



Land & Property Experts



LITTLE PIGSTROOD FARM, STREET END LANE
BROAD OAK, HEATHFIELD, EAST SUSSEX TN21 8UB

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Broad Oak	-	1.7 miles
Mayfield	-	2.5 miles
Heathfield	-	3 miles
Stonegate (MLS)	-	5.3 miles
Tunbridge Wells		11 miles

A traditional residential and grassland farm extending in all to approximately 66.4 acres.

- Five/Six-bedroom farmhouse – EPC: Band F
- Range of modern and traditional outbuildings.
- Pasture fields
- Woodland
- River frontage and ponds.
- Rural location within an AONB

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: Offers in Excess of £1,600,000

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
82 High Street
Heathfield
East Sussex
TN21 8JD
01435 864455

LOCATION

Little Pigstrood Farm is located off a country lane between the villages of Broad Oak (1.7 miles to the south-west) and Mayfield (2.5 miles to the north-west). The market town of Heathfield is approximately 3 miles to the south-west.

A mainline railway station with regular and direct services into London Charing Cross can be found at Stonegate (5.3 miles), with average journey times taking approximately one hour and ten minutes.

DIRECTIONS

From Heathfield, head towards Burwash on the A265, and after approximately 1.7 miles turn left into Scotsford Road, which then becomes Street End Lane. Continue on Scotsford Road/Street End Lane for approximately 1.4 miles, whereafter the farm drive leading to the farmhouse will be found on the right-hand side, as indicated by the sign for Little Pigstrood Farm and Little Pigstrood.

What3Words: skill.tortoises.machine

DESCRIPTION

Little Pigstrood Farm has been within the same family ownership since 1961 and comprises a traditional Sussex residential and grassland farm with a five/six-bedroom farmhouse of painted brick elevations beneath a tiled and slate roof, a range of agricultural outbuildings, and hedge enclosed pasture fields.

THE FARMHOUSE

The accommodation, which would now benefit from refurbishment, briefly comprises:

GROUND FLOOR

Enclosed Entrance Porch.

Kitchen/Breakfast Room: Oil-fired AGA, matching base and wall-mounted storage units, inset sink and drainer, space and plumbing for dishwasher. Stairs to **First Floor**

Door and steps down to rear **Porch/Utility Room** with shower cubicle, fitted shelving and storage units, hand wash basin, space and plumbing for washing machine.

Door to outside.

Living Room: Two fireplaces, one of which has an inset wood burning stove. Fitted bookshelves, and glazed door to outside.

Bedroom 1: Door to outside. **En-suite** with underfloor heating, shower, wash basin, and W.C.

Gardener's W.C. (accessed from outside).

FIRST FLOOR

Landing. Storage cupboard, stairs to **Second Floor**, and doors to:

Bedroom 2: Fitted bookshelves, storage cupboard (also accessed from Bedroom 3)

Bedroom 3: Fireplace (not in use), storage cupboard (also accessed from bedroom 2)

Bedroom 4: (Currently used as an office) with fitted bookshelves.

Family Bathroom: Panelled bath with wall-mounted shower attachment above, wash basin set into vanity unit, W.C., and bidet.

SECOND FLOOR

Landing/Storage Area

Bedroom 5: Sloped ceiling with Velux-style window, and under eaves storage.

Bedroom 6: Sloped ceiling with Velux-style window.

OUTSIDE

The gardens surrounding the house are predominantly lawn, interspersed with a variety of trees and shrubs.

GARDEN BUILDINGS

Bothy: Located to north of the farmhouse, and on the opposite side of the farm drive, the 'Bothy' is of brick elevations beneath a tiled roof and has historically been used as a studio.



Brooder House: Located to the east of the farmhouse, the former Brooder house is of blockwork elevations beneath a corrugated asbestos cement roof and has most recently been used as a garden storage shed.

AGRICULTURAL OUTBUILDINGS

Tractor Shed (approximately 39' 8" x 19' 4")

Of brick elevations with a corrugated asbestos cement roof with rooflights, steel roof trusses, and part concrete, part earth floor.

Woodshed (approximately 20' x 19')

Of predominantly brick elevations with a corrugated asbestos cement roof, steel roof trusses and an earth floor.

Machinery Barn (approximately 30' x 59')

A four-bay building of concrete portal frame construction beneath a corrugated asbestos cement roof, with blockwork walls, corrugated asbestos cement cladding, and an earth floor.

Lean-To (approximately 15' x 32').

Attached to the Machinery Barn and of timber construction with a corrugated iron roof and an earth floor.

Cattle Barn (approximately 31' x 76')

A five-bay building of steel frame construction, attached to the Machinery Barn and Silage Clamp (see below), with a corrugated asbestos cement roof, steel roof trusses and a concrete floor.

Silage Barn and Lean-to (approximately 33' 7" x 61')

A four-bay building of concrete portal frame construction with the main area having a concrete floor and the Lean-to having a part chalk, part earth, floor.

THE LAND

The agricultural land is classified as Grade 3 and divided into nine grass enclosures with scattered woodland shaws and a single block of woodland (approximately 13.3 acres). In addition to two small ponds, the land has approximately 240 metres of single bank frontage to the River Rother on the north-eastern boundary.

SERVICES

Farmhouse

Mains electricity and water, wood-fired central heating system (in need of renovation/replacement), and private drainage

PLEASE NOTE:

The private drainage system has not been surveyed and we would therefore request that prospective purchasers submit offers on the assumption that works will be required to install a new private drainage system as part of refurbishment works.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

The property is freehold and will be sold with vacant possession.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

A single public footpath crosses the property, and a neighbouring residential property (hatched blue on the attached plan) benefits from a Right of Way over the farm drive.

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.

LOCAL AUTHORITY

Wealden District Council

COUNCIL TAX: Band G

AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

OVERAGE PROVISION

The property will be sold subject to a 30% overage provision that will be triggered in the event of planning consent being granted for any additional residential dwellings within a period of 30 years from the date of sale.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

Photographs taken during the Spring of 2023.

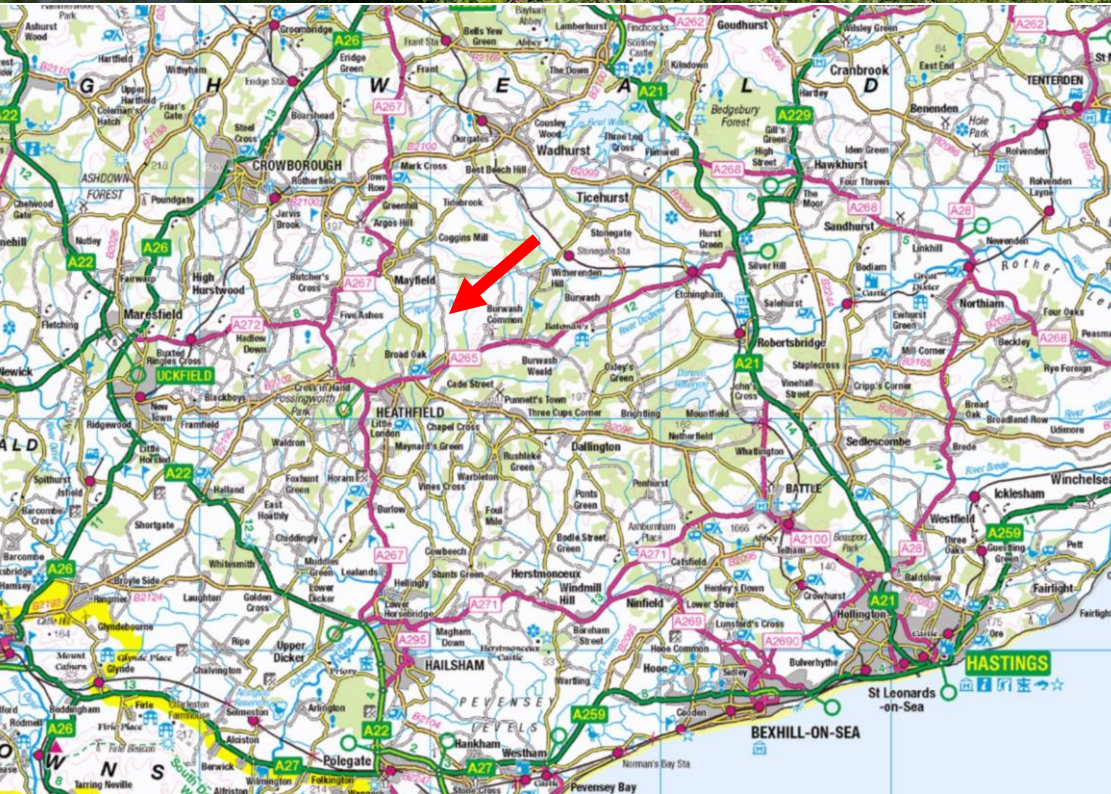
PURCHASER IDENTIFICATION

In accordance with the Anti- Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

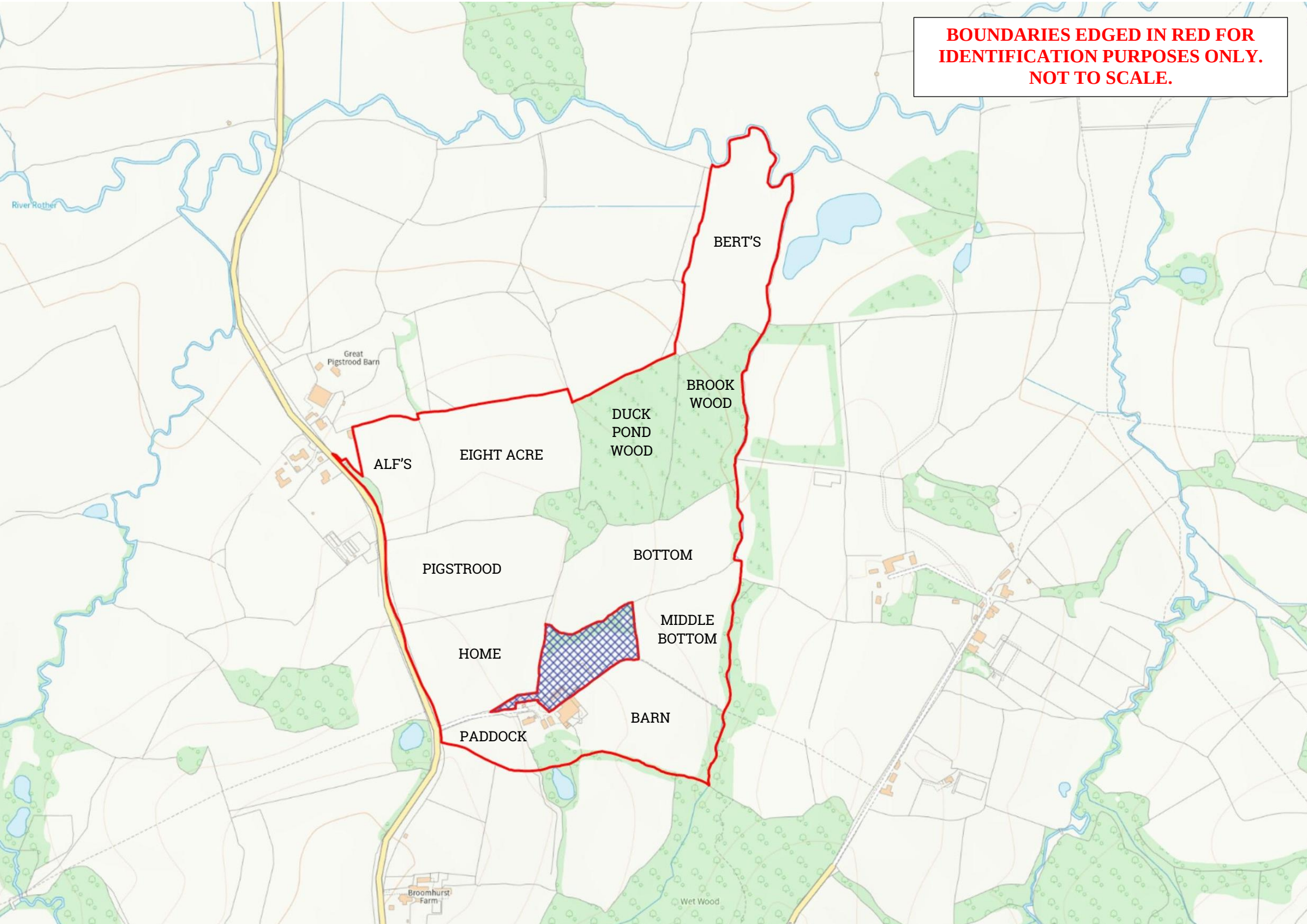
VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.



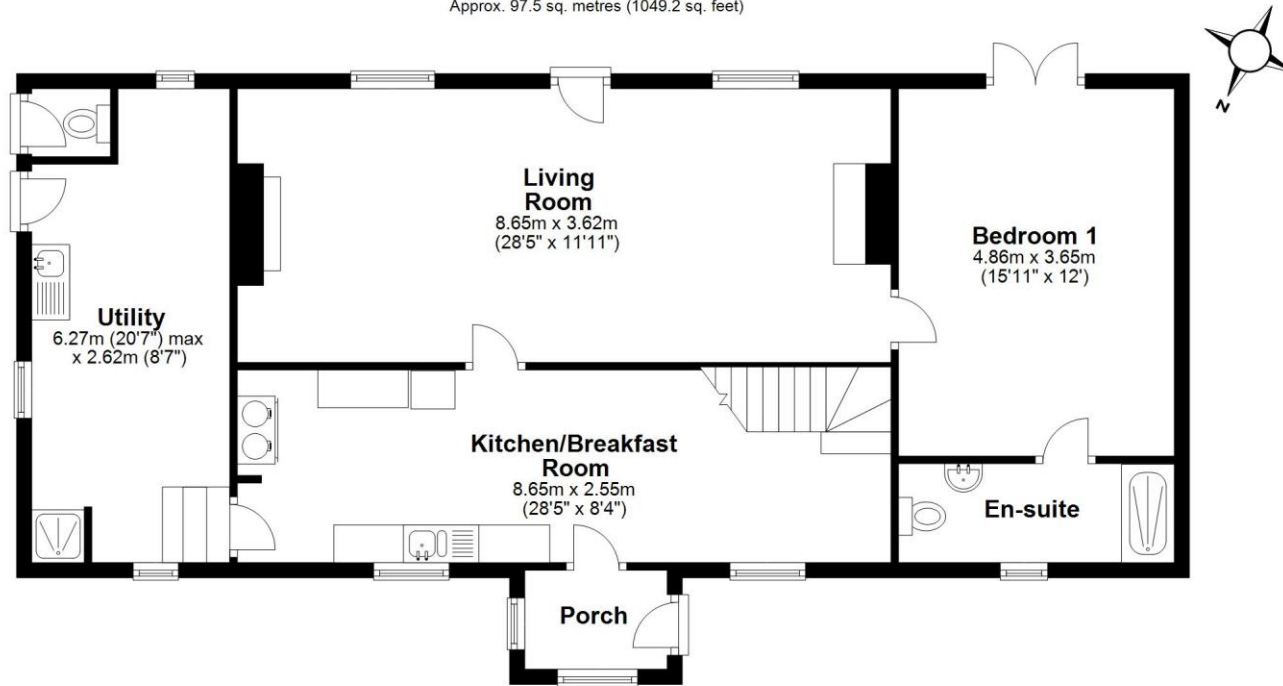


**BOUNDARIES EDGED IN RED FOR
IDENTIFICATION PURPOSES ONLY.
NOT TO SCALE.**



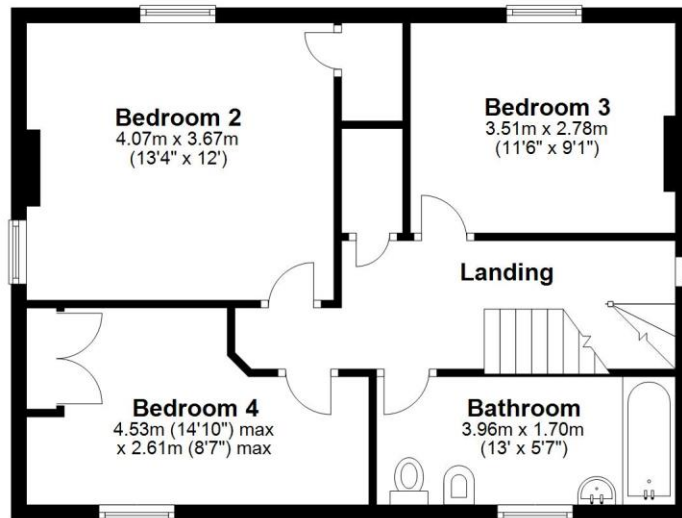
Ground Floor

Approx. 97.5 sq. metres (1049.2 sq. feet)



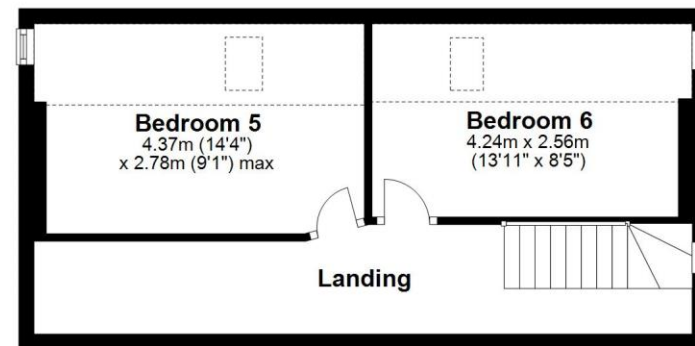
First Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



Second Floor

Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 188.0 sq. metres (2024.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser. Copyright ProSurv Home Inspections Ltd 2022
Plan produced using PlanUp.



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www.btfpartnership.co.uk

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