by informal tender with vacant possession on completion. A Tender Form is attached to these particulars.

Deadline for receipt of Tenders is 12 noon on Friday 13th October 2023. All Tenders should be returned to Samuel & Son, Horam in a sealed envelope marked "Hye House Farm".

VIEWING

Viewing dates have been arranged for Saturday 9th September, Thursday 14th September, Saturday 23rd September and Saturday 7th October. There may be some additional dates to be arranged accordingly. Please enquire for further details.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

SAMUEL & SON
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