



Sharnfold Farm

Hailsham Road, Stone Cross, Pevensey, East Sussex, BN24 5BU

SAMUEL & SON
CHARTERED SURVEYORS

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An exceptional opportunity to acquire an attractive and well located small residential farm with a good range of buildings, PYO, farm shop and café, coarse fishing lake and caravan site in a popular tourist area providing significant diversified income via established commercial enterprises and excellent potential for further development.

- **Modern 4 bed AOC farmhouse with farm office and attractive landscaped gardens**
- **Good range of modern and traditional farm buildings**
- **Well established award winning visitor attraction with extensive public parking area**
- **PYO fruit and vegetables** • **Farm shop with butchers**
- **Café with planning consent to extend and provide 40 further covers**
- **Children's outdoor play area and farm nature trail**
- **Caravan Club Certified site** • **Well stocked coarse fishing lake**
- **Christmas tree plantations and orchards**
- **Productive pasture land with small pockets of woodland**
- **Superb rural setting with excellent road links, close to urban fringe and local attractions**
- **Huge potential to develop existing business and develop further income sources**
- **In all about 78.2 acres**

Guide Price £2,250,000

Location

In an attractive rural location and popular visitor area of East Sussex with sight of the rolling South Downs, Sharnfold Farm is conveniently set off the B2104 Hailsham Road with excellent visibility and communication links to surrounding towns and further afield. The market town of Hailsham is about 4 miles to the north and has a range of high street shops, supermarkets and services as well as schooling for all ages, while the larger coastal resort of Eastbourne is only 5 miles to the south. The renowned South Downs National Park is close at hand as are well-known coastal areas and beaches including Pevensey, Eastbourne and Cuckmere Haven.

The Hailsham Road provides access eastwards to connect with the A27 Polegate bypass which runs past the foot of the property. Continuing east is the historic town of Hastings (16 miles); onwards the port of Dover for the Cross Channel Ferry and Channel Tunnel (60 miles). In the opposite direction via the A27 westwards is the county town of Lewes (15 miles), cross channel ferry at Newhaven (18 miles) and metropolitan city of Brighton and Hove (23 miles).

Mainline rail services to London are available at Polegate, about 4 miles with connections to London Victoria. There are also local bus services available close by linking directly to Hailsham and Eastbourne.





The Farm and Business

Sharnfold Farm is an established smallholding and award winning farm visitor attraction extending to about 78.2 acres in all, having a strong brand identity and good online presence. The property has been in the Vendor's ownership since 1983, when it originally operated as a traditional mixed farm. Over four decades the owners have carefully and successfully adapted and developed the farm and business in an entirely sustainable manner. The property now has a variety of uses and component parts that combine to generate a very healthy turnover.

When the Vendors first took on the farm they established a small PYO fruit and vegetable enterprise. PYO has remained at the core of the business ever since with other complimentary farm diversification enterprises naturally evolving. The farm shop was first opened in 2001 selling home grown produce in tandem with the PYO unit. With growing retail sales and increased consumer demand, the owners saw an opportunity to expand the shop to incorporate not only produce grown on the holding but other locally sourced quality produce and giftware. The addition of the butchers came in 2009 and now sells a good quantity of award winning farm reared pork and beef products through the shop as well as other locally sourced meats. Amongst other awards and nominations,, this year Sharnfold Farm were one of two finalists in the Farm Shop/Deli category of the Sussex Muddy Stilettos Awards, having been winners of the Sussex Food and Drink Awards Best Food Shop category in 2016 and grand finalists in 2013 and 2014.

The introduction of the café forming part of the open plan farm shop area also came in 2009 and presently provides about 30 covers with additional outdoor seating. An already implemented planning consent would allow for the further extension of the café area to provide

an extra 40 covers internally, ancillary facilities and decked veranda outside – and an opportunity to considerably expand the income potential from this sector of the business. The children's outdoor play area and nature trail have been developed over time for the enjoyment of patrons of the farm shop and café which along with plentiful hard surfaced free parking to the front of the farm shop, provide a great incentive for visitors. There are also additional grass overspill parking areas for busier periods.

There are two lakes on the farm, created by the owners in the mid-1990s with the commercial coarse fishing enterprise established soon after. The fishing lake is well stocked with tench, barbel, perch, chub, bream, roach and crucian carp presently open to the public 364 days a year on a half or full day ticket.

More recently, the Caravan Club Certified campsite was implemented and covers less than an acre with permission for five caravans. The site benefits from electrical hook up points and access to the wider facilities of the farm shop and café, fishing lake and nature trail.

The farm land generally is perfectly suited to growing good quality fresh produce and benefits from a modern irrigation system fed by one of the farm lakes with about equal areas laid to fruit and vegetable produce and pasture. There is scale to alter the cropping as required.

Subject to all necessary consents, the farm offers many avenues to expand the business, not only through development of existing enterprises but through new ventures such as an indoor soft play provision, holiday accommodation via redevelopment of existing buildings or mobile lodges, weddings/events venue and camping/glamping. Additionally some of the farm buildings may offer potential for alternative use and development.



The Farmhouse

The four bedroom detached farmhouse with farm office which is subject to an Agricultural Occupancy Condition (AOC) and 106 Agreement sits at the centre of the farm just off the main farm drive in sizeable attractive landscaped gardens and was built in the 1980s having elevations of brick and hung tile under a pitched tiled roof. The dwelling is well presented and offers modern and spacious family accommodation with the benefit of gas central heating and double glazing throughout.

The farmhouse provides some 2,350 sq ft of accommodation over two floors with four double bedrooms and bathroom on the first floor. On the ground floor there is very practical living space with a large sitting room which interconnects with a dining room and opens onto a conservatory – giving access to the garden; a utility room, shower room and a lovely kitchen/breakfast room with an impressive range of fitted oak units with granite work surfaces, integrated appliances and central island unit/breakfast bar. The farm office is attached to the house and has its own separate entrance and WC.

Outside

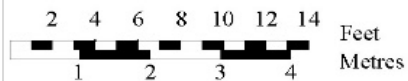
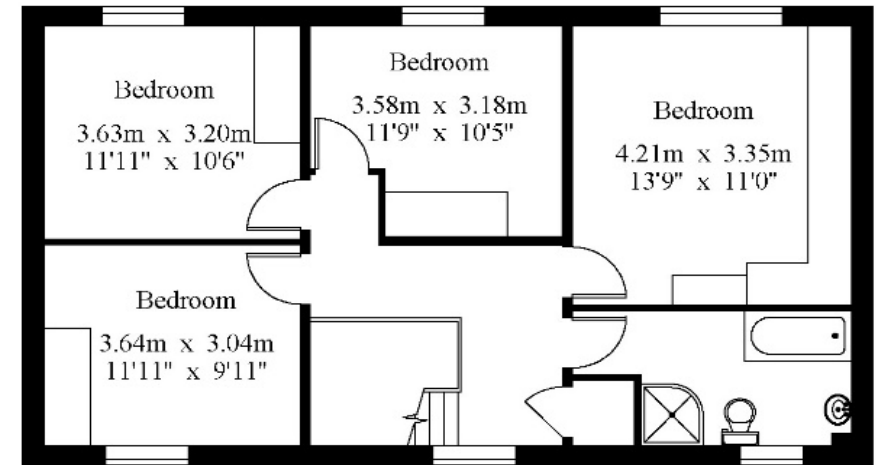
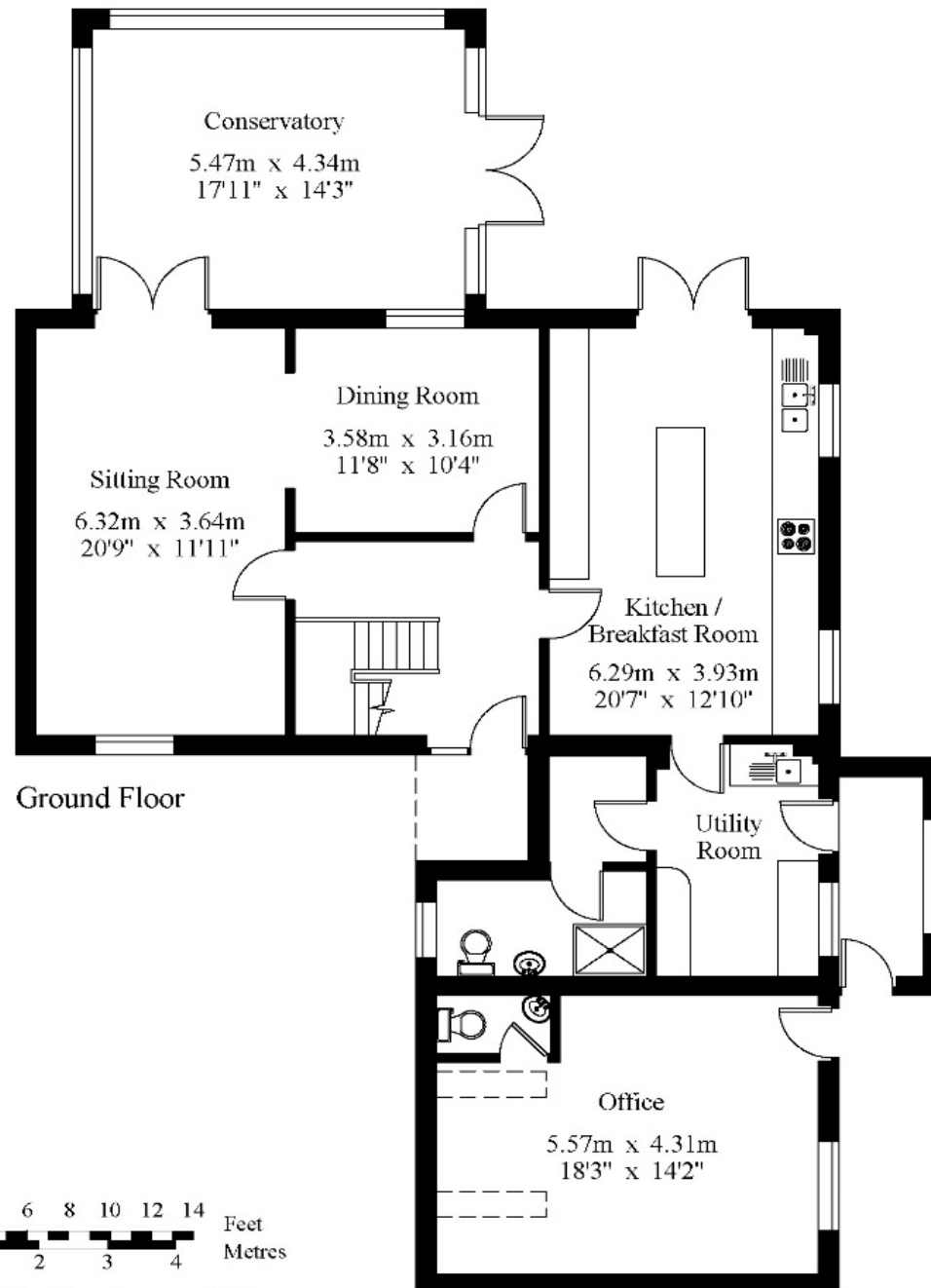
The entrance to the farm itself is off the Hailsham Road secured by a set of wide field gates. From here a tarmac drive leads down through the centre of the farm, first giving access to, and passing the public car park, farm shop and café and then subsequently leading to the farmhouse and farm buildings.

The farmhouse has a private hard-surfaced parking area providing ample parking and attractive, sizeable landscaped gardens with a terrace providing a pleasant sitting out area all enclosed by a combination of mature trees and shrubs and timber fencing giving a good degree of seclusion from the wider farm.



Sharnfold Farm

House - Gross Internal Area : 219.2 sq.m (2359 sq.ft.)



For Identification Purposes Only.

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Farm Buildings

Sharnfold Farm offers a very good range of modern and traditional farm buildings. The purpose built farm shop and café building is constructed using a combination of thermal block construction and insulated timber cladding providing 2,569sq of space. To the front is a covered walkway with main entrance opening immediately into the farm shop area which spans the front of the building and has butchers counter to one side and free standing display units along with freezers, stocking a great variety of home grown seasonal produce along with locally sourced quality produce and gifts. Serving the shop are storage areas and cold rooms and the farm butchery.

Open plan and leading off the farm shop is the café which is set to the back of the building with approximately 30 covers over loose tables and chairs, a fully equipped catering kitchen, WC and access out to a terrace that provides extra seating in warmer weather. Beyond is the children's outdoor play area.

The main farm buildings complex is set at the centre of the holding adjacent to the farmhouse, in and around a substantial hard surfaced yard area with areas of concrete hard standing. More modern buildings comprise two adjoining general purpose agricultural barns that provide secure storage areas, one about 75ft x 22ft of concrete portal construction with fibre cement roof, concrete block walls and fibre cement cladding and a larger steel portal framed barn of about 75ft x 30ft with fibre cement roof and cladding, also a pole barn of about 75ft x 30ft.

The traditional buildings are set in a courtyard and comprise of a beautiful oak framed Sussex barn of about 70ft x 30ft with flint ends and timber cladding under a pitched clay tile roof which extends into a cat slide at the rear with corrugated tin roof and internally presents a spectacular vaulted beamed ceiling and brick and stone floor.



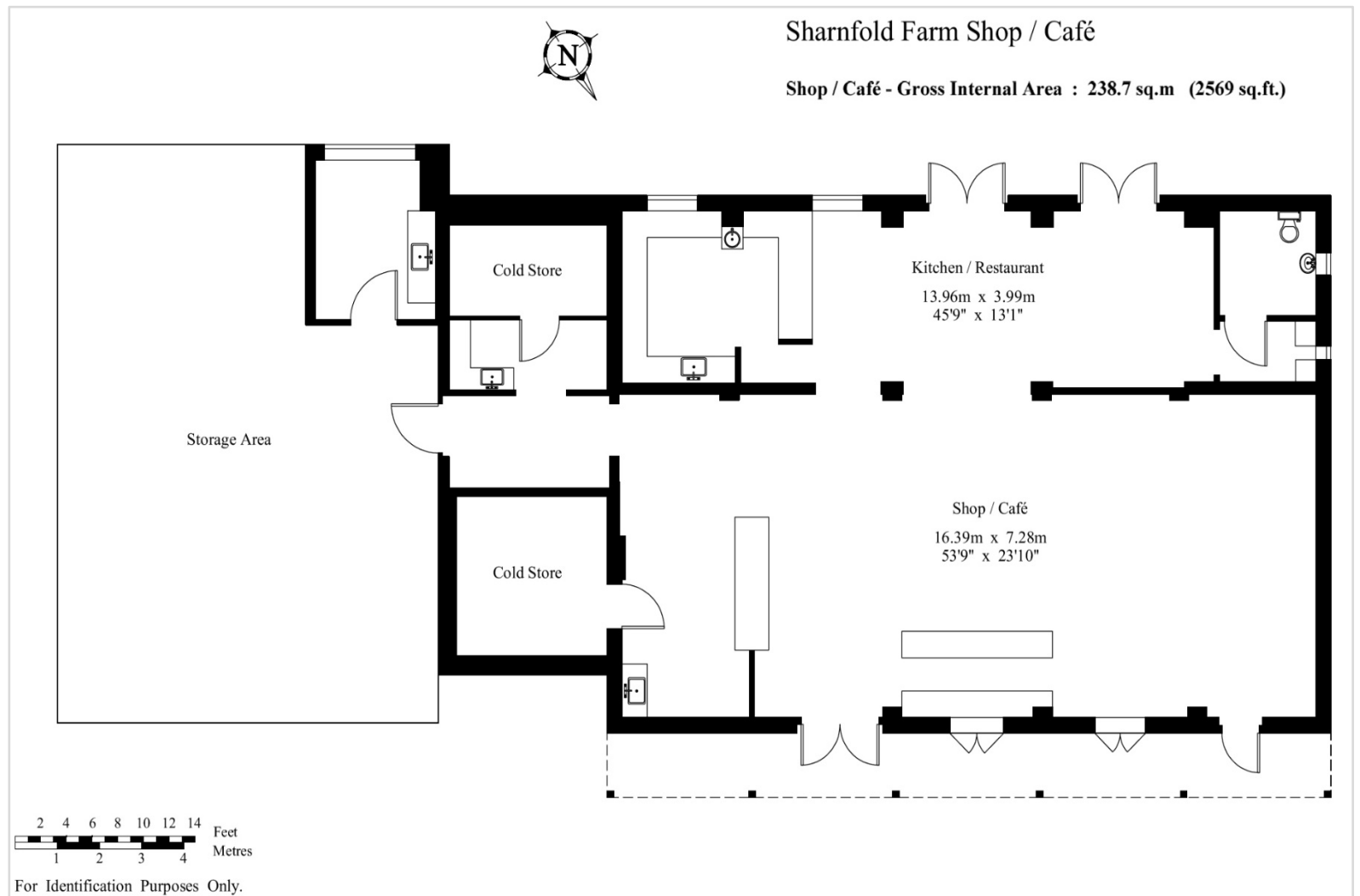
The Sussex barn has recently benefited from some sympathetic renovation work and has a power supply and lighting.

A long oak framed cart barn of about 100ft x 15ft with flint walls and pitched clay tile roof forms an 'L' with the Sussex barn. Attached at the opposite end facing out to the farm drive is an old brick stable block that has been renovated and has a new slate tile roof, concrete floor and provides a useful secure storage area fitted with power and lighting.

Subject to the necessary planning permission being granted, these traditional buildings lend themselves well to being further developed to create an event venue for weddings etc., and potentially conversion of the smaller building to holiday accommodation.

Behind the cart barn and fronting a separate yard area off which is the pole barn is a timber stable block with three loose boxes and tack/feed room and small enclosed yard area to the front.

Away from the main buildings complex set in a large area of hand standing is a new 90ft x 40ft steel portal livestock barn with concrete block walls and Yorkshire boarding, concrete floor and with concrete apron to the front.







Land and Lakes

The majority of the land is of good quality Grade 2 Tunbridge Wells Greensand with Wealden Clay to the south lying in a ring fence and subdivided into various parcels with easy access throughout via wide grass trackways and field gates. The northern half of the land is predominantly given to fruit and vegetable growing for PYO and stock for the farm shop, of which there is a diverse array including strawberries, raspberries, rhubarb, redcurrants, gooseberries, sweetcorn, pumpkins, asparagus, carrots and beetroot to name just a few, covering about 36 acres. The fruit and vegetable beds benefit from an irrigation system fed by a purpose built lake set at the south west corner of the farm adjacent to the coarse fishing lake. The land also benefits from a winter abstraction licence from the Environment Agency for up to 23,400 cubic metres of water per annum. The licence may be transferable to the purchaser on application to the EA.

To the southern half of the holding are several adjoining and productive pasture fields over about 20 acres that are used for the grazing of livestock and cropping, with one or two also used to host events on a seasonal basis, alongside the permanent Caravan Club Certified site.

Additionally there are a number of outdoor livestock enclosures presently used for pigs, goats and donkeys.

Interspersed around the holding are small Christmas tree plantations and fruit orchards. One of the wonderful features of the property is the diversity and extent of its trees, most planted by the current owners, including rows of poplars along many of the boundaries and parcels of woodland around the two lakes. The farm trail that weaves through the land provides for a delightful walk with plenty of interest.



General Property Information

Services

Sharnfold Farm is connected to mains water, gas and electricity including three-phase power supplies to many of the farm buildings. The dwelling and farm shop/café building have private sewerage arrangements.

Local Authority

Wealden District Council
T: 01323 443322
www.wealden.gov.uk

Outgoings

Council Tax
Farmhouse Band: 'E'

Business Rates

Farm shop café: Rateable Value £23,500
The rateable value is currently payable at 49.3p to the pound for 2018/19.

Energy Performance Ratings

Farmhouse EPC Band C
Farm Shop/Café Band C

TUPE

Sharnfold Farm currently employs 17 permanent members of staff, the majority on a full time basis. Additionally there are a number of seasonal/weekend members of staff employed on a casual basis. TUPE regulations will apply.

Town & Country Planning

Property planning history and documentation is available upon request. There is a partially implemented planning consent to extend the café granted by Wealden District Council reference WD/2003/2791/F. Prospective purchasers are advised to make their own independent enquiries of the Local Planning Authority to explore any alternative use and development schemes.

Boundaries & Acreages

Purchasers must satisfy themselves on the location of all boundaries from the Land Registry Plans available and their own physical inspection of the Property. Any acreages quoted are for guidance purposes only and should not be relied upon as statements or representations of fact.

Plans & Photographs

The plans provided are for identification and guidance purposes only. The photographs within this brochure were taken in August 2018.

Method of Sale

The freehold and business property is offered for sale by private treaty on a 'lock, stock and barrel' basis to include all fixtures and fittings. The farm machinery on site and stock are available by separate negotiation.

Tenure

The property is offered freehold with vacant possession upon completion.

Easements, Wayleaves and Rights of Way

The property is sold subject to and with the benefit of all existing rights whether public or private including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

A public footpath forming part of the 1066 Country Walk traverses the farm, entering at the north and following the farm drive southwards, through a field at the foot of the farm before exiting on the southern boundary. A further public footpath enters the farm at the north east corner, meeting with the main farm drive and exiting at the south.

Viewing

Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son. The Vendors and their agents do not accept any responsibility for any accident or injury as a result of viewings, whether accompanied or not.

Directions

Sharnfold Farm is located in Stone Cross on Hailsham Road – to the east of the A22 and just to the north of the A27 running between Polegate & Pevensey. Driving south on the A22 or A267, at the Boship roundabout continue south on the A22 and at the second roundabout turn left onto Summerhill Lane and then after a quarter of a mile bare right onto Ersham Road/Hailsham Road (B2104) – follow for about 3 miles and the entrance to the farm is on the right next to Holly Blue pub/restaurant. From Eastbourne take the A22 towards the A27, turn right on the small roundabout before getting on to the A27 and take the B2104 towards Stone Cross; turn left onto Hailsham Road and drive north for about half a mile. The entrance is on the left hand side.





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