



Willetts Farm – Consented Development Site
Muddles Green, Chiddingly, East Sussex BN8 6HR

WILLETTS FARM

MUDDLES GREEN, CHIDDINGLY
EAST SUSSEX, BN8 6HR

Offers in Excess of £1,000,000

A superb development opportunity to acquire a site to provide nine new homes in this highly desirable rural village location with excellent access to local services, transport, schooling, and extensive leisure opportunities.

Features

- Full planning consent to build seven new homes with gardens and private parking.
- Focus on environmentally led development – solar energy and air source heat pumps.
- Further full planning consent for conversion of traditional farm buildings into two new detached dwellings with gardens and garaging.
- Fabulous rural village location with countryside views.
- Berwick mainline station 5.7 miles.
- County Town of Lewes 10 miles.
- In all about 3.37 acres.

Location

Willetts Farm is situated in a wonderful rural location between the High Weald Area of Outstanding Natural Beauty and the South Downs National Park. The property is located in the small community of Muddles Green, which is part of the village of Chiddingly. Muddles Green itself has a village shop and café, primary school and also uniquely has a museum and archive; the Farley Farm House gallery which features the lives and work of Roland Penrose and Lee Miller.

The wider village of Chiddingly has a rich history dating back to the Domesday Book and is today a thriving community, with two pubs, a Grade I listed parish church, a village hall and cricket club as well as hosting an annual music and beer festival. Further facilities can be accessed in the surrounding towns of Hailsham 5 miles, Heathfield 6.5 miles and Uckfield 8.5 miles including supermarkets, a selection of shops and leisure facilities. The historic county town of Lewes is 10 miles away with a vast array of independent shops, cafes and restaurants, regular farmers markets. And is home to the renowned Harveys Brewery, acclaimed independent Depot cinema and the famous Pells Pool lido. The coastal towns of Eastbourne and Brighton are 13 and 18 miles respectively.

The site is excellently connected to these and other surrounding towns, via the A22 (being only 1 mile to the South), which in turn links to the coast and the M25 orbital motorway, Gatwick and Heathrow airport, as well as having excellent proximity to both the A26, A265, A267, A272 and A27 main trunk roads and links to the wider motorway network.

Mainline rail services to London are available from Uckfield (London Bridge), Lewes (London Victoria), and Berwick 5.7 miles away (London Victoria).

The area offers a diverse choice of leisure and recreational opportunities. Walking, cycling and riding can be enjoyed across the South Downs, sailing and water sports on the coast. There is a vibrant cultural and arts scene across Sussex with world-class opera at Glyndebourne and the annual Brighton Festival.

There is an excellent choice of schooling in the area catering for both state and private sectors. Secondary schooling is available at Ringmer, Heathfield and Lewes. Private schools include Lewes Old Grammar, Bedes at Upper Dicker, St Andrew's Preparatory, Bedes Preparatory, Moira House and Eastbourne College at Eastbourne and Brighton College.



Artist impression of proposed seven new homes at Willetts Farm reference WD/2023/0274/F
View from the South West



Description

A superb opportunity to acquire a development site with full planning consent to deliver nine new homes in this highly desirable rural village setting.

The property comprises a farmyard buildings complex with a combination of modern and traditional buildings.

The property benefits from two separate planning consents to provide nine new homes in total; one consent to demolish the existing modern farm barns and replace with a new development of seven homes, the other, retention and partial conversion of an older

courtyard barn complex to create two new homes. Planning permission has been implemented due to works on site including site clearance and demolition of some of the old agricultural buildings.

Whilst not forming part of the planning application site itself, an area of land to the north of the site incorporating a pond is included as part of the sale. This area is subject to a restrictive covenant precluding the erection of any structures or development thereon and an obligation to uphold and enhance its natural characteristic for ecological mitigation purposes.

Town & Country Planning

Full planning consent for the Willetts Farm development was granted by Wealden District Council on 7th January 2021 ref [WD/2019/2409/F](#) and subsequently reference [WD/2023/0274/F](#) granted on 15th June 2023. Full planning consent for the Courtyard barns conversion development was granted on 29th April 2021 reference [WD/2021/0241/F](#) and on 18th December 2023 reference [WD/2023/1942/FR](#)

Planning consents are subject to conditions as set out on the Decision Notices.

The plot is not subject to a Community Infrastructure Levy (CIL) liability.

All planning documentation is available online on the Wealden District Council website or upon request from Samuel & Son.

Willetts Barn & Old Dairy Barn

Planning consent has been established reference WD/2021/0241/F and subsequently WD/2023/1942/FR to partially convert an existing courtyard of traditional farm buildings into two new four-bedroom detached homes with detached oak frame garages and gardens.

The proposed dwellings are designed to be sympathetic to their structures and historic use with retention of existing brick work and peg and clay roof tiles, new oak framed windows and doors and elevations of red brick, chestnut weather boarding and hung tiles.

The **Old Dairy Barn** dwelling would provide a substantial modern living space over two floors with four bedrooms (three en suite), large open plan kitchen/dining space, living room, study, utility, cloakroom and shower room.

Willetts Barn is set out in a similar style over one level having four bedrooms (three en suite) kitchen/dining room, living room, family bathroom, study, cloakroom and utility.

Outside, each property will have its own private courtyard parking area, triple bay oak framed cart lodge style garage and gardens.

The proposed scheme retains the existing farm access off The Street with the existing farm drive serving Willetts Barn and the proposed new drive to the north of the buildings serving Old Dairy Barn.

Plans of proposed Courtyard Barns Conversion Development reference planning application WD/2021/0241/F & WD/2023/1942/FR



Proposed West Elevation -Willetts Barn

Willetts Farm Development

Full planning consent has been granted for the demolition of existing agricultural and commercial buildings within the farmyard and their replacement with 7 no. new build dwellings, together with associated infrastructure and landscaping.

The current design seeks to create a modern environmentally led housing development focused on using low carbon materials and construction methods balanced with traditional local vernacular building styles. The visual external appearance is based on blending in with the local Sussex vernacular with pitched tiled roofs, tile hanging with exposed brickwork balanced with the objective to create modern low carbon energy efficient houses.

The new dwellings of 7 houses ranging from two 4 bedroom detached houses, 2 no. 3 bedroom semi-detached, one 3 bedroom detached and two 2 bedroom semi-detached dwellings.

The houses are to be constructed using modern timber framing with Cross Laminated Timber (CLT) structural frame, and wood fibre insulation with insulated raft foundations to create super insulated houses. This enables the houses to be constructed using premade solid timber panels Cross Laminated Timber (CLT) which are delivered to site with all the openings formed with minimal waste. This method of construction allows a very fast construction time with the frame of each house typically being erected in a single day.

The proposed scheme makes provision for all new dwellings to have very good size gardens, each with its own private parking area. The proposed scheme retains the existing farm access off The Street which would then extend into a new proposed access road to service the seven new homes.



Sale Plan

Sale property incorporates both red and blue outlined areas.
Not to scale. For identification purposes only.

Plot 1 (of 7) ref WD/2023/0274/F



Services

The site presently benefits from an independent mains power and water supply. It is considered that there is adequate capacity for mains drainage connection subject to all necessary consents. Purchasers are advised to make their own enquiries of service providers in respect to any new connections that may be required as part of the proposed development.

Easements, Wayleaves, Covenants and Rights of Way

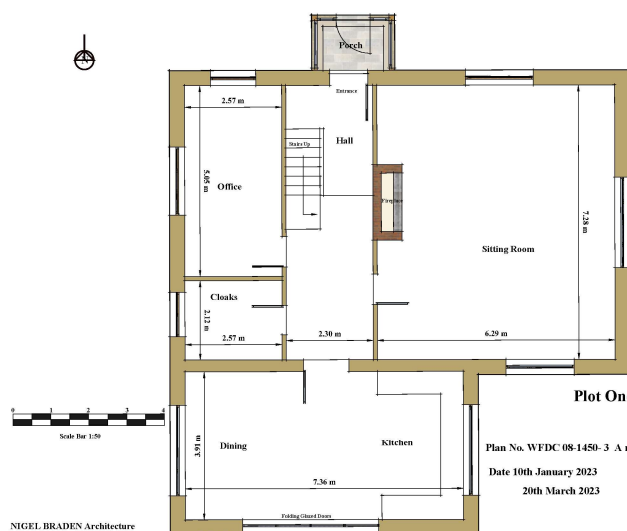
The property is sold with any easements, wayleaves, covenants, rights of way that exist whether mentioned in these particulars or not. There are no public rights of way over the property.

The neighbouring landowner retains full access rights over the sale property along the existing farm drive and over the new proposed road, to access their land set to the north and east of the site as well as rights to lay services for the benefit of their land.

Plans

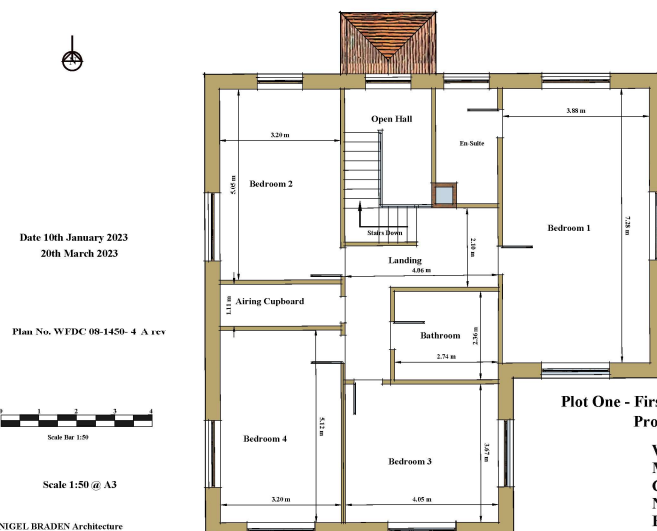
Purchasers must satisfy themselves on the location of all boundaries from the Land Registry Plans available and their own physical inspection of the property. Any acreages, areas and measurements quoted are for guidance purposes only and should not be relied upon as statements or representations of fact.

Architect plans have been reproduced by kind permission of Nigel Braden Architecture and Richardson Architecture Ltd.



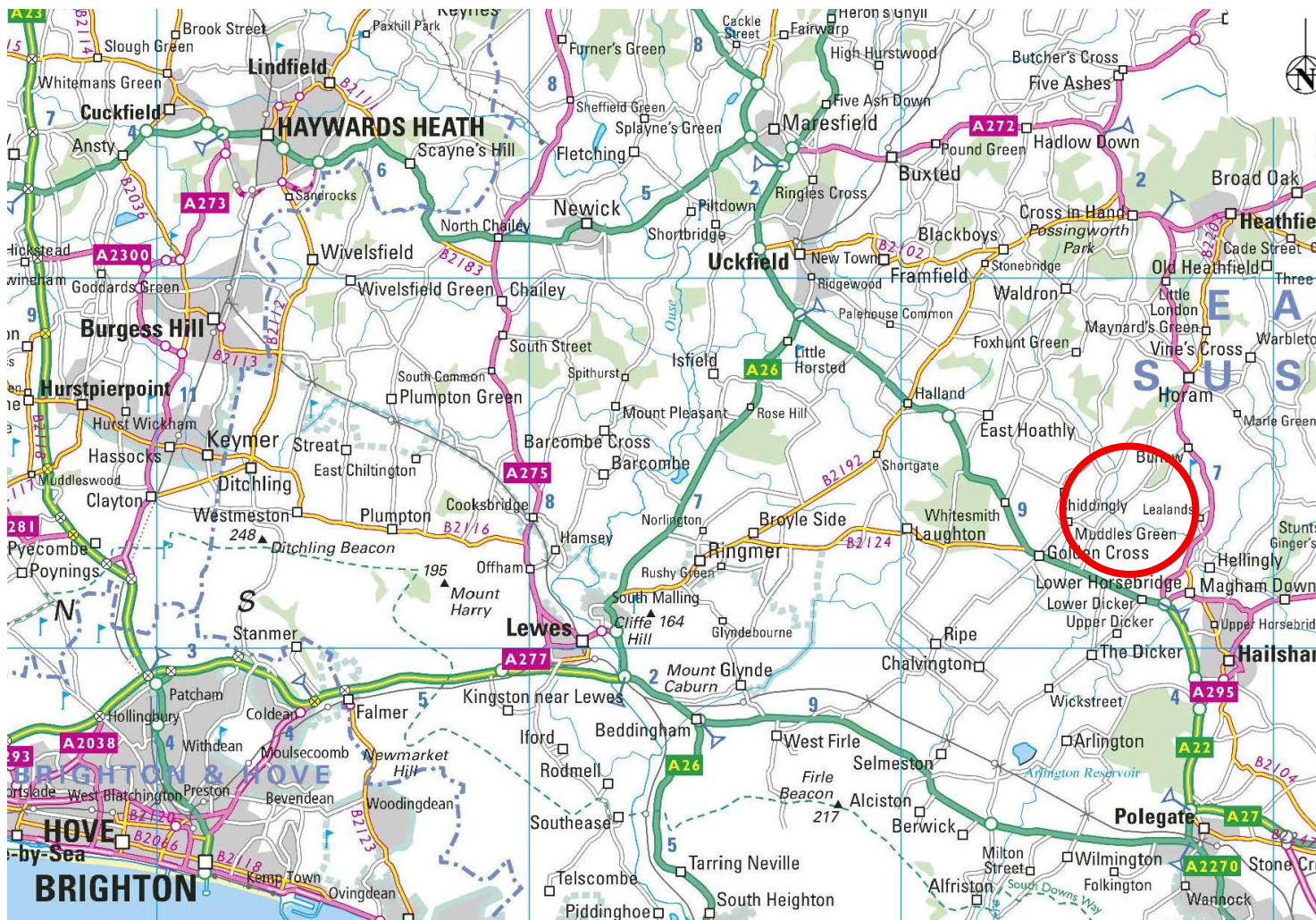
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Photographs

The aerial photographs featured in these particulars were taken in May 2026.

Local Authority

Wealden District Council

Tel: 01323 443322 www.wealden.gov.uk

Tenure

The property is offered freehold with vacant possession upon completion.

Method of Sale

The property is offered for sale by private treaty.

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.

Important Notice

Samuel & Son, their clients and any joint agents give notice that: 1. These particulars have been prepared in good faith to give a fair overall view of the property and do not form part of any offer or contract. The information in these particulars is given without responsibility and they have no authority to make or give any representations or warranties whatsoever in relation to this property. 2. Any areas, measurements or distances referred to are given as a guide only and may not be precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed. It should not be assumed that the property has all necessary planning, building regulation or other consents. Samuel & Son have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition. Purchasers must satisfy themselves by inspection or otherwise.





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