



Delspride

Kent Street, Cowfold, Horsham, West Sussex, RH13 8BB

Batcheller
Monkhouse

Delspride

A free range chicken farm with a substantial range of buildings, detached farm bungalow and approximately 14.4 acres.

FOR SALE AS A WHOLE OR IN 2 LOTS

- **LOT 1 - THE BUNGALOW**
- Detached Farm Bungalow
- Two Bedrooms
- Large Sitting Room
- Kitchen/Breakfast Room
- Separate Dining Room and Utility Room
- Double Garage
- 3 Stables, Timber Store and Paddock
- Approximately 2.54 Acres (1.03 ha)

- **LOT 2 - THE CHICKEN UNIT**
- 3 Equipped Free Range Chicken Units housing about 11,366 Birds
- Packing/Grading Shed
- Ancillary Building
- About 1648 sq. m. (17734 sq. ft.) of Buildings
- Yard Area
- About 11.86 acres (4.80 ha)
- Available as a Freehold or as a Going Concern



AMENITIES

The farm is set well back from the road in a rural situation, conveniently located about 0.75 of a mile from the A272 with good access to the towns of Haywards Heath (7.3 miles), Horsham (8.5 miles) and the A23/M23. The village of Cowfold lies about 2 miles to the west with a local general stores, public house and village green.

LOT 1 - THE BUNGALOW

The farm bungalow lies away from the buildings, is situated within a garden area and approached via its own drive with an adjacent detached timber clad garage with WC and stairs to loft room over. The bungalow itself requires some minor completion works and has brick and weatherboard elevations under a tiled roof. The existing accommodation is approached via a front door which leads to the central hall giving access to a particularly spacious triple aspect sitting room. There is a double aspect kitchen/breakfast room, fitted with matching units and a broom cupboard. Double glass panel doors open to a separate dining room and there is a utility room with door to outside. The main bedroom has fitted wardrobes and an en-suite shower room with generous sized tiled shower cubicle, and there is a second bedroom and bathroom.

There are outbuildings which comprise a range of 3 stables, timber store building and mobile field shelter. There is a paddock and it extends in all to approximately 2.54 acres (1.03 ha).

LOT 2 - THE CHICKEN UNIT

A well established commercial free range chicken farm which has facilities for 11,366 birds and is currently run as a going concern, producing and delivering eggs to retailers in the locality. The principal buildings are situated around a part concreted yard and service areas and the three chicken buildings are equipped with automatic feeding, water, lighting and egg collection. In detail the buildings comprise the following:

- Free range chicken unit 1, 36.69 m x 12.27 m. with concrete block and timber walling under a metal sheeted roof.
- Free range chicken unit 2, 60 m. x 9.1 m. with part metal and part insulated panel walling under a metal sheeted roof.
- Free range chicken unit 3, 57 m. x 8.95 m. with insulated panel walling under a canvas roof.
- Grading/packing shed, 10.09 m. x 8.97 m. with insulated panel walling under a canvas roof.



- Timber and concrete block store
- Porta cabin used as an office
- WC and wash room

The land comprises free range chicken enclosures and pasture and extends in all to about 11.86 acres (4.80 ha).

N.B. The farm is available as a freehold, or as a going concern. Stock and equipment are available if required by separate negotiation.

ADDITIONAL INFORMATION

Local Authority: Horsham District Council. Telephone 01403 215100.
www.horsham.gov.uk

Planning: Agricultural occupancy conditions exist on the bungalow (Ref: CF/22/92 and CF/1/95).

Right of Way: A full right of way will be granted to the chicken unit (Lot 2) along the drive on the east boundary of Lot 1.

Services: (not checked or tested) Mains metered electricity, two mains metered water supplies, private drainage. No gas. The bungalow has an external boiler providing oil-fired heating to radiators.

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

Tenure: Freehold. Land Registry Title Numbers WSX152792 and WSX321399.

EPC: EPC Rating D.

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

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other way leaves or easements.

DIRECTIONS

From Cowfold proceed eastwards on the A272 towards Haywards Heath and after approximately 1.25 miles, turn right at a crossroads into Kent Street. Proceed for approximately 0.5 of a mile and turn left into a drive sign posted Westridge Farm. Continue to the very end of the drive and the entrance to the farm will be reached on the right hand side.

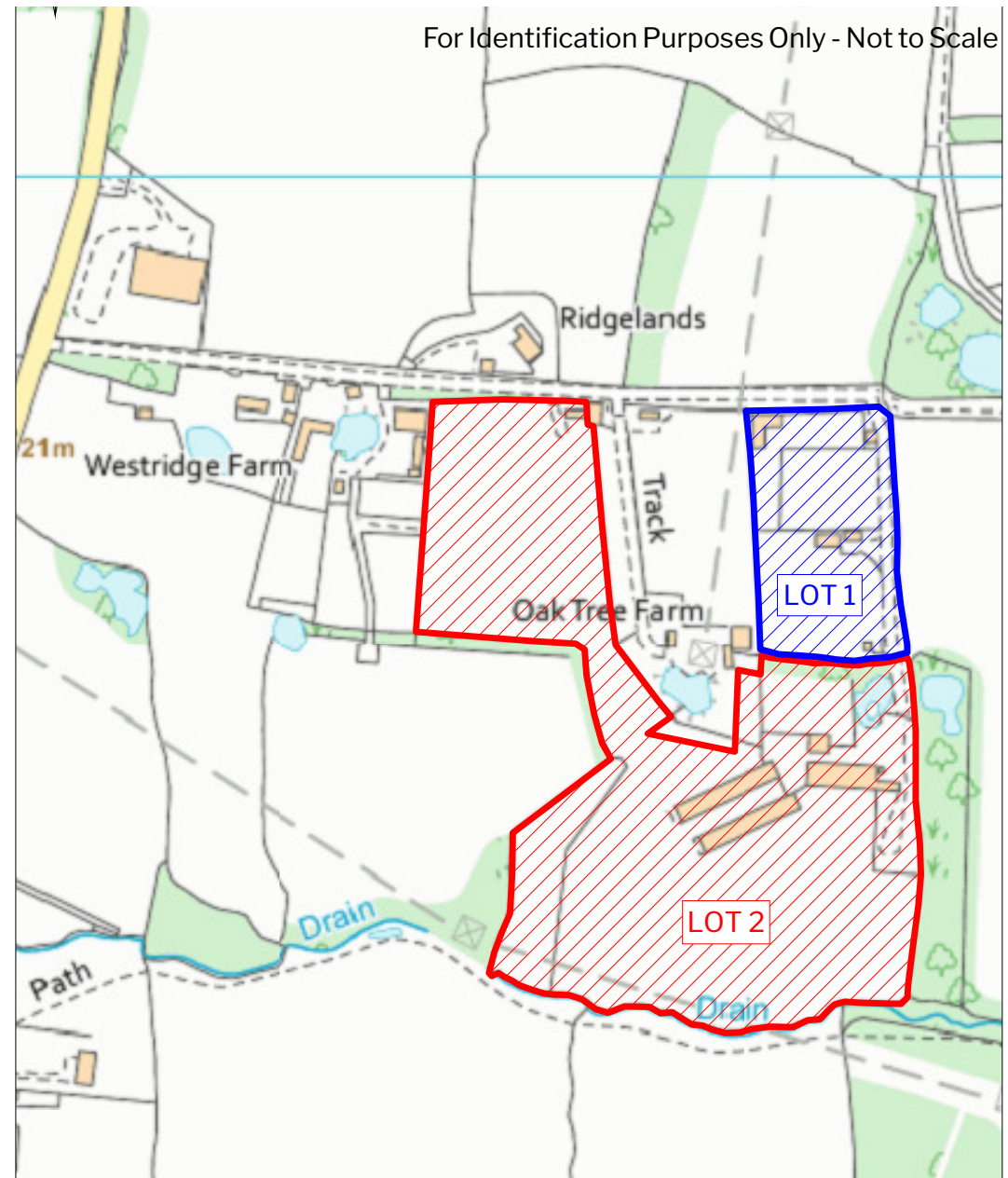
RP/26/5/20



VIEWINGS

For an appointment to view please contact our Pulborough Office:

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01424 775577
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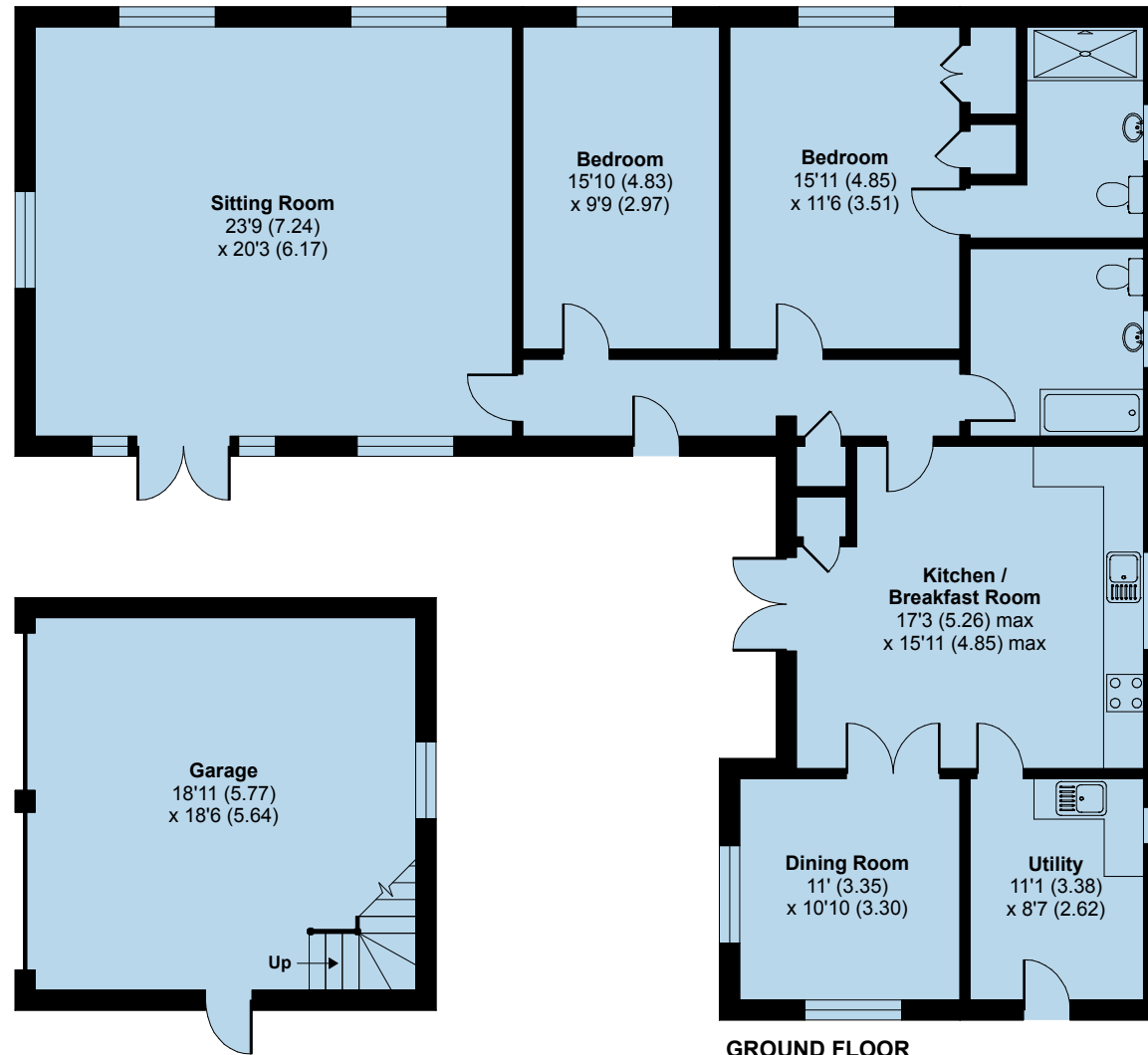
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Delspride, Kent Street, Cowfold, Horsham, RH13 8BB

APPROX. GROSS INTERNAL FLOOR AREA 1641 SQ FT 152.4 SQ METRES (EXCLUDES GARAGE)



GROUND FLOOR

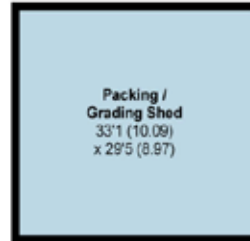
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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APPROX. GROSS INTERNAL FLOOR AREA 18048 SQ FT 1676.6 SQ METRES



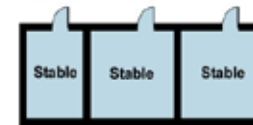
OUTBUILDING 1



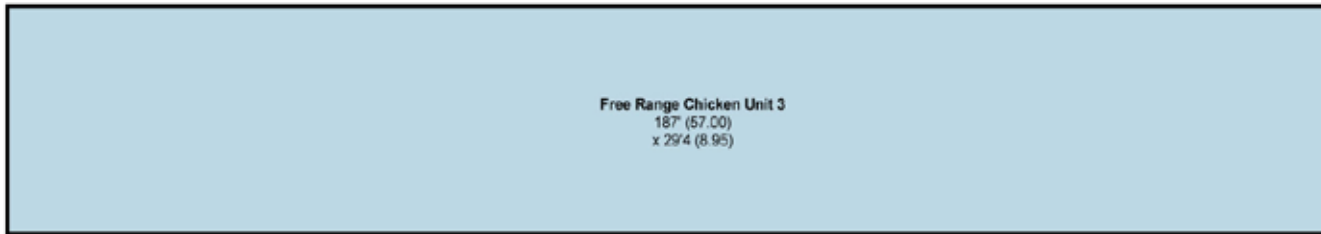
OUTBUILDING 4



OUTBUILDING 6



OUTBUILDING 7



OUTBUILDING 3



OUTBUILDING 5



OUTBUILDING 2

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NOTE:
Batcheller Monkhouse give notice that:

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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.

