btf

Land & Property Experts



STREAM FARM BARN, STREAM LANE
SEDLESCOMBE, EAST SUSSEX TN33 0PB

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Sedlescombe	-	1 mile
Battle	-	2.9 miles
Hastings (seafront)	-	7.4 miles
Rye	-	11.4 miles

Opportunity to convert a redundant 19th Century Cow Byre into a residential holiday let.

- Planning permission for a 2-bedroom holiday let.
- Located within the High Weald National Landscape
- Extending in all to approximately 0.57 acres

GUIDE: OFFERS IN EXCESS OF £150,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
TN21 8JD
01435 864455

LOCATION
The property is located within the High Weald Area of Outstanding Natural Beauty, approximately 1 mile to the north-west of Sedlescombe Village, 2.9 miles to the north-east of Battle, and 7.4 miles to the north of the coast at Hastings.

DESCRIPTION
Understood to have originally been built as a Cow Byre in the late 19th Century.
The barn, which has fallen into a state of disrepair since last being used for agricultural purposes in 2016 benefits from planning permission granted by Rother District Council in November 2025 for conversion into holiday accommodation,

The proposed plans allow for a **Kitchen/Dining/Living area**, two **Bedrooms**, and a **Shower Room**, extending in all to approximately 624.3 sq. ft (58 sq. m.)

The accommodation can only be occupied for holiday purposes and cannot be occupied as a person's sole or main place of residence.

Please contact the selling agents for further details regarding the occupancy restrictions, or visit the Rother District Council planning portal to view a copy of the decision notice regarding planning ref: RR/2025/1519/P.

DIRECTIONS
From the roundabout at John's Cross (south of Robertsbridge) head south on the A21 for approximately 1.9 miles and then turn left on to Stream Lane. Stream Farm Barn will then be found on the left-hand side after approximately 700 yards.

SERVICES
There are no services connected.

ACCESS
Access is over a driveway within third party ownership, as hatched brown on the attached plan.

METHOD OF SALE
The property is offered for sale by private treaty.

TENURE
The property is freehold.

LOCAL AUTHORITY
Rother District Council

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.

ACREAGES
The acreages are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon them as statements or representations of fact.

PLANS AND BOUNDARIES
The plans provided are for identification purposes only, and purchasers should satisfy themselves upon the location of external or internal boundaries from the Land Registry plans available, and their site inspection on the ground prior to offering.

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.

AGENTS NOTES
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. None of the statements contained within these particulars relating to this property 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.

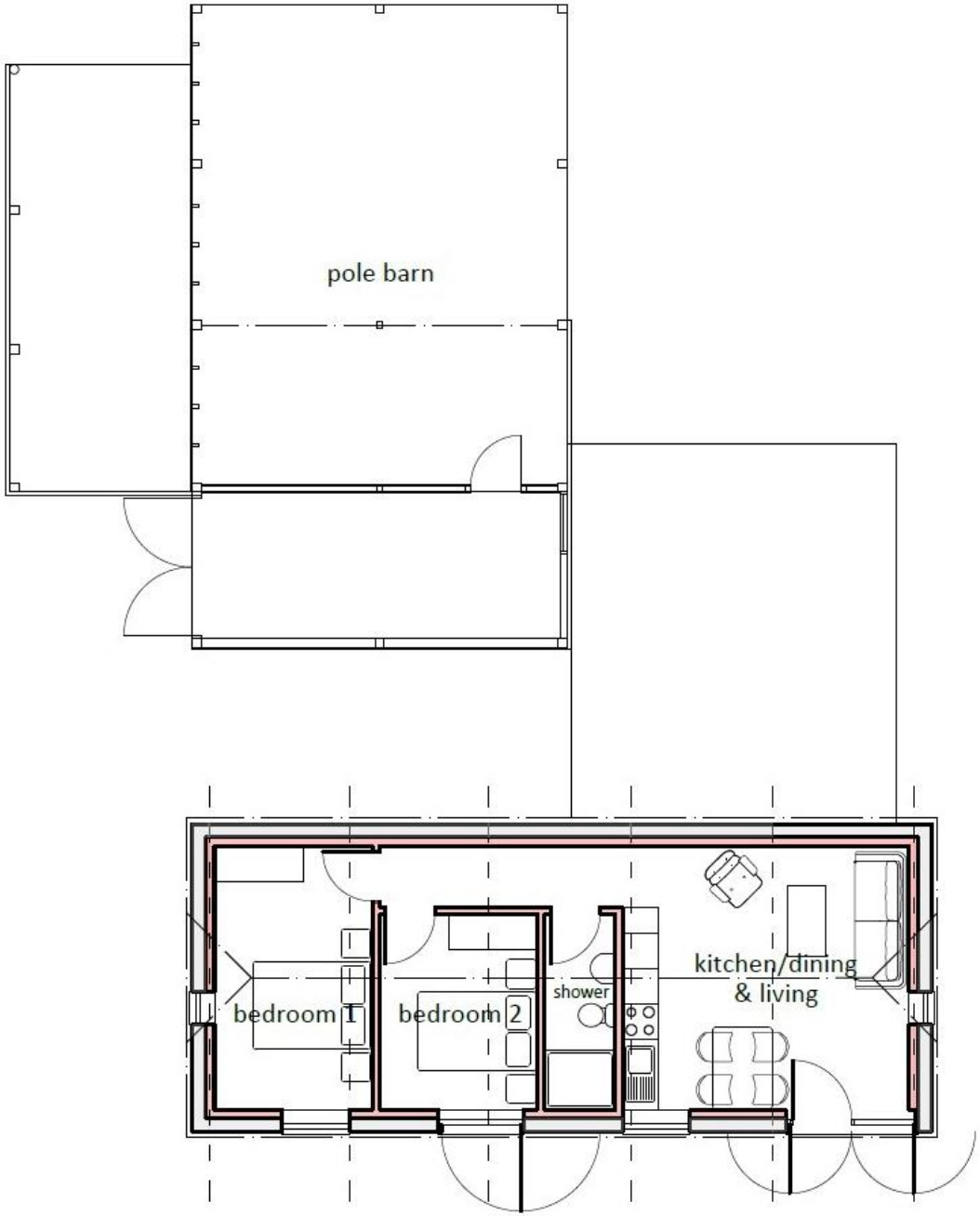
COMMUNITY INFRASTRUCTURE LEVY (CIL)

A figure in the sum of £10,940.89 was calculated by Rother District Council in November 2025.

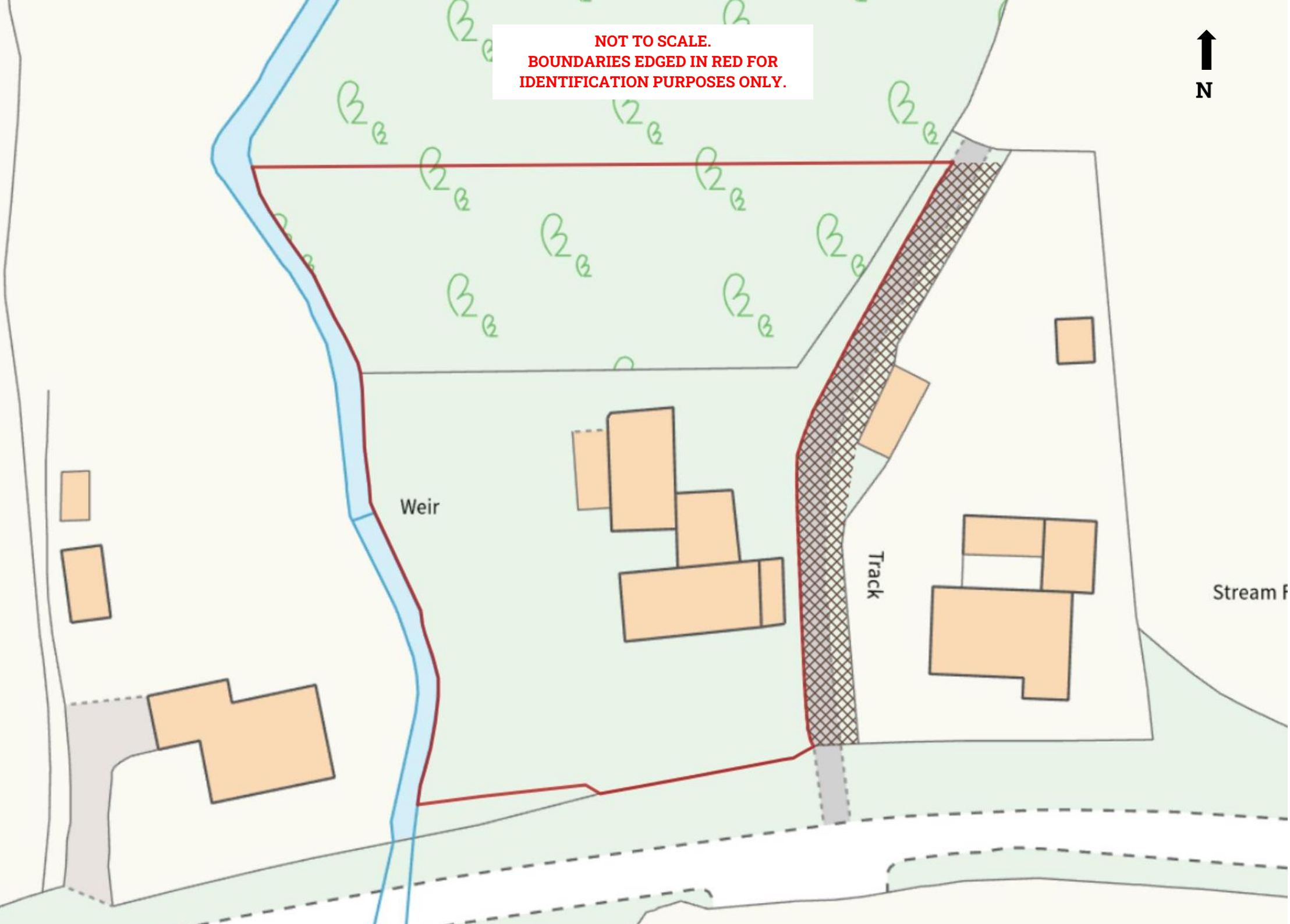
CIL ref: CIL/1254

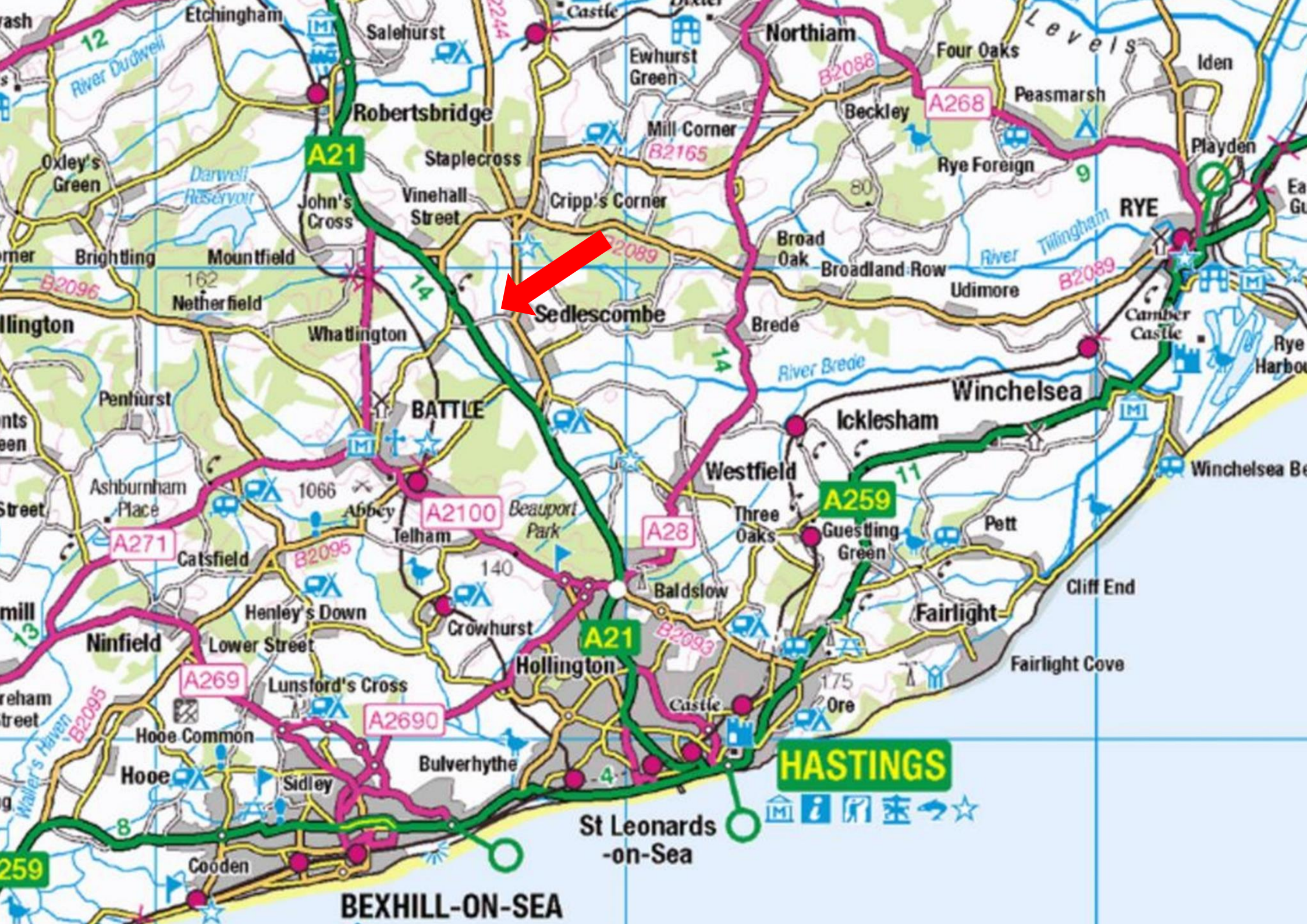
PURCHASER IDENTIFICATION
In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers. Purchasers will be responsible for paying £35 per person for this AML check. Business check prices will be confirmed prior to submission.





PROPOSED FLOOR PLAN


NOT TO SCALE.
BOUNDARIES EDGED IN RED FOR
IDENTIFICATION PURPOSES ONLY.
N
Weir
Track
Stream F


Etchingham
Salehurst
Robertsbridge
A21
Oxley's Green
Staplecross
John's Cross
Vinehall Street
Cripp's Corner
Mill Corner
B2165
Ewhurst Green
Northiam
Four Oaks
Beckley
A268
Peasmarsh
Iden
Playden
Rye Foreign
RYE
Broad Oak
Broadland Row
Udimore
Camber Castle
Brightling
Mountfield
Netherfield
Whatlington
Sedlescombe
Brede
River Brede
Winchelsea
Icklesham
Penhurst
BATTLE
Ashburnham Place
1066 Abbey
Telham
A2100
Beauport Park
A28
Westfield
Three Oaks
A259
Guestling Green
Pett
Cliff End
Fairlight
Fairlight Cove
Catsfield
A271
B2095
Henley's Down
Crowhurst
Baldslow
Ninfield
Lower Street
A269
Lunsford's Cross
Hollington
A21
B2093
Castle
Ore
A2690
Hooe Common
Hooe
Sidley
Bulverhythe
HASTINGS
St Leonards -on-Sea
Cooden
BEXHILL-ON-SEA
River Dudwell
Darwell Reservoir
River Tillingham
Waller's Haven
B2088
B2089
B2096
B2244
A259



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www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD