



**NEW POND FARM, POPPINGHOLE LANE,**  
ROBERTSBRIDGE, EAST SUSSEX, TN32 5BN



**Lambert  
& Foster**



ROBERTSBRIDGE RAILWAY STATION 2.3 MILES | BATTLE 5.4 MILES | HASTINGS 10 MILES

## **NEW POND FARM, POPPINGHOLE LANE, ROBERTSBRIDGE, EAST SUSSEX, TN32 5BN**

A traditional mixed farm in a sought after location with a 4-bed farmhouse (AOC), an extensive range of farm buildings (25,000 sq ft+) some with potential (STP) and land extending in all to some 164.39 acres (66.52 Hectares). Situated off country lane on the outskirts of the Parish of Salehurst in East Sussex.

**GUIDE PRICE £2,300,000**



### **SITUATION**

The property is located a short distance from the village of Robertsbridge, which offers a range of local amenities including a mainline railway station with direct lines to London and the Coast. The A21 (London Road) is located just 1.2 miles from New Pond Farm, providing good transport links to the national motorway network and the nearby towns of Battle, Hastings, and further to the north, Tunbridge Wells.

### **ACCESS**

New Pond Farm is accessed via private driveway off Poppinghole Lane. The driveway leads past the farmhouse, through the farmyard, and continues through to the land. There will be a right of way retained to provide access to a house and yard, as shown shaded brown on the sale plan.



## **DIRECTIONS**

From the John's Cross roundabout, head north along the A21 for 0.9 miles before turning right onto Poppinghole Lane. Continue along Poppinghole Lane for approximately 1.3 miles and the entrance to New Pond Farm will be located on the left hand side.

## **OVERVIEW**

New Pond Farm is a mixed grassland and former fruit farm with an extensive range of farm buildings and a 4 bedroom farmhouse (AOC). In all, the land, which is located mainly in a picturesque valley, totals some 164.39 acres (66.52 Hectares)



## THE FARMHOUSE

The farmhouse comprises a detached 4 bedroom house built in the 1960's and extended in the 1970's. It has been recently rewired and refurbished with a modern kitchen and sanitaryware, central heating boiler, together with redecoration. The main external walls are of cavity brick construction beneath a pitched and tiled main roof. The single storey extension has a flat roof covered with felt.

Planning permission was granted by Rother District Council for an agricultural workers dwelling house, under reference A/62/439. The property is subject to an Agricultural Occupancy Condition limiting occupation to "a person solely or mainly employed or last employed locally in agriculture or forestry". Further details of the condition are available on request.



- It has a large, attached garage, a brick built garden store and a swimming pool, which needs to be commissioned.
- The spacious accommodation is on 3 floors comprises the following;
- Ground Floor: Hall, Cloakroom, Utility, Kitchen/ Breakfast Room, Boot Room, Sitting Room, Dining Room.
- First Floor: 2 Double Bedrooms.
- Second Floor: Landing, 2 Bedrooms, Bathroom with wash hand basin, separate WC.





## FARM BUILDINGS

The farm buildings at New Pond Farm are in a number of locations around the property. The majority are located nearby to the farmhouse and Poppinghole Lane, with the further buildings located more centrally to the land. In all, the buildings have a combined footprint of approximately 25,103 sq.ft (2,332 sq.m).

The buildings located nearby to the farmhouse comprise purpose built coldstores (60 tonne per store) and an Atcost fully enclosed packhouse situated within a concrete farmyard. In addition there is a stable block with 3 stables and a tack room further redundant cold holding stores, with a monopitch canopy linking two of the buildings.

Further along the farm track, but still nearby to the main yard, is a substantial 5-bay concrete portal frame barn.

Lying centrally to the property is the Lambing Shed and the Sheep Handling Shed. The lambing shed is a 10-bay steel portal frame building (11,892 Sq.ft) under a pitched steel box profile roof, with an earth floor and open on all sides. The purpose built Sheep Handling shed is of mixed steel and timber frame construction with concrete fibre cement cladding and a pitched roof with excellent handling facilities built within.

There are also 6 mobile fruit pickers caravans, one of which has been adapted to be a dwelling and remains in occupation (but will be sold with vacant possession).

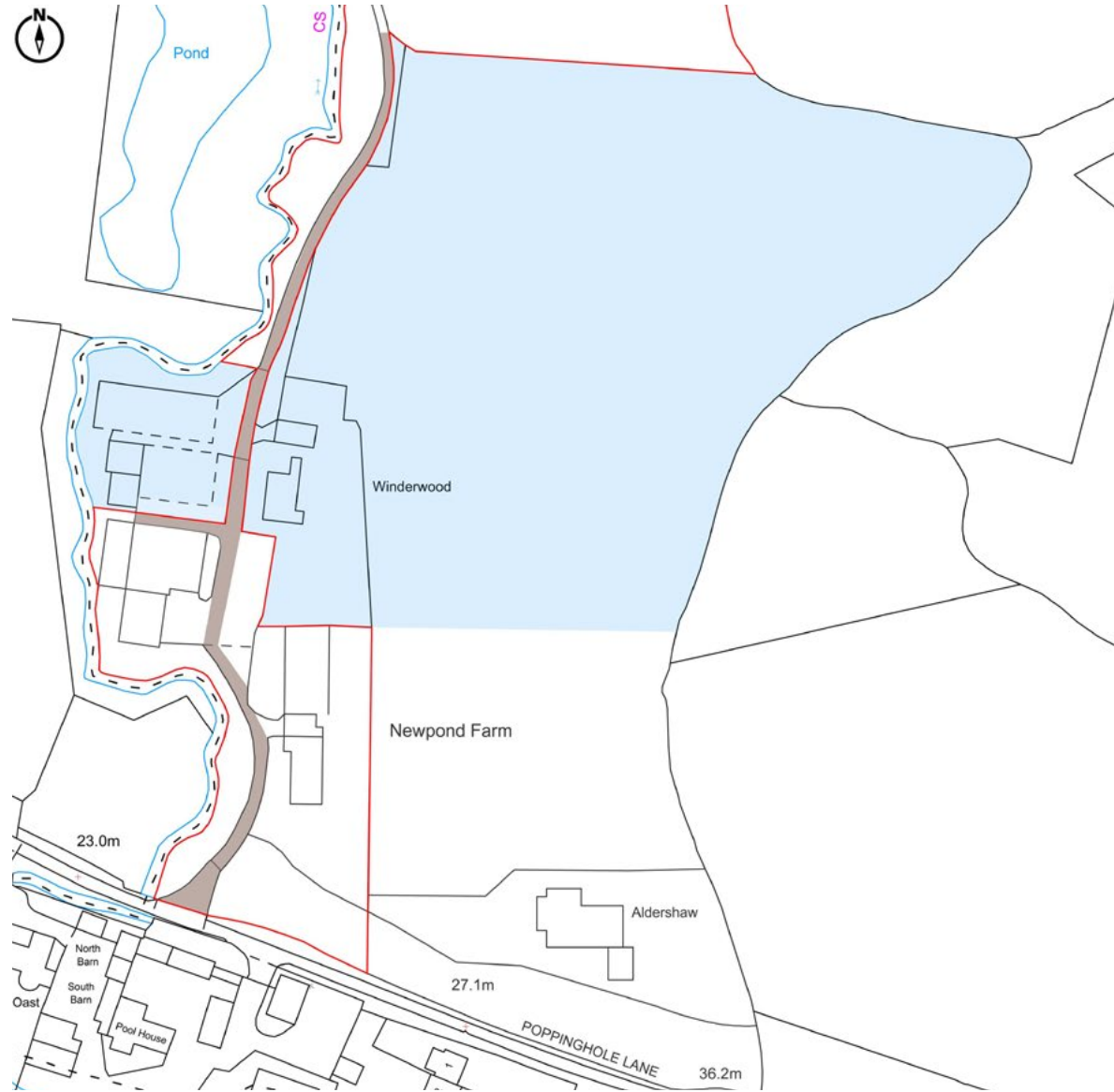
## FARMLAND

The land at New Pond Farm extends in all to 164.39 acres (66.52 Hectares) in a single block to the north of Poppinghole Lane and the main farmyard. The farmland is in a very pretty valley and is designated by DEFRA's Agricultural Classification map as Grade III. It comprises predominantly permanent pasture, some under unmanaged fruit orchards, with woodland extending to 2.65 acres (1.20 Hectares). Approximately 59.37 acres (24.02 Hectares) of the permanent pasture is located under former top fruit orchards, where the fruit trees remain.

All of the land is farmed in hand and has been used for sheep grazing and taking a hay cut. Soilscape describes the land as slightly acid loamy and clayey soils with impeded drainage, and a moderate to high fertility. A small area of land to the north of the property is described by Soilscape as having slowly permeable seasonally wet, slightly acid but base rich loamy and clayey soils, with moderate fertility.



# SITE PLAN





# New Pond Farm, Poppinghole Lane, Robertsbridge, TN32

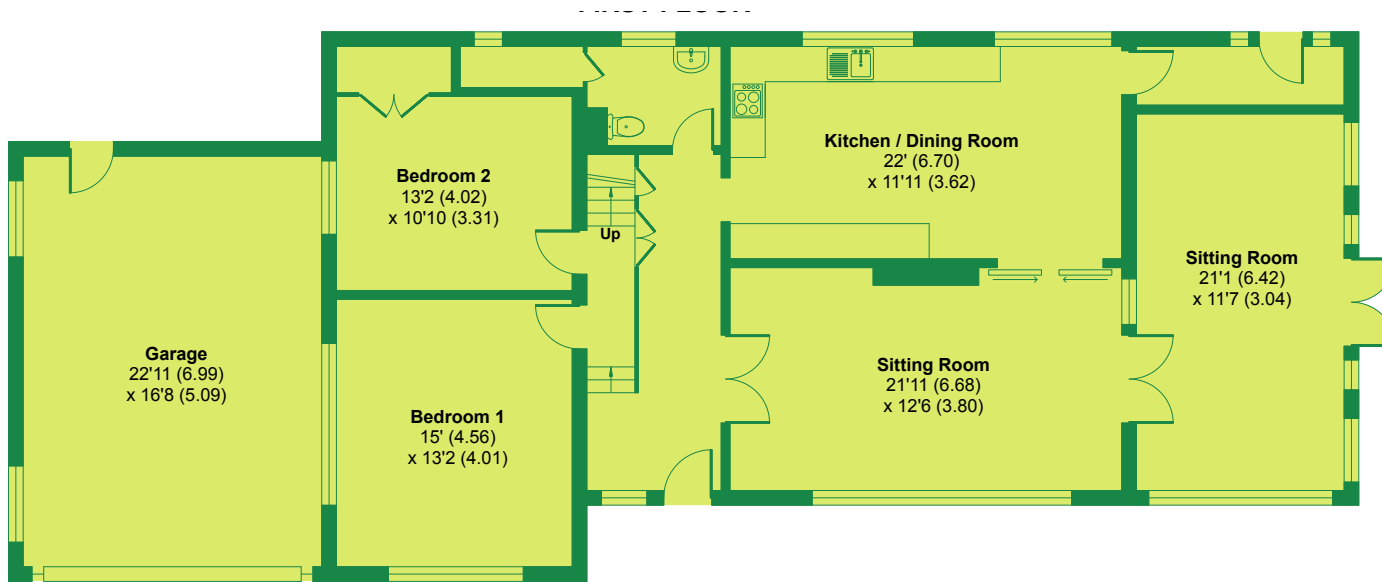
Approximate Area = 2000 sq ft / 185.8 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

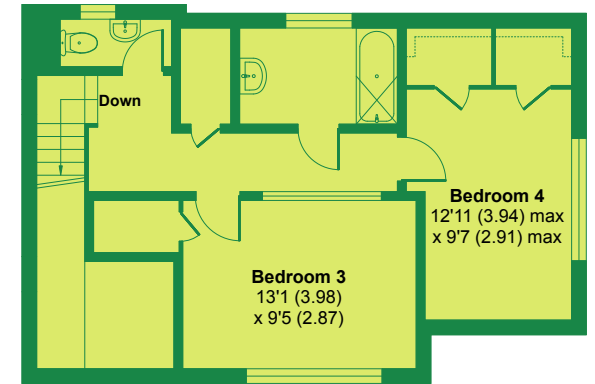
Outbuilding = 384 sq ft / 35.6 sq m

Total = 2390 sq ft / 221.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Lambert and Foster Ltd. REF: 1058909

**METHOD OF SALE:** New Pond Farm is offered for sale by Private Treaty. The selling agents may set a deadline for best and final offers and interested parties are advised to register interest to be kept updated on the sales process.

**TENURE:** The property is offered for sale freehold with vacant possession.

**PUBLIC RIGHTS OF WAY:** The East Sussex Definitive Rights of Way map shows a public footpath (EWH/8/1) and a public bridleway (EWH/7/2) adjacent to the land's northern boundary.

**SERVICES:** New Pond Farmhouse: mains electricity and water, private drainage, oil fired central heating.

Farm Buildings and Farmland: mains water and electricity to buildings in New Pond Farmyard (south)

**NOTE:** The buildings forming the northern part of the yard, are not part of the sale. The vendors will at their expense, reconfigure the existing electricity supply to allow an independent supply to be connected to the farm buildings to the north of the yard.

**ACCESS:** Winders Wood and New Pond Farmyard north, are being retained by a family member. Rights of way will be reserved to access the land being retained, illustrated on the sale plan shown shaded brown. The land being retained is shown edged blue.

**RESTRICTIVE COVENANTS:** The buildings in the main yard will be sold subject to restrictive covenants requiring that they will not be used in a way to cause nuisance to the vendors retained property. Agricultural and equestrian use will not be considered a nuisance.

**OVERAGE:** The buildings in the main yard will be sold subject to a Development Overage Clause reserving to the sellers 30% of any uplift in value in the event that planning permission was granted for development within the yard within 30 years of completion. This Overage Clause will specifically exclude agricultural or equestrian use of the property.

**WHAT3WORDS:** The driveway entrance is located at [///title.squirts.notched](#)

**LOCAL AUTHORITY:**

Rother District Council (01424 787 000) – Town Hall, London Road, Bexhill-on-Sea, East Sussex, TN39 3JX.

**COUNCIL TAX:** Band G

**EPC:** E

**VIEWINGS:**

Strictly by appointment only with the selling agent's Paddock Wood office on 01892 832325, option 3. Contact Will Jex or Alan Mummery for further information.

**PARTICULARS, PLANS AND SCHEDULES:**

The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:**

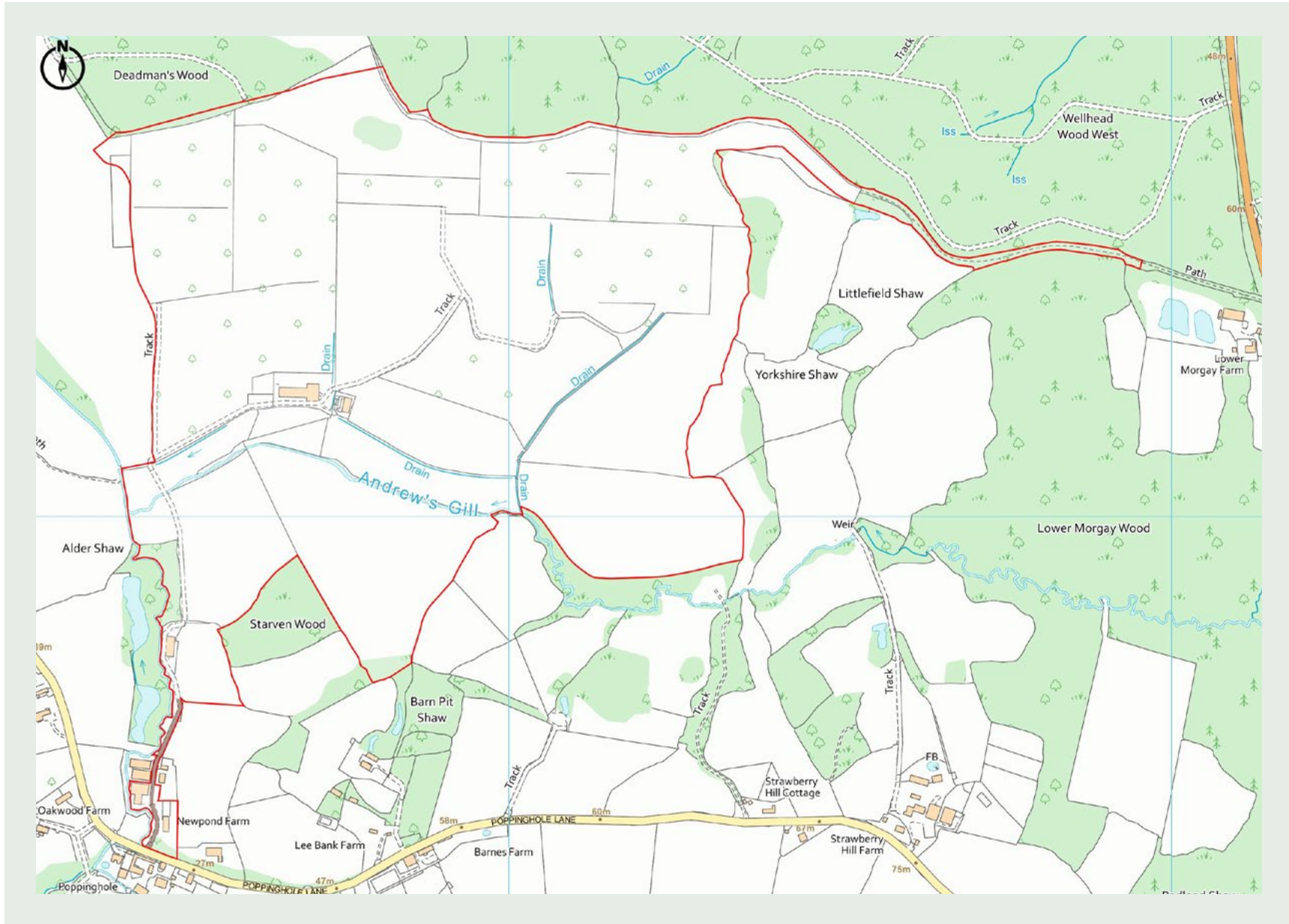
Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATIONS:**

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

# SITE PLAN





OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**

**Tel. 01892 832 325**

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**

**Tel. 01435 873 999**

Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**

**Tel. 01303 814 444**

Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

**Tel. 01580 712 888**

Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN



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