



BROOKSIDE FARM
LEWES ROAD, PIDDINGHOE

SAMUEL & SON
CHARTERED SURVEYORS

BROOKSIDE FARM

LEWES ROAD, PIDDINGHOE, EAST SUSSEX, BN9 9AD.

A rare opportunity to acquire a former nursery and piggery unit, coming to the market for the first time in over fifty years, set in the picturesque Ouse Valley within the South Downs National Park, including two derelict dwellings, a range of former farm buildings and a combination of pasture, woodland and scrubland with direct access onto the Lewes Road.

IN ALL ABOUT 15.73 ACRES

OFFERS IN EXCESS OF £300,000

Situation

Situated on the edge of the village of Piddinghoe and falling within the South Downs National Park, the property lies approximately 1 mile to the north of the port town of Newhaven and 6 miles to the south of the County Town of Lewes, in East Sussex.

Piddinghoe village itself sits in the picturesque Ouse valley on the west side of the River Ouse offering opportunities for sailing, boating and fishing. Newhaven has supermarkets and services for day to day needs as well as a Marina and a cross channel ferry service to Dieppe operating from the port.

Lewes occupies an enviable position alongside the River Ouse, surrounded by beautiful countryside. The town is steeped in history, with its Norman castle dominating the skyline and many historic buildings and places of interest throughout. The high street is well served by a range of independent shops, cafes and restaurants and hosts a regular farmers market. The town is home to the renowned Harvey's Brewery and the acclaimed independent Depot cinema, alongside three supermarkets and an excellent range of sporting and leisure facilities, including a community leisure centre, Southdowns Sports Club, Pells open-air swimming pool and well-established football and rugby clubs.

Lewes railway station provides direct services to London Victoria and to the coastal towns of Brighton and Eastbourne. The property benefits from good road connectivity, with the A27 in close proximity linking to the M23 and the wider national road network.

Description

Last occupied in the late 1990s, Brookside Farm presents an exciting opportunity. The holding comprises a former nursery and piggery unit together with two derelict dwellings and a range of farm buildings set within a peaceful rural situation, with road frontage along the C7 Lewes Road and accessed directly off it.

The land extends to approximately 15.73 acres, incorporating pasture, woodland and rewilded scrubland. The combination of habitats lends the property considerable natural interest, whilst the former farm buildings and derelict dwellings may offer a potential development opportunity, subject to all the necessary planning consents.

The property borders the Ouse river on its west and is categorised as Flood Zone 3 by the Environment Agency.





GENERAL INFORMATION

Services

The property had 3-phase electricity and water established to it previously but supplies have since been abandoned. Therefore, interested parties are advised to make their own enquiries as to any live services connected to the property.

Local Authority

Lewes District Council. www.lewes.gov.uk

South Downs National Park Authority
www.southdowns.gov.uk

Town and Country Planning

Interested parties are advised to make their own independent enquiries on matters of planning.

Easements, Wayleaves & Rights of Way

The property is offered for sale, subject to and with benefit of all rights of way, all easements, wayleaves whether specifically mentioned or not.

Plans, Acreages & Boundaries

Plans provided are for identification and guidance purposes only. Purchasers must satisfy themselves on the location of all boundaries and acreage. Areas and measurements are for guidance purposes only.

Photography

Photographs contained within these particulars were taken in May 2026.

Method of Sale

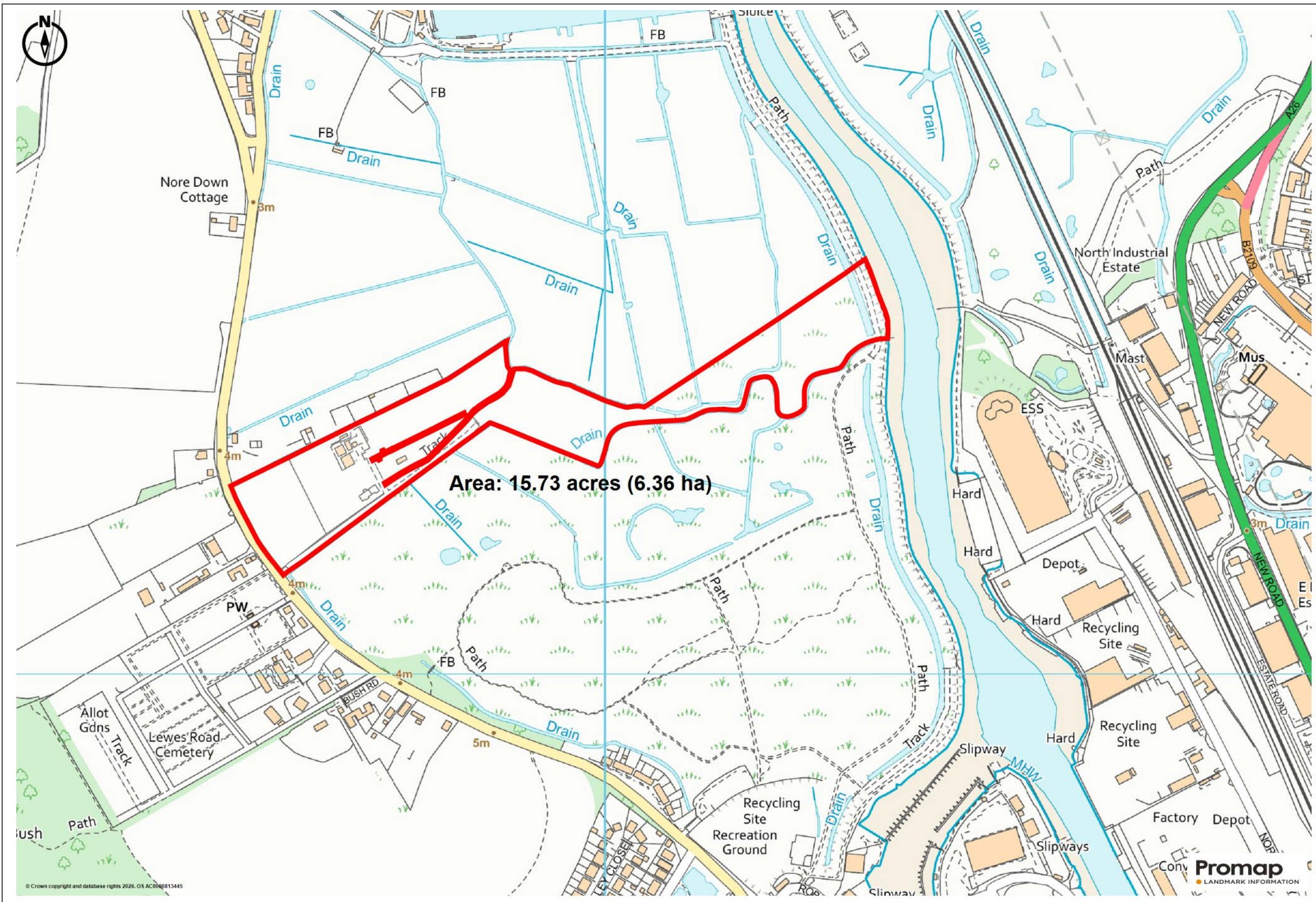
The freehold is offered for sale by private treaty as a whole.

Tenure

Freehold with vacant possession upon completion.

Viewing

Strictly by appointment with the Vendor's Sole Agent, Samuel & Son, Horam. Tel: 01435 810077. Viewers must not enter any buildings under any circumstances. The Vendor and their Agent take no responsibility for the safety of parties viewing the property.







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