

**Land Agents
Valuers & Auctioneers**

Euston House
82A High Street
Heathfield
East Sussex TN21 8JE

Tel: (01435) 864455
Fax: (01435) 865875

info@charlesclark.co.uk
www.charlesclark.co.uk

Charles Clark & Co.

CHARTERED SURVEYORS

Agricultural & Rural Property Agents

CC/1565/03/09

**UPPER LIDHAM HILL BARN
NORTH LANE
GUESTLING nr HASTINGS
EAST SUSSEX**



Artist's Impression of Approved Scheme

**AN EXCITING OPPORTUNITY TO ACQUIRE A RESIDENTIAL AND
COMMERCIAL DEVELOPMENT SELDOM FOUND ON THE MARKET
situated off a quiet lane with outstanding unspoilt views over the surrounding countryside
and offering considerable flexibility to combine a home and business together with agricultural,
smallholding or equestrian enterprises**

**A RARE EARLY 17TH CENTURY SUSSEX BARN
WITH LATER ADDITIONS
WITH THE BENEFIT OF PLANNING PERMISSION FOR
CONVERSION INTO A FAMILY HOME**

to provide

Open Hall, Sitting Room, Family Room, Kitchen,
3 Ground Floor Bedrooms and Bathroom, Galleried Landing,
Master Bedroom and Bathroom

**FURTHER RANGE OF OPEN SPAN FARM BUILDINGS WITH PLANNING PERMISSION FOR
CHANGE OF USE ON APPROX 4,000 SQ FT TO B1 LIGHT INDUSTRIAL**

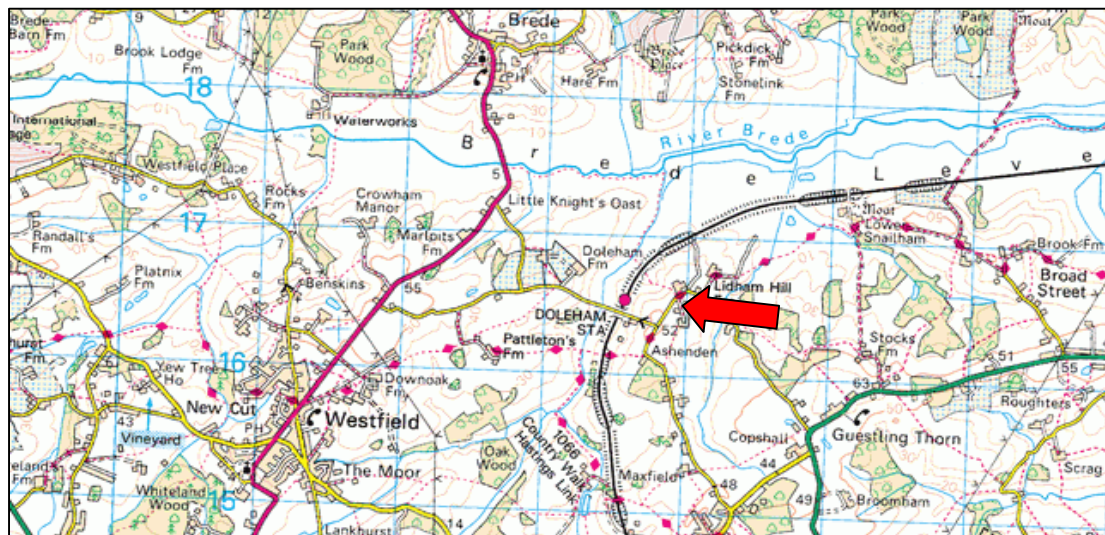
**ALL SET IN GROUNDS OF ABOUT 5½ ACRES
(A FURTHER 10½ ACRES PASTURE AVAILABLE BY SEPARATE NEGOTIATION)**

*****GUIDE PRICE £475,000*****

GENERAL REMARKS AND INFORMATION

VIEWING By confirmed appointment with the vendors Joint Sole Agents Charles Clark & Co. telephone 01435 864455 and Messrs BTF, telephone 01233 740077.

SITUATION Upper Lidham Hill Barn is situated in a quiet rural location to the south side of the Brede Valley. Icklesham with local shops and primary school is about 2 miles, the coastal resort of Hastings with excellent range of facilities is about 5 miles and the historic Cinque Port of Rye with its attractive cobbled streets, period houses, cottages and wide range of shops is about 7 miles. Battle 9 miles.



DIRECTIONS From London and Tunbridge Wells proceed south on the A21 Hastings Road, turning left (east) at the Flimwell crossroads onto the A268. Continue in an easterly direction through Hawkhurst and Sandhurst bearing south at Newenden onto the A28 Hastings road. Pass through Northiam, Broad Oak and Brede. After about 1½ miles, having passed through Brede and shortly after crossing the river, turn left towards Doleham Crossing. Turn left at the next T junction, crossing over the railway and then turn left at the top of the hill at the next T junction. Continue around a long right hand bend and the entrance to Upper Lidham Hill Farm will be found on the right hand side.

Alternatively from Hastings, take the A28 north towards Tenterden, passing through Westfield, and after about 1 mile take the next right hand turning towards Doleham Crossing and proceed over the railway and then taking the next left hand turn at the T junction. Continue around a long right hand bend and the entrance to Upper Lidham Hill Farm will be found on the right hand side.

SERVICES Mains water and electricity.

TENURE The property is freehold and vacant possession will be granted upon completion.

ACCESS AND RIGHTS OF WAY A right of way for all purposes will be granted in favour of the property to the south of Upper Lidham Hill Barn over the first part of the shared driveway and then via a new drive as shown for identification purposes only between the points A-B-C-D on the sale plan.

TOWN AND COUNTRY PLANNING Planning permission was granted by Rother District Council by notice dated 6th December 2007 (application number RR/2007/2909/P) for change of use and conversion of redundant farm buildings (including the traditional brick barn) to residential use.

Planning permission was also granted by Rother District Council by notice dated 17th August 2007 (application number RR/2007/471/P) for change of use and conversion of (other) barns into B1 use. Copy of both planning permissions are available on request from the Agents.

Copies of the approved plans are also available from the Agents.

PARTICULARS OF SALE Whilst every care has been made in the preparation of these particulars they are intended as a guide only and their accuracy cannot be absolutely guaranteed. Any intending purchaser should therefore satisfy himself as to the correctness of each of the statements contained in these particulars by inspection or otherwise.

The sale plan accompanying these particulars is reproduced from the Ordnance Survey with the sanction of Her Majesty's Stationery Office. It has been prepared with care and is believed to be correct but its accuracy is not guaranteed.

We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

DESCRIPTION

Upper Lidham Hill Farm offers an increasingly rare opportunity to acquire an attractively located rural development incorporating both residential and commercial conversions together with further agricultural buildings, the whole being set in up to 16 acres land. Lying within the High Weald Area of Outstanding Natural Beauty to the south side of the Brede Valley there are far reaching views across the surrounding countryside. The mix of this development opportunity would also enable a purchaser to acquire those buildings with planning permission for B1 use through a Personal or Company Pension Fund, thereby spreading the funding and fiscal opportunities.

THE BARN CONVERSION

Being well set back off the public highway, this comprises a traditional timber framed barn of brick elevation under a tiled roof measuring about 48' (max) x 30'. Being the subject of an Archaeological Interpretative Survey carried out by David and Barbara Martin of the Institute of Archaeology, University College London, the barn is described as being of 17th century with much of the original fabric surviving within it. The report goes on to describe it as "*a rare survival of a very small two-and-a-half bay multi-purpose barn built with end and rear lean-to outshuts, one of which was of "cantilevered type" (hence the half bay). The building contains other significant features: it is an early example of the use of long, down-going shores but otherwise unbraced open truss, and is an interesting example of enlargement during historical times so as to meet changed agricultural circumstances*". Adjoining this is the former brick and tile dairy measuring about 48' x 17' and arranged round an open courtyard.

Planning permission has been granted for conversion into detached residence comprising open hall, sitting room, family room and kitchen, utility, cloakroom, inner hall, 3 bedrooms and bathroom on the ground floor with galleried landing, master bedroom and bathroom on the first floor.

There is a further brick building for possible conversion or otherwise replacement as garaging and, with the removal of various other farm buildings, there are extensive open areas for creating a more formal garden.



COMMERCIAL UNIT

To the south of the Sussex barn and fronting onto a concrete apron are two open span barns of concrete portal frame and fibre cement construction, having concrete block walls and measuring 60' x 30' and 45' x 50' including lean-to for which planning permission has been granted for B1 use.

In addition, there is a further four-bay steel portal frame covered cattle yard with block walls and part fibre cement and part/part weatherboard cladding over measuring 60' x 45'.



THE LAND

The property lies in a single block with extensive road frontage extends in all to about 5.592 acres as shown edged red on the sale plan.

Special note: the property is also available with a further 10.493 acres undulating pasture with separate access off North Lane as shown hatched green on the sale plan.



