



South Riddens Farm

East View Fields, Plumpton Green, Lewes, East Sussex, BN7 3EF

Batcheller
Monkhouse

Our Corner of England

SOUTH RIDDENS FARM

A useful and rarely available farm located on the edge of Plumpton Green with stable yard and barn in approximately 7.5 acres and approximately 105 acres of agricultural land for sale in two lots or a whole.

Lot 1

- Stable Yard
- 5 Brick-Built Stables
- Tack Room
- Steel-Framed Agricultural Barn
- Fenced Paddocks
- Mains Water
- In Total Approximately 7.5 Acres

Lot 2

- Four Grade 3 Agricultural Fields
- Approximately 10 Acres of Woodland
- In Total Approximately 105 Acres
- Rarely Available



DESCRIPTION

LOT 1

A rarely available stable yard with vehicular access over the railway line composing of five brick-built stables around a yard and a steel-framed agricultural barn, all with fenced paddocks totalling just under 8 acres. Mains water is connected.

Agents Note: A public footpath runs from north to south along the eastern boundary.

LOT 2

A relatively level block of Grade 3 agricultural land naturally divided into four fields by mature hedging and trees with wonderful views of the South Downs. The land is accessed via a right of way over neighbouring farmland off of Streat Lane. In total approximately 105 acres.

AGENTS NOTE

Please be advised there is a tenant farmer in place on Lot 2 until August 2026.

SITUATION

The farm is situated in a rural position on the edge of Plumpton Green with glorious views of the South Downs. Plumpton Railway Station is a short walk with the train line running along the northern boundary. Plumpton Green also has a convenience store and a public house all within a five minute walk.

TENURE

The site is offered for sale Freehold.

PLANS AND AREAS

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or in statement shall not annul the sale or entitle any party to compensation in respect thereof.

METHOD OF SALE

The land will be sold by Private Treaty and is offered for sale Freehold.

VIEWINGS

By prior appointment only with the sole agent, Batcheller Monkhouse. Please contact our Haywards Heath office on 01444 453181, email: hh@batchellermonkhouse.com

AMENITIES

Local: Plumpton Green has a local store and public house.



Towns: Hassocks (5 miles), Burgess Hill (4 miles), Brighton (10 miles), Lewes (6.5 miles).

Transport: Plumpton Railway Station (5 minute walk), (Hassocks Station (5 miles) and Burgess Hill Station (4 miles) both with services to London in approximately 70 minutes. Gatwick Airport (27 miles).

Schools: Ditchling Primary School www.ditchlingprimary.co.uk Hassocks Infant School www.hassocks.w-sussex.sch.uk

Burgess Hill Girls www.burgesshillgirls.com Hurst College www.hppc.co.uk

Leisure: Mid Sussex Golf Club www.midsussexgolfclub.co.uk South Downs National Park www.southdowns.gov.uk

DIRECTIONS

Lot 1

Upon entering Plumpton Green from the north, travelling in a southerly direction, proceed through the village passing the store and the public house on your right hand side. Continue for a short distance and turn right into East View Fields just before the train station. Continue along East View Fields and part at the end where the road loops round back on itself. Walk along the unmade track which is a public footpath and then round to the left carefully crossing over the railway tracks where the yard will then be found on your right hand side. **What3Words:** ///latitudes.jeeps.violin

Lot 2

From Haywards Heath travel south towards Wivelsfield on the B2112 Wivelsfield Road before reaching Ditchling Common. Turn left (east) at the roundabout travelling towards Plumpton passing Spatham Lane before reaching the northern end of Streat Lane. Turn right and follow the road for just over two miles, there is a gated entrance on your left and the land accessed at the end of the lane from this gated entrance.

What3Words: ///cope.badly.quite

Additional Information

Local Authority: Lewes District Council Telephone 01273 471600 Website www.lewes-eastbourne.gov.uk.

Services (not checked or tested): (Not checked or tested.) Mains water is connected to Lot 1 as advised by the vendor.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk, www.southdowns.gov.uk.

Tenure: Freehold. Land Registry Title Number ESX41790.

LOT 1: GUIDE PRICE £350,000

LOT 2: GUIDE PRICE £975,000

Viewings

For an appointment to view please contact our Haywards Heath Office, telephone 01444 453181

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

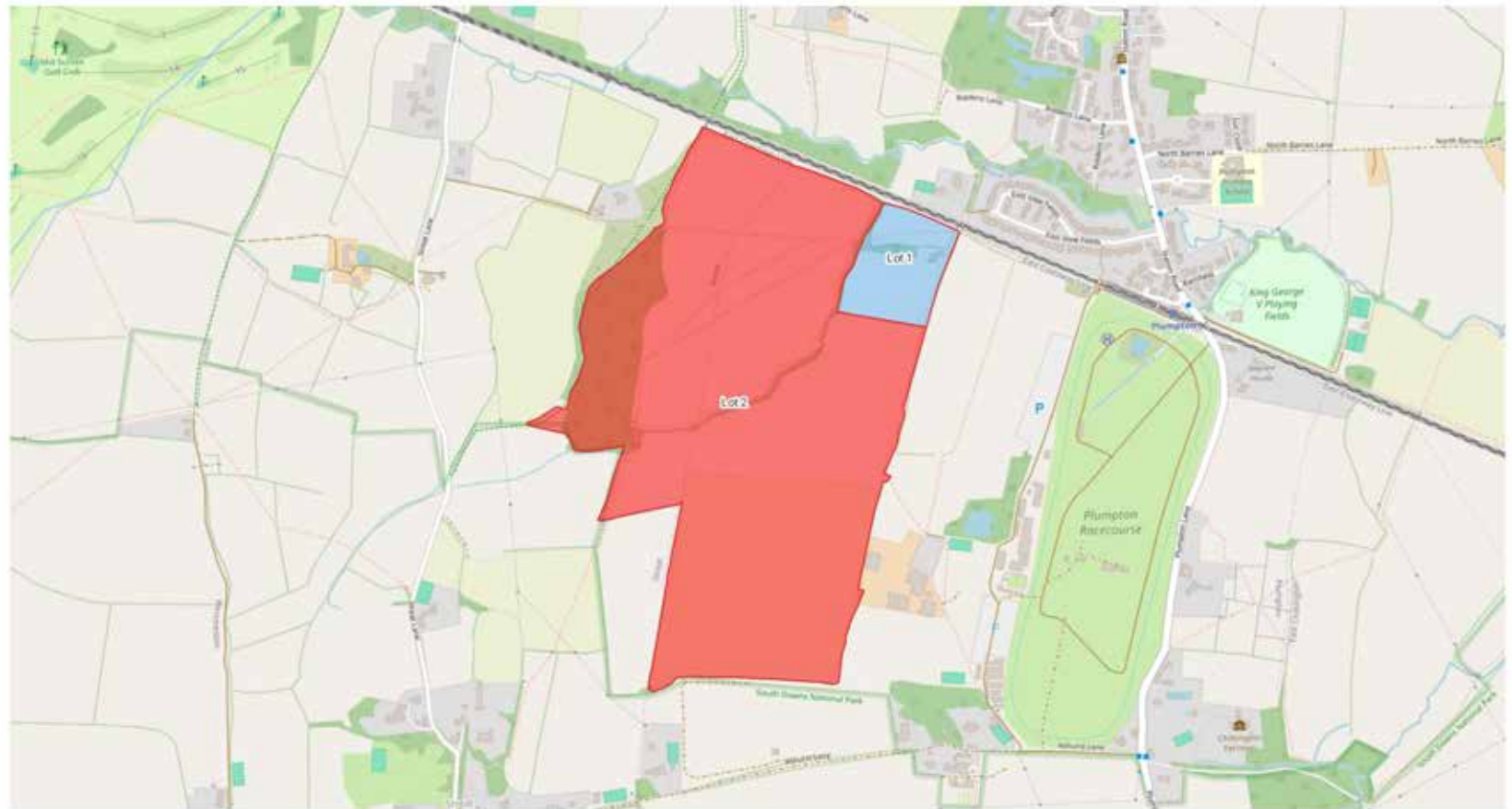
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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