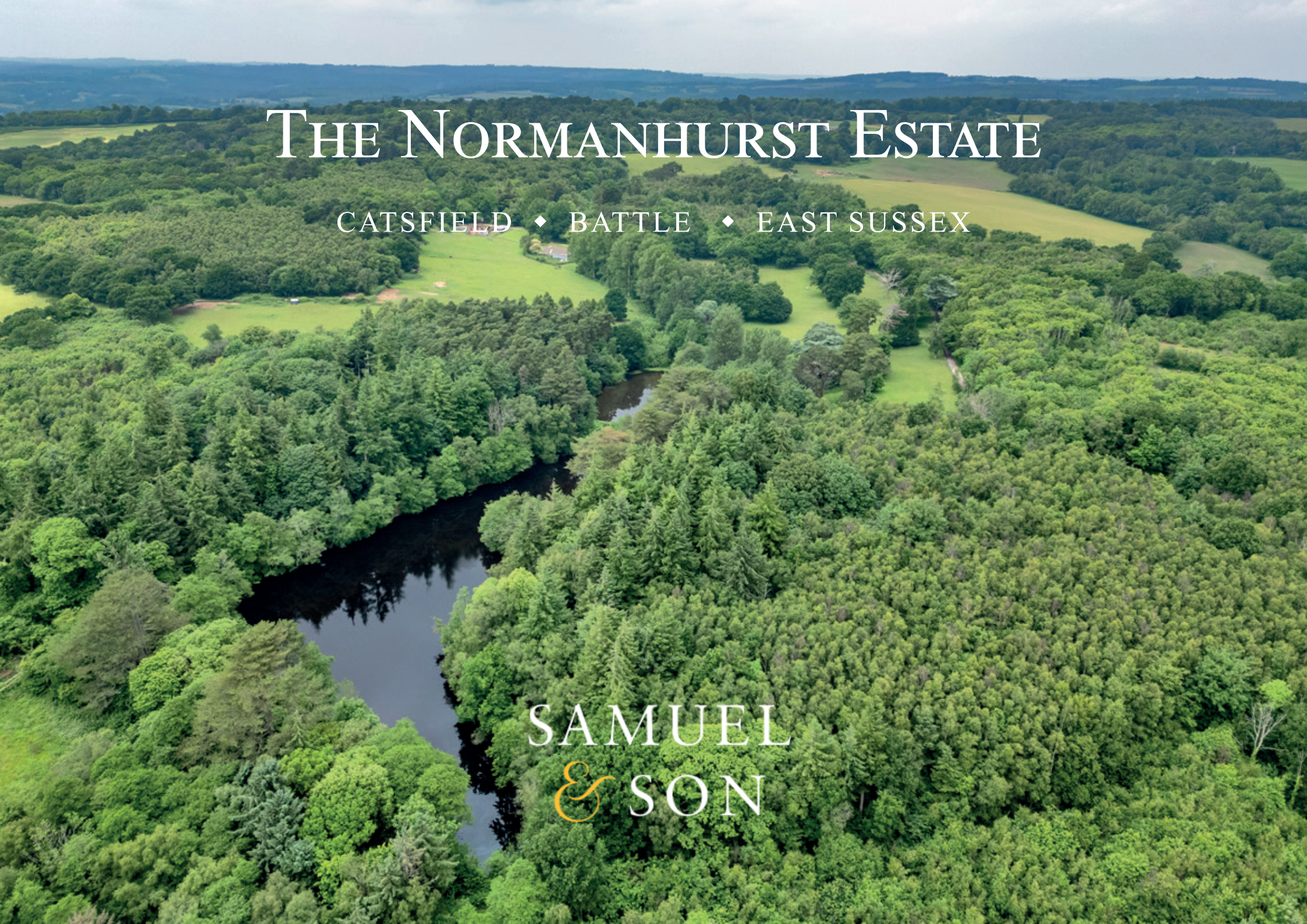


An aerial photograph of a large estate. A dark, winding river flows through a dense forest of green trees. In the upper left, a golf course with green fairways and sand traps is visible. The background shows rolling hills under a cloudy sky.

THE NORMANHURST ESTATE

CATSFIELD ♦ BATTLE ♦ EAST SUSSEX

SAMUEL
& SON



THE NORMANHURST ESTATE

CATSFIELD, BATTLE, EAST SUSSEX

A picturesque country estate with a rich heritage located in the High Weald Area of Outstanding Natural Beauty offering great potential to develop existing enterprises and income as well as for further diversification including enhancing woodland management and biodiversity net gain.

ACCOMMODATION

Three bedroom converted barn • Two bedroom annexe • Pair of two bedroom semi-detached estate cottages

EQUESTRIAN

Extensive stabling • tack/feed rooms • large store barn • outdoor manège • grazing paddocks

FARMLAND

Extending to about 235 acres of productive grazing and cropping land

WOODLAND

Extending to some 191 acres of ancient and planted woodlands

BUILDINGS

A range of modern farm barns and outbuildings

DIVERSIFICATION

4 acres of fishing lakes • Clay pigeon facility • Pheasant shoot • Equestrian

IN ALL ABOUT 442 ACRES

SAMUEL & SON



HISTORY

The Normanhurst Estate stands in 1066 countryside; the village of Catsfield is referenced in the Domesday book of 1086 and is considered one of the oldest settlements in the area. Historically, the wider estate had a succession of notable owners including Thomas Alfraye, the sixteenth century Lord Mayor of Catsfield, a rich and influential iron master; John Fuller - the uncle of Mad Jack Fuller of Brightling and the Earl of Ashburnham.

In 1865 the Estate came into the hands of Thomas Brassey, followed by his son Lord Brassey in 1870. Thomas Brassey made his fortune in railway building and was one of the pioneers of Victorian railway engineering; by the time of his death in 1870 he had built one in every twenty miles of railway in the world. He was also active in the development of steamships, locomotive factories and marine telegraphy, being a major shareholder in Brunel's The Great Eastern, the only ship large enough at the time to lay the first transatlantic telegraph cable across the North Atlantic, in 1864.

The modern day Estate is a wonderful legacy of the Brasseys' vision and Victorian landscape architecture. Between 1875 and 1912 the Brassey family carried out a careful programme of landscaping, lake creation and emparkment at Normanhurst with numerous tree and plant specimens collected on their global voyages. The Brassey family opened the parkland to a curious public to marvel at the exotic trees, beautiful camellias and then still unusual rhododendrons.

The Estate has been in the hands of the current owner since 2021 and is managed on a commercial basis with the various property elements providing income by way of licences, leases and tenancy agreements.

SITUATION

The Normanhurst Estate is situated in a wonderful rural location in the High Weald Area of Outstanding Natural Beauty. The principal estate drive emerges in the centre of the village of Catsfield, a very popular village with its medieval church, well-respected primary school, general store/post office, village hall and public house.

The historic town of Battle is some 3 miles with a good range of shops, supermarket, public houses restaurants and a mainline station with regular services to London (London Bridge/Charing Cross).

The property is well located giving access to a wide variety of diverse attractions, the coastal town of Hastings with its charming Old Town and broad range of amenities is about 9 miles. Bexhill-on-Sea and Eastbourne are about 5 and 13 miles respectively. The Royal Spa town of Tunbridge Wells with its excellent modern shopping centre and wide ranging leisure opportunities is some 25 miles.

The estate has excellent access to the major road network; the A21 London Road is just under five miles away and connects to the M25 London Orbital. Gatwick Airport, along with Ashford International railway station and the Channel Tunnel at Folkestone are within easy reach by road.

State and private schools in the area include both Ninfield and Catsfield Primary Schools, Claverham Community College and Battle Abbey at Battle; Bede's at Upper Dicker; Vinehall Preparatory School at Robertsbridge; Claremont on the outskirts of Hastings and Senior School at Bodiam; Vinehall near Robertsbridge; St Ronan's and Marlborough House at Hawkhurst, St Andrews Prep and Eastbourne College at Eastbourne





BROOMHAM BARN

A circa eighteenth century Grade II listed barn conversion with elevations of stone and black weather-boarding under a hipped clay tile roof. The accommodation is beautifully presented with double glazing throughout and oil fired central heating, set traditionally over two floors with entrance hall, sitting room, kitchen/breakfast room, study, utility room, cloakroom, shower room, integral garage on the ground floor and on the first floor, two en suite bedrooms and a further double bedroom complemented by a family bathroom. Outside, the entrance to the barn is off the main estate drive with a large courtyard parking area to the front and attractive gardens at the rear.

NORMANHURST COTTAGES

A pair of two bedroom semi-detached cottages with private gardens tucked away in a lovely setting in the north eastern section of the estate with superb open views to the south. The cottages are both let under Assured Shorthold Tenancy agreements. A small area of land around No. 2 is also let to the tenant under a licence agreement for equestrian use and storage. The cottages can be accessed over surfaced tracks from any of the Estate entrances but principally are accessed from the north via the A271 road.

No. 1 NORMANHURST COTTAGES

The accommodation comprises entrance hall, kitchen, living room, dining room, bathroom and conservatory on the ground floor and two bedrooms and shower room on the first floor. Outside there is a good size garden set to the side of the cottage.

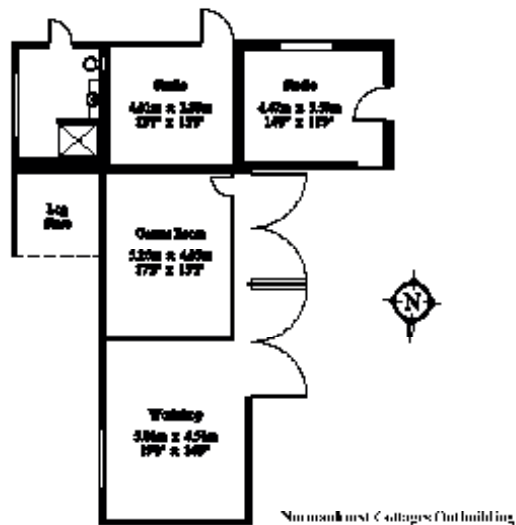
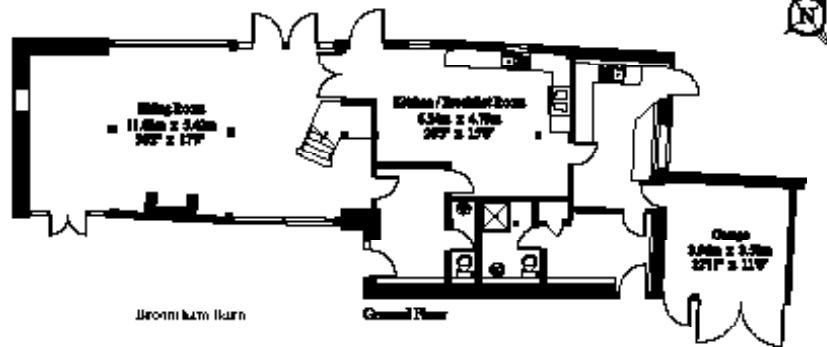
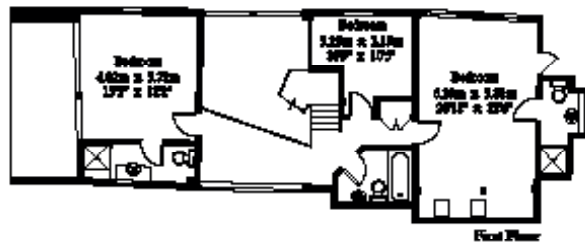
No. 2 NORMANHURST COTTAGES

On the ground floor an entrance porch, kitchen/dining room, living room, bathroom and conservatory with two bedrooms and shower room on the first floor. There are also a number of useful outbuildings. A lawned garden extends to the side and front of the cottage.

THE STABLE ANNEXE

The Stable Annexe is a converted wing of the traditional brick built stable block located adjacent to Broomham Barn. The accommodation comprises a living area, small kitchen and shower room on the ground floor and two bedrooms on the first floor. Outside to the front is a small enclosed courtyard.





NORMANHURST ESTATE, CATSFIELD

Gross Internal Area (approx)

Broomham House Stable Annexe 66.7 sq m / 787 sq ft

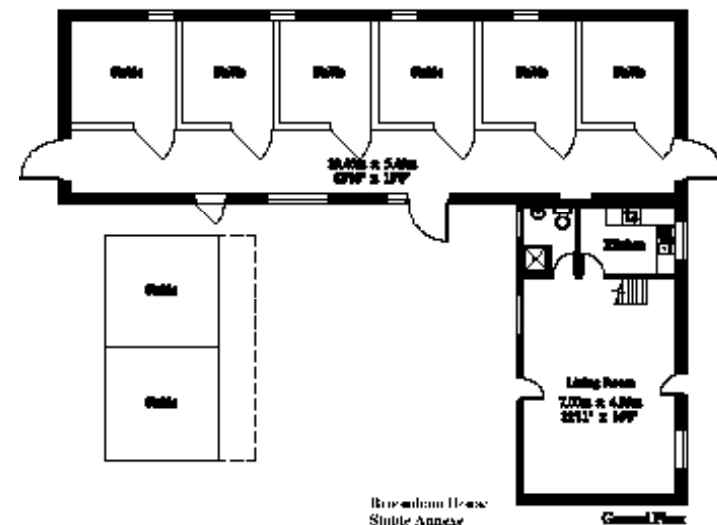
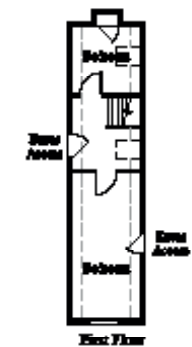
Stable 108.2 sq m / 1164 sq ft

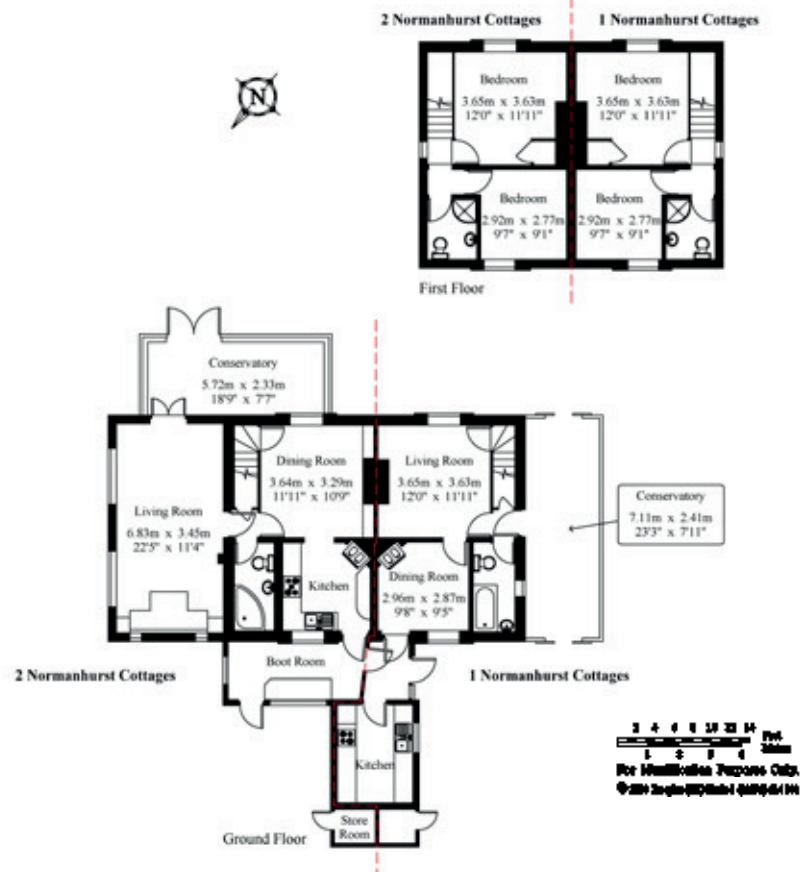
Broomham Barn 229.2 sq m / 2467 sq ft

1 Normanhurst Cottages 90.4 sq m / 973 sq ft

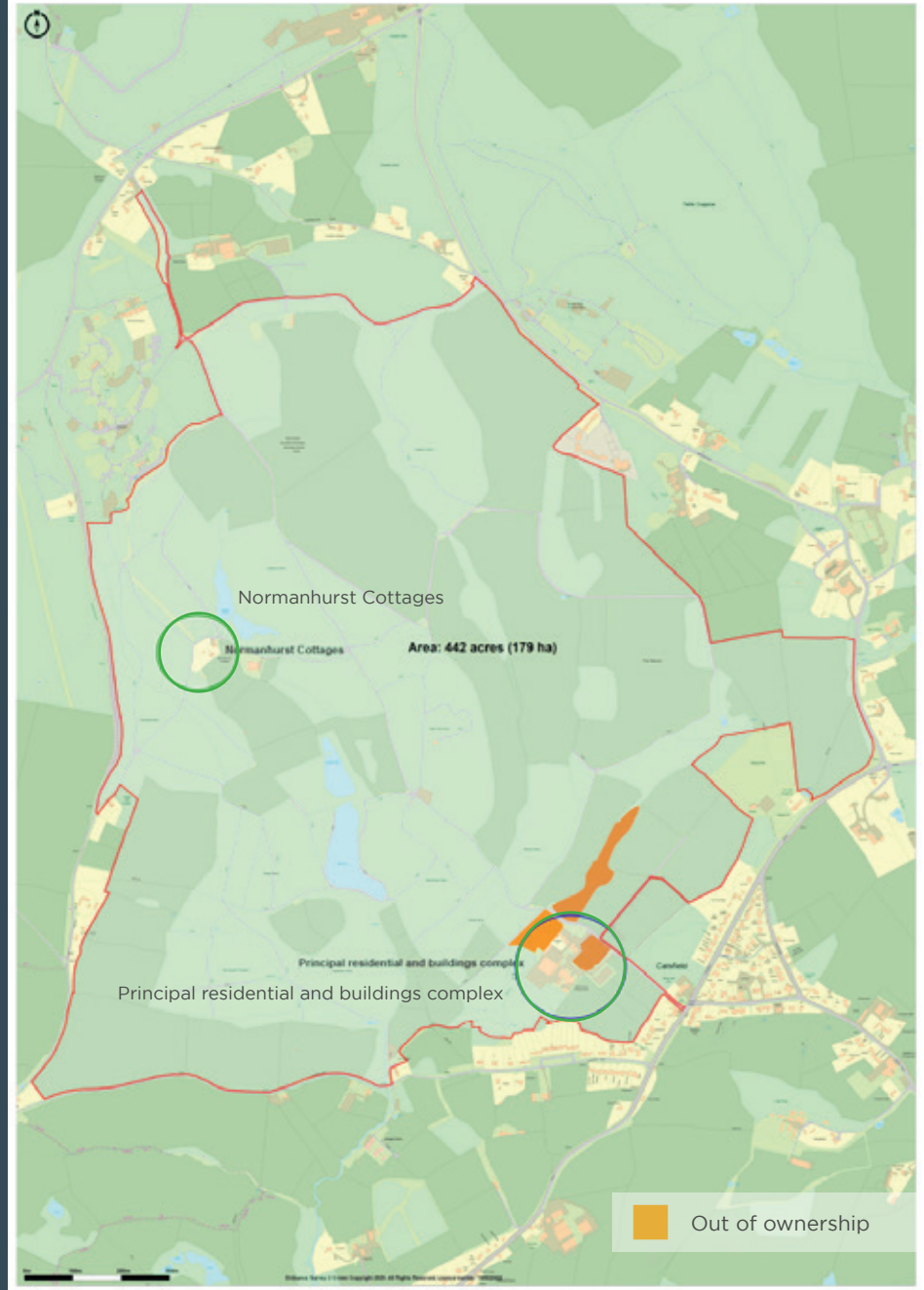
2 Normanhurst Cottages 111.1 sq m / 1195 sq ft

Normanhurst Cottages Outbuilding 104.7 sq m / 1126 sq ft





The Normanhurst Estate Catsfield, Battle, East Sussex Sale Plan



EQUESTRIAN

There are a comprehensive range of equestrian facilities with independent access off the main Estate drive leading into a main yard with large areas of hard standing for lorries and trailers. In total there are 14 stables arranged in two blocks, and additionally 6 loose boxes within the traditional brick built stables adjoining Broomham Barn. There is a large 11-bay portal frame barn 93'6 x 40'6, and adjoining tack room with w.c. At the rear of the yard is an excellent 2-bay portal frame barn 39'4 x 29'5 with concrete flooring and a purpose built wash down area. Lying to the south of the yard is the outdoor manège (40m x 20m) and a rectangular block of pasture land extending to about 7 acres, presently arranged into a number of grazing enclosures to serve the stables. The Estate offers excellent riding out via a network of private trails over the farm and woodland.

BUILDINGS

Adjoining the equestrian yard, a further surfaced yard area with a range of modern agricultural buildings and storage facilities serves the Estate, notably twin span 5-bay portal frame barns of 98'11 x 48'5 and 98'11 x 49'7 and a smaller storage barn of 71'1 x 22'9. The farmyard can be accessed through the equestrian yard or via a surfaced trackway that runs between Broomham Barn and the Stable Annexe.

Separately, located at the northern end of the estate and close to the cottages is an older timber framed barn with lean to and old brick built kennel building.

FARM LAND

The farm land extends to about 235 acres of productive grazing and cropping land. About 138 acres of the farm land is let out on a Farm Business Tenancy Agreement with the residual element retained and used for horse grazing and forage production.

WOODLAND

The Estate encompasses several distinct areas of woodland covering about 191 acres, predominantly a mix of chestnut coppice, birch and conifer plantations with some magnificent specimen trees including some majestic pines and mature oak standards. Compartments are well laid out with an excellent network of tracks and rides with the woodland harbouring an abundance of wildlife making it ideal for walking, riding and sporting activities.

LAKES

Created in the late twentieth century there are two centrally located lakes on the estate, extending to approximately 4 acres, the lower and larger of which is stocked with a good variety of species including common carp, mirror carp, rudd, roach, perch and eels and is let to a local angling club on a license agreement. Additionally, there is a smaller lake known as Bridge Lake found within woodland further north on the Estate.







LOCAL AUTHORITY

Rother District Council Tel: 01424 787000 www.rother.gov.uk

OUTGOINGS

Council Tax - Broomham Barn Band: 'G'. 1 & 2 Normanhust Cottages both Band 'D'.

PLANNING

Planning history available upon request from Samuel & Son

TREE PRESERVATION ORDER

There is an estate wide Tree Preservation Order issued by Rother District Council in 2023. However recent works to trees were consented under RR/2024/1063/T and it is considered that a comprehensive Woodland Management Plan/Woodland Grant Scheme could readily be established with the Forestry Commission to help manage the woodland and carry out various felling operations in the future.

BIODIVERSITY NET GAIN (BNG)

The owners have recently had a BNG baseline survey undertaken across the entire estate. Further information is available from Samuel & Son.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights are included in the freehold sale in so far as they are owned.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all rights of way, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are a number of public footpaths that cross the land including the 1066 walk.

PLANS, AREAS AND SCHEDULES

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.

SERVICES

Mains water and electricity, private drainage. Oil fired central heating and hot water in Broomham Barn. LPG (cylinders) power heating system in the Annexe; cottages have electric room heaters with solid fuel boilers for hot water.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not should be presumed excluded from the sale.

VAT

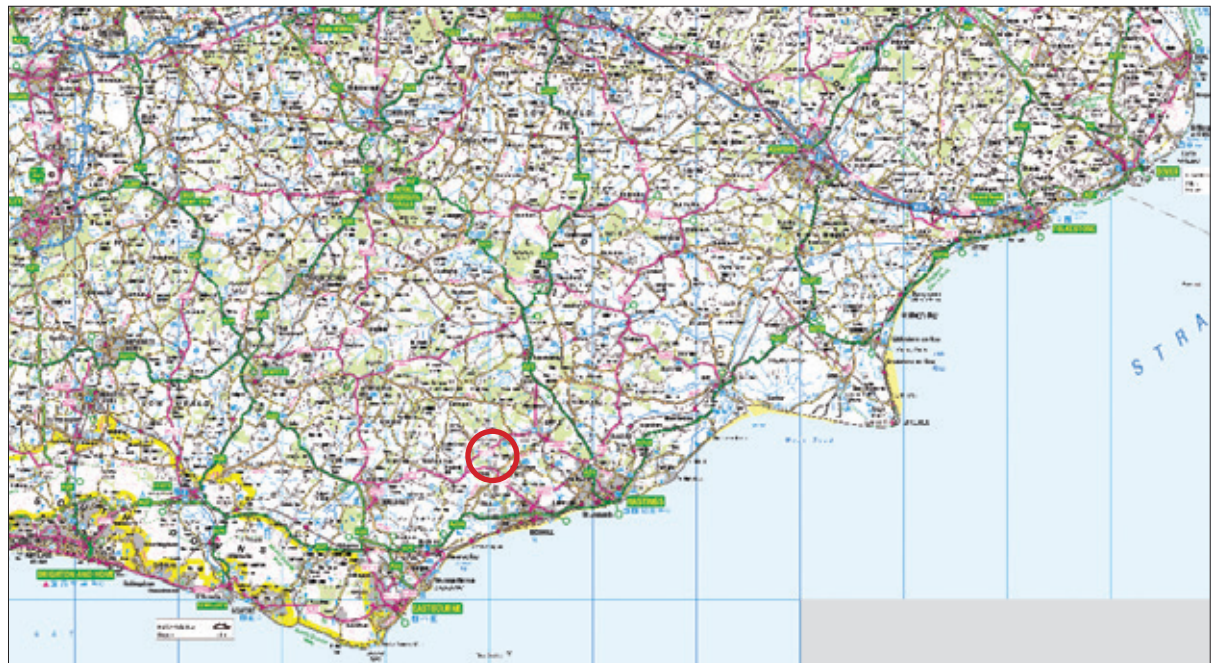
Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser.

METHOD OF SALE

The property is offered for sale by private treaty, freehold with the benefit of vacant possession subject to the various tenancy and licence agreements.

DIRECTIONS

Post Code – TN33 9DL





SAMUEL
& SON

01435 810077 info@samuelandson.co.uk

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www.samuelandson.co.uk