



BERNERS HILL POULTRY FARM
BERNERS HILL, FLIMWELL, EAST SUSSEX TN5 7ND



**Lambert
& Foster**



WADHURST STATION 6 MILES | HAWKHURST 3.5 MILES | TUNBRIDGE WELLS 13 MILES

BERNERS HILL POULTRY FARM, BERNERS HILL, FLIMWELL, EAST SUSSEX TN5 7ND

A character Wealden smallholding, first time on the market in 63 years, offering an increasingly rare residential and commercial combination comprising a pretty, unlisted semi detached cottage, for updating and improvement, a range of former agricultural buildings of varying age and construction complemented by grass paddocks, the whole extending to 11.41 acres with distant views across to Bewl Reservoir all occupying a favoured location on the semi rural periphery of the village.

GUIDE PRICE £815,000 FREEHOLD



SITUATION

Berners Hill Poultry Farm occupies a semi rural location on the periphery of the villages of Flimwell and Ticehurst overlooking fields and countryside. The villages provide simple amenities including a new village hall, popular Ian Woosnam designed Dale Hill Hotel and Golf Club, Pubs, Bewl Reservoir, Bedgebury Forest and Weald Smokery. Royal Tunbridge Wells provides a comprehensive range of amenities including professional services, shops

and leisure. Excellent educational facilities within both the state and private sectors include a selection of preparatory schools including St Ronan's and Marlborough House in Hawkhurst, Sacred Heart in Wadhurst, and Bricklehurst in Stonegate. Grammar schools include Judd and Skinners in Tunbridge Wells and Tonbridge Girls Grammar in Tonbridge. Uplands Community College can also be found in Wadhurst.



DIRECTIONS

From the traffic lighted crossroads on the A21 on the outskirts of Flimwell, follow the B2087 towards Wadhurst/Frant. Continue on past the minor right hand turning into Rosemary Lane, whereupon Berners Hill Poultry Farm will be found shortly on the righthand side with a clearly visible house name sign. If you reach Dale Hill Hotel and Golf Club, you have travelled too far.



DESCRIPTION

Berners Hill Poultry Farm is on the market for the first time in 63 years. In the continued ownership of the current sellers family, the property was run successfully as a poultry farm for the production of eggs and also included livestock. The residential accommodation comprises an unlisted, pretty, semi detached cottage (formerly two cottages) presenting mixed elevations of brick and tile hanging, set with replacement UPVC double glazed windows beneath a pitched and hipped tiled roof. The character accommodation is arranged over two floors and now presents an opportunity for updating, improvement and alteration (subject to PP) and includes split level sitting room with brick fireplace and bressummer beam housing, a gas fire with timbers to ceiling and aspect to front and an open study area with aspect to side. The kitchen/breakfast room is simply fitted with a mains gas fired twin oven Aga providing cooking facilities, immediate heat and domestic hot water. There is space and an electric point for a cooker, stainless-steel single bowl sink unit, a pleasant aspect to rear with distant views to Bewl Reservoir. The ground floor bathroom is fitted with a coloured suite. The dining room also enjoys an aspect to rear and a pleasant outlook across the garden and paddock. A second sitting-room with brick fireplace and bressummer beam houses a log effect gas fire with aspect of front. Arranged over the first floor are four double bedrooms, bedroom two has a wc and wash hand basin within the room.





GARDENS & GROUNDS

Outside, a drive leads up to ample vehicle parking and the former yard. The gardens to the cottage are laid to lawn, running to three sides, well-stocked with shrubs including camellias and box, adjoining the main paddock to the rear and enjoying countryside views across to Bewl Reservoir. Two useful attached brick outbuildings, positioned to the rear of the cottage, offer potential to be included within the residential accommodation, subject to obtaining all relevant consents.





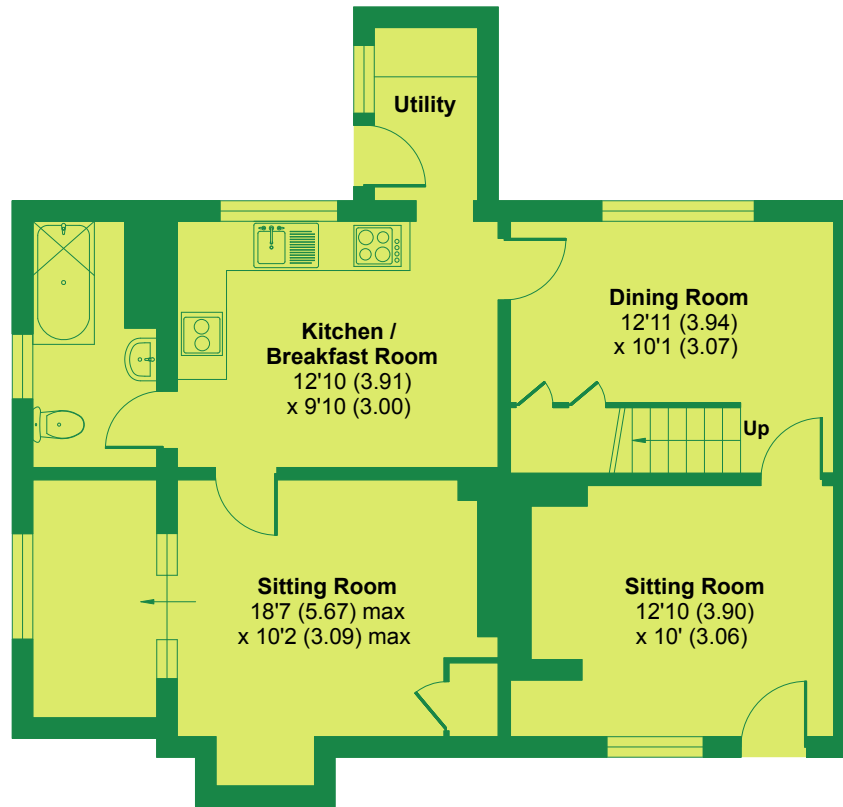
OUTBUILDINGS

Set around the drive and yard are the agricultural buildings of varying age and construction listed as follows:

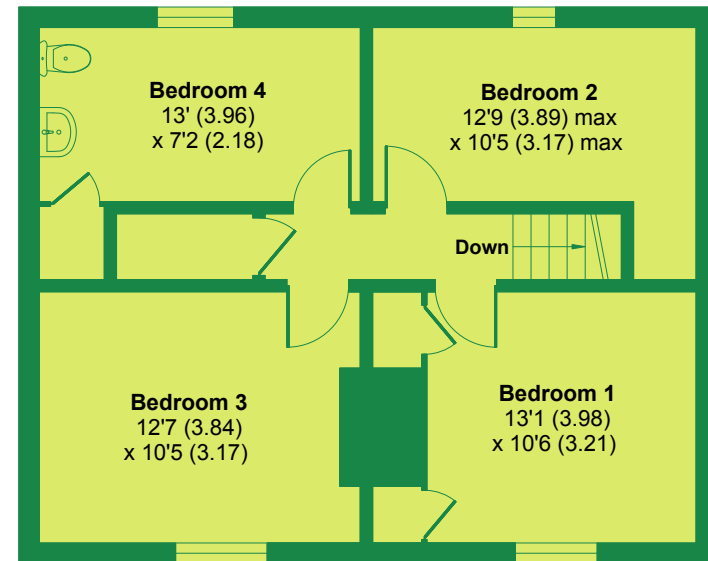
Building Name	Description	GIA (m ²)
Former Poultry Arc's	A row of six arc style former poultry buildings (4 no 15.8m x 5.4m) and (2 no 12m x 5.4m) of identical construction with curved corrugated fibre cement sheeting on a concrete base. These buildings have been used for storage.	341.28 m ² 129.6 m ²
Farm Store	A mono-pitched building with timber uprights with internal corrugated fibre cement divisions under a mono-pitched fibre cement roof. The building is in poor condition.	60 m ²
Former Poultry Arc's	2 arc's comprising curved corrugated fibre cement sheeting on a concrete base, fully enclosed.	67.1 m ²
Pole Barn ('L' Shaped)	Pole barn with timber uprights with mixed corrugated fibre cement/box profile sheeting and corrugated iron cladding and roofing with an earth floor. The building is in a poor repair.	142.35 m ²
Concrete Garage	Concrete sectional garage with a mono-pitched roof, three quarter clad and open on one side.	26.4 m ²
Pole Barn	A pole barn that is three quarter clad with timber uprights with box profile steel sheeting on three sides. Part earth, part concrete floor.	40.8 m ²
Old Timber Stores	A range of mixed timber sheds under steel sheeted roofing and cladding.	84.7 m ²

The farmland is accessed from the yard with additional access via a five bar gate positioned to the east of the cottage in Rosemary Lane. The land is laid to grass pasture and gently running to a gentle downward western slope, bordered predominantly by mature hedgerows. Water is connected to the fields. The total plot size extending to 11.41 acres.





GROUND FLOOR



FIRST FLOOR



AGENT'S NOTE: There will be an overage provision against the whole property for 20% of any uplift in value, resulting from planning permission for commercial and/or residential development for three or more dwellings being granted. The overage will apply for a period of 15 years and will be payable upon the grant of planning permission.

VIEWINGS: Strictly by appointment with the Agent's Cranbrook office 01580 712888
cranbrook@lambertandfoster.co.uk

SERVICES: Mains electricity, water, gas and drainage.

MOBILE: Likely

INTERNET: Ultrafast 1000/220 mbs

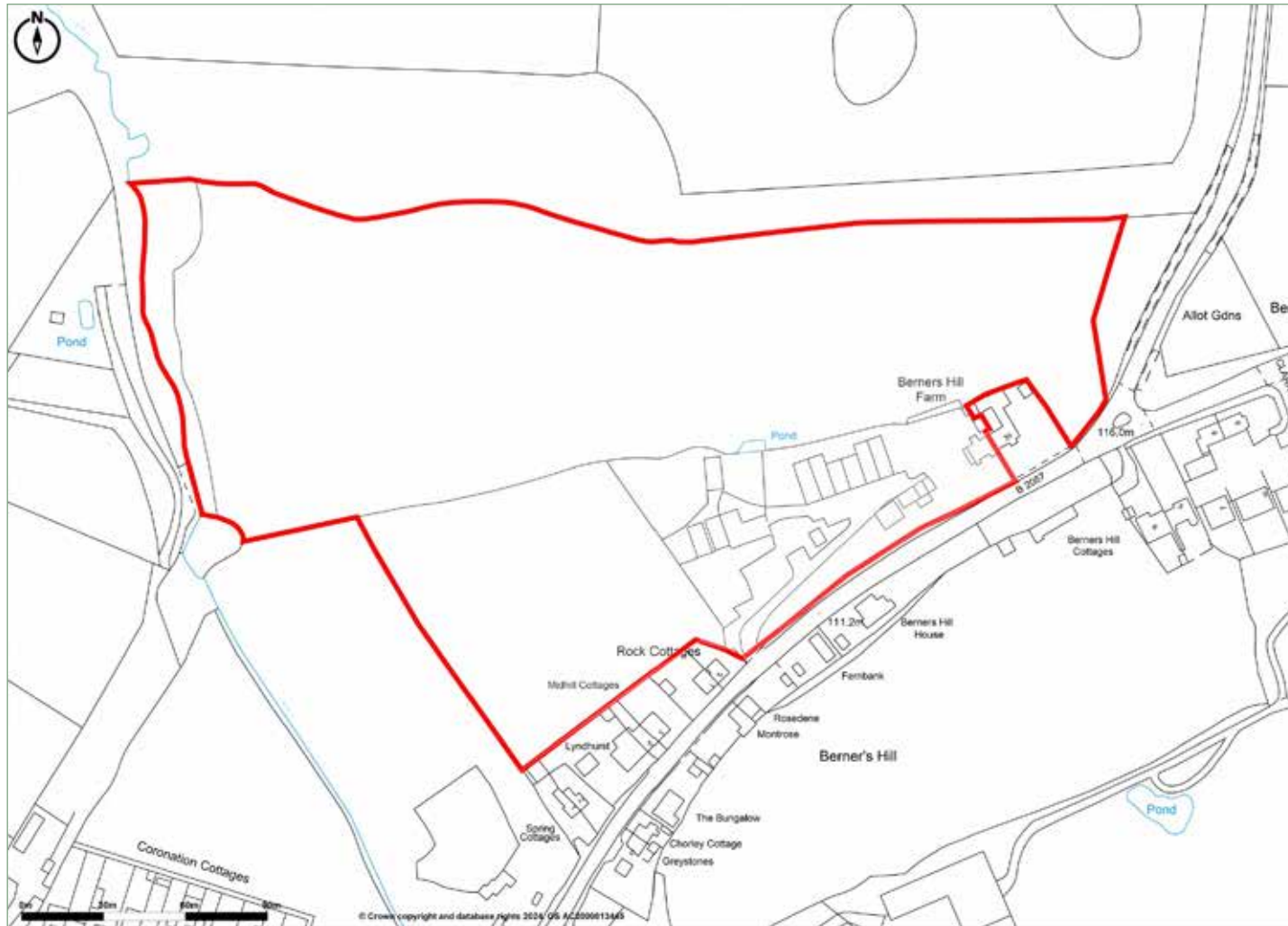
METHOD OF SALE: Private Treaty.

LOCAL AUTHORITY: Rother District Council rother.gov.uk

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Unfortunately, Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/ purchasers.

SITE PLAN



FOR ILLUSTRATION PURPOSE ONLY



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
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