

COURT LODGE MARSH FARM Near Hooe, East Sussex, TN33 9HH

An unusual opportunity to acquire 96 acres of pasture with glorious views and approximately 10,000 sq ft of farm buildings. Vacant possession available on completion.



GUIDE PRICE: £725,000

Batcheller Monkhouse

SITUATION

The land and buildings are situated about 2 miles to the south of the centre of Hooe village and 0.3 of a mile from The Lamb Inn. Hooe has a farm shop/tea room, garage, village hall and the Red Lion public house. Little Common, with its good selection of amenities and railway station, is about 2.5 miles to the east and Pevensey is 3 miles. Hailsham, with its thriving livestock market, is about 10 miles and the coast at Eastbourne some 7 miles.

The land and buildings have been recently let for a combined income of approximately £5,200 per annum.

DESCRIPTION

The land and buildings are approached from the A259 via a track which leads down to the farm buildings. These are a collection of clad and principally open-fronted pole barns which have been used for housing cattle. There is a lockable workshop circa 60' x 23' with light and power connected, concrete flooring and a mezzanine area 14' x 13'. Water is connected and the buildings extend to approximately 10,000 sq ft in total. At the other side of the yard is a stable block with three loose boxes and adjoining feed store.

The land stretches out to the south with wonderful views across open marshland towards the Downs. Within the land is a lagoon and a good number of tree-lined hedgerows.

The land extends to about 96 acres.

BASIC PAYMENT ENTITLEMENTS

The Basic Payment Entitlements are included in the sale and these amount to about £6,200 last year. The vendor will submit the 2018 claim and will retain a proportion of the 2018 claim, depending upon the time of completion.

The purchaser agrees to comply with all Cross Compliance rules for the current scheme year, from the date of completion until the 31st December 2018 and indemnify the vendor against any breach.

ENVIRONMENTAL STEWARDSHIP SCHEME

The land is registered under the Higher Level Stewardship Scheme; this will need to be carried forward by the purchaser and the annual payment is about £3,150. The Scheme expires in September 2024.

SPORTING RIGHTS

The Sporting Rights are in hand and will pass with the sale of the freehold.

The plans and boundary notes provided are for identification purposes only and the purchaser should satisfy themselves as to their accuracy.

TENURE AND POSSESSION

The land is for sale freehold with vacant possession available on completion.

LOCAL AUTHORITY

Wealden District Council, Vicarage Lane, Hailsham, East Sussex, BN27 2AX. www.wealden.gov.uk

VIEWING

Strictly by appointment by the sole agents:

Batcheller Monkhouse, 68 High Street, Battle, East Sussex, TN33 0AG
Telephone: 01424 775577 Email: battle@batchellermonkhouse.com

DIRECTIONS

From the Pevensey roundabout proceed in an easterly direction on the A259. After about 2.5 miles the Lamb Inn will be seen on the left hand side. Continue for about 0.3 of a mile and the entrance drive will be found on the right hand side, shortly before Green Lane on the left.

IMPORTANT NOTICE

Whilst we endeavour to make our sale particulars accurate and reliable, they are intended to give a fair overall description of the property and not intended to form part of any contract. Inevitably some descriptions are subjective and are used in good faith as an opinion and are not a statement of fact. Any information, including areas, measurements and distances, contained herein (whether in the text, plans or photographs) is given for guidance purposes only. We recommend to purchasers that specific enquiries are made about any matter that is of particular importance to them. Please check with our office as to the current position of the sale immediately prior to viewing to avoid any abortive journeys.



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Batcheller Monkhouse

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Batcheller Monkhouse offer a high quality Partner-led service with regional coverage specialising in the sale of estates, country houses, cottages and town houses.



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A focused Agency service specialising in the sale of equestrian and rural property including the sale of estates, farms, houses and cottages with land, buildings, agricultural land and woodland.



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We advise farmers and growers on all aspects of agricultural and environmental management, regulations and farm business.



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We are experienced in all aspects of the planning and development process, especially relating to rural, agricultural and historic property.



Valuations

Our expert team of Partners and staff are RICS qualified and Registered Valuers experienced in undertaking valuations including those for lending institutions, matrimonial, inheritance tax and tax planning purposes – we are approved AMC valuers.



Telecommunications

We lead the market in negotiations, portfolio management, rent reviews, arbitrations and sales. We exclusively act on behalf of landowners.

www.batchellermonkhouse.com



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

London
Mayfair Office
mayfair@batchellermonkhouse.com