



# Land at Great Cansiron Farm

Holtye, East Sussex

Batcheller  
Monkhouse

Our Corner of England

# LAND AT GREAT CANSIRON FARM

Great Cansiron Farm is a productive arable farm with 800 tonnes of grain storage and on-floor drying facilities. In addition there are amenity areas of grassland and woodland. The land is located within the High Weald Area of Outstanding Natural Beauty.

Approximately 490.34 acres (198.45 ha)

- Approximately 490.34 acres (198.45 ha) of predominantly Grade 3 land
- 394.65 acres of arable land
- 67.65 acres of woodland
- 23.05 acres of grassland
- 800 tonne grain store with on-floor drying and easy access off the A264

**GUIDE PRICE £4,100,000**

**FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN LOTS**



## SITUATION

Great Cansiron Farm is located in a semi-rural position in the hamlet of Hammerwood, in the High Weald AONB on the East Sussex, Kent and Surrey border with the Ashdown Forest being located approximately 6.9 miles to the south. The villages of Cowden (1.2 miles north), Hartfield (3.4 miles southeast) and Forest Row (5.5 miles southwest) offer local amenities including shops and restaurants. The towns of East Grinstead (4.9 miles), Edenbridge (6.3 miles) and Tunbridge Wells (8 miles) offer an extensive range of amenities and mainline stations.

## DESCRIPTION

Great Cansiron Farm is a productive arable farm extending to approximately 490.34 acres (198.45 hectares) with agricultural buildings, woodland and grassland. The land is separated into three blocks of land by Butcherfield Lane and a private track, both leading from the A264.

## LAND

The arable land at Great Cansiron Farm extends to approximately 394.65 acres of predominantly Grade 3 land under the MAFF Provisional Agricultural Land Classification. In addition, there is approximately 23.05 acres of pasture and 67.65 acres of woodland. The most northern and southern parts of the land are mainly Grade 3. The woodland and poorer grassland at the centre of the farm is recorded as Grade 4. The Soil Survey of England and Wales records the soils as being slightly acid loamy and clayey soils with impeded drainage, most suited to autumn sown crops and grassland.

The property is currently managed in hand under a contract farming agreement and has been farmed under a conventional combinable cropping rotation. The majority of the field parcels are large and easily worked, most with direct access onto a public highway or a hard track. The permanent pasture at the farm extends to approximately 23.05 acres. There is a small driving range to the north and there are other small areas of grassland that are not suitable for combinable cropping, the majority of these field parcels have been incorporated into the Countryside Stewardship options under GS2 – Low Input Grassland.

The fields are mainly enclosed by mature hedgerows and trees and benefit from a good network of access points. There is a mixture of topography over the farm with the majority forming rolling hills and small pockets of woodland.

## WOODLAND

The woodland extends to approximately 67.65 acres and is classified as ancient and semi-natural. It is commercially managed and subject to a Woodland Management Plan. There are two ponds located in the woodland parcels.

## FARM BUILDINGS

The farm has one grain store building located to the north of the holding with easy access directly from the main A264. The grain store was built in 2015 and finished to a high standard. The store has a total capacity of 800 tonnes and an approximate floor area of 4090 sqft (380 sqm). The building has a wooden grain drying floor with a built-in fan house and a gas powered grain drying system.

## LOTTING

We are instructed to offer the farm for sale as a whole or in lots. The lots are as shown on the sales plan:

Lot 1 (Land Shaded Red) - Consists of approximately 476.05 acres including the grain store (380.36 ac arable, 23.05 ac pasture, 67.65 ac woodland, 4.99ac grain store/misc).

Guide Price - £3,900,000

Lot 2 (Land Shaded Green) – Consists of approximately 14.29 acres of arable land.

Guide Price - £200,000

## COUNTRY STEWARDSHIP

The land is entered into Countryside Stewardship under a Mid Tier agreement. The current agreement expires on 31 December 2027. The purchaser will be obliged to take on this agreement with the agreement being transferred from the vendor to the purchaser upon completion. The agreement will be transferred in whole or part depending on the lotting. All payments for the 2023 scheme year will be retained by the vendor.

Full details of the agreement are available on request from the selling agent.

## DESIGNATIONS

The farm is located in the High Weald AONB. Field parcel 7926 is classified as a Scheduled Monument known as Far Blacklands Romano-British Iron Bloomery. The land also adjoins a second Scheduled Monument, a former Roman Road, located to the north of the property, which is not owned.

## REGISTERED TITLE

The property is registered under Title Number ESX355669.

## SPORTING RIGHTS

The sporting rights are to be included within the sale insofar as they are owned. The sporting rights are currently let but notice has been served such that the agreement expires in February 2024.

## TIMBER AND MINERAL RIGHTS

Rights to timber and minerals are to be included in the sale insofar as they are owned.

## SERVICES

There is mains water and 3 phase electricity connected to the farm.

## OVERAGE

The sale will be subject to an Overage of 25% for 30 years of any uplift in the value of the land as a consequence of any planning permission for a change of use outside of that required for agricultural purposes.

The Overage will be triggered on either implementation of the planning permission or disposal of the property with the benefit of the consent.

## BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available from the vendor's agent.





**GUIDE PRICE £4,100,000**

### Viewings

Viewings are strictly by appointment with the selling agent.

Please contact Charlotte Pearson-Wood MRICS FAAV on 01892 509280

[c.pearson.wood@batchellermonkhouse.com](mailto:c.pearson.wood@batchellermonkhouse.com)

### ACCESS

The property has direct road access off the A264, Butcherfield Lane and a private track leading from the A264.

### METHOD OF SALE

The property is to be sold via private treaty.

### INGOING

The land is currently farmed under a contract farming agreement. This agreement can be ended on 3 months' notice expiring on either 29 September or 25 March in any year. Depending on the timing of service of notice the purchaser will pay an ingoing valuation in addition to the purchase price.

### TENURE

The tenure is freehold subject to the following:

To the north of the farm is an area let to Holtye Golf Course as a training ground on a commercial lease. The golf training ground is currently let on a business lease contracted out of Sections 24 – 28 of the Landlord and Tenant Act 1954, paying an annual rent of £5,250. The lease expires on 31 October 2024.

### LOCAL AUTHORITY

Wealden District Council <https://www.wealden.gov.uk/>

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property will be sold subject to, and with the benefit of, all existing wayleaves, easements, covenants and rights of way (whether or not disclosed).

There are various public footpaths and a bridleway that cross the farm. A detailed plan is available from the selling agent.

### PLANS AND AREA

All plans and areas are based on the Ordnance Survey data available and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the accuracy of this information and any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

### PHOTOGRAPHS AND PARTICULARS

The photographs were taken in August 2023 and the particulars were prepared in September 2023.

### PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, it is a legal requirement to obtain proof of identification for all purchasers. This will be done at the point of an offer being accepted.

### DIRECTIONS

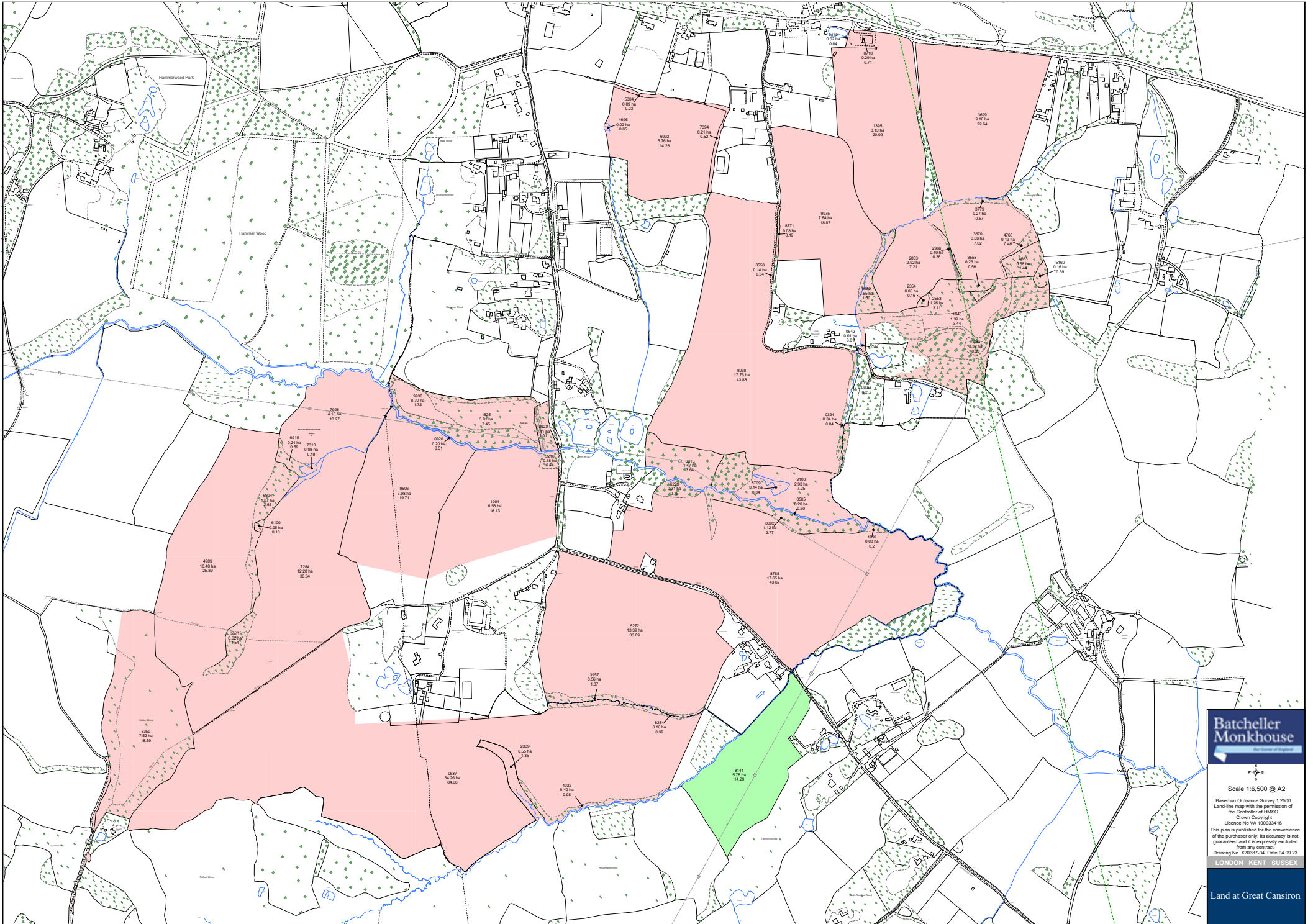
The nearest postcode is TN8 7ED. For directions from Tunbridge Wells head west out of the town on the A264 for approximately 3 miles. Turn right to remain on the A264 Ashurst Road and follow this for approximately 5 miles. The grain store will be located on the left hand side just before Holtye Golf Course.

Battle  
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Tunbridge Wells  
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Scale 1:6,500 @ A2

Based on Ordnance Survey 1:2500  
Land-line map with the permission  
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This plan is published for the convenience  
of the purchaser only. Its accuracy is not  
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from any contract.

Drawing No. 120387-04 Date 04.09.23

LONDON KENT SUSSEX

Land at Great Cansiron

**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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