



Wylands Farm

Powdermill Lane, Battle, East Sussex, TN33 0SU

SAMUEL & SON
CHARTERED SURVEYORS

WYLANDS FARM

POWDERMILL LANE, BATTLE, EAST SUSSEX, TN33 0SU



After over two decades of successful operation as a family-run enterprise, Wylands Farm is now being offered for sale due to the current owners' retirement. This presents a rare and exciting business investment opportunity to acquire a well-established, multi-faceted rural business with considerable scope for further growth and development.

9 well stocked fishing lakes | 30 pitch touring park

8 glamping pods | 8 holiday chalets

4 twin unit holiday lodges

Café and retail premises | Commercial business hub

Tenanted offices | Residential & holiday letting accommodation

IN ALL ABOUT 150 ACRES

Guide £3,950,000

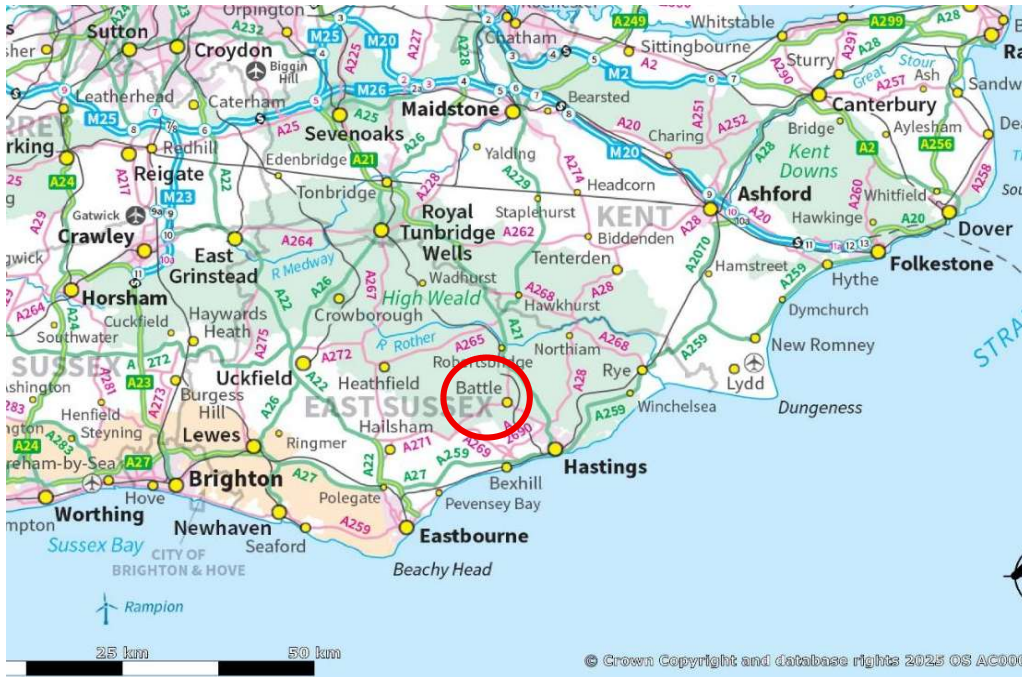
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Situation

Wylands Farm is located to the south of the historic area of Battle and east of Catsfield in East Sussex. The area is accessed via the B2204 road / Powdermill Lane from the west and north (links with the A271 in the north) and Church Road from the south (links with the A2691 and Bexhill in the south). Battle is well served by public transport along with regular trains from London Charing Cross and London Bridge. There are also regular trains into Hastings and on to Bexhill and the rest East Sussex.

Local facilities are available in Catsfield and Battle. More comprehensive amenities can be found in Hastings and Bexhill. Eastbourne is 18 miles to the south west, Folkestone is 45 miles to the South East and London being 50 miles to the north.

Nearby places of interest include Hastings Battlefield, Battle Great Woods, Trig Point Ninfield Reservoir, Marline Valley Nature Reserve and beaches at Cooden, Bexhill, Hastings and Pevensey Bay.

The property benefits from **excellent transport links**. This combination of rural charm and commuter convenience makes Wylands a prime location for tourism, recreation, and rural enterprise. **Battle railway station** offers direct services to London, making the site highly accessible for both local and visiting clientele. The **A21** is nearby, providing straightforward road access to the M25 and wider motorway network.

<https://thefamilyparksgroup.co.uk/locations/wylands-farm/>

INTRODUCTION

In addition to the **core fishery business**, Wylands has undergone significant development and diversification since 2020 and now presents an exciting business investment opportunity with diverse income streams.

A former Dutch barn has been converted into a charming **two-storey café**, which has established a strong local reputation and a loyal customer base contributing consistent daily footfall to the site. Unused farm buildings have been thoughtfully redeveloped into **commercial rental spaces**, currently let to a diverse range of tenants to provide a **reliable secondary income stream**, while also bringing in regular visitors and enhancing the site's vibrancy. This blend of retail and service-oriented tenants fosters a community atmosphere, turning Wylands into more than just a fishery—it's a rural destination.

There is **extensive accommodation** including a **farmhouse** used as a residential let and a number of **holiday lodges, glamping units** and a **touring caravan site**.

The property also includes approximately **50 acres of mature woodland**, which has yet to be fully explored for its commercial potential. This area offers future owners a number of possibilities, including sustainable timber and firewood production through **coppicing**; accessing **woodland grants or government incentives**; developing **eco-tourism activities** such as glamping, forest schools, or nature trails.



THE FISHERY

Wylands is widely regarded as one of the UK's best angling centres with 9 prestigious lakes set in the beautiful '1066' countryside, Wylands caters for all anglers from the novice to the specimen hunter, complimented by great facilities 12 months of the year.

Wylands offers day ticket fishing as well as fishing holidays. Fishing –annual tickets valid from start date £350. Syndicate 1 April to 31 March £275. Day Tickets -£12.50 concession or £17.50 adult. 24 hour tickets –Concession £20 or adult £30.

The private fishing lakes consist match and competition lakes that are well stocked and 100 pegs to fish.

Field Lake -a small lake with mainly small carp, but run to 20lb, barbel and roach.

House Lake-located next to the café, tackle shop and toilets, stocked with carp to 25lb, a good head of skimmers, roach, chub, barbel, gudgeon and perch to 3lb+

Middle Lake -a 1 1/2 acre lake that holds carp (24lb). Large head of silvers, Barbel (3lb) and few nice perch.

Old Specimen Lake -3 acre lake with 2 islands, double figure carp and quality tench.

New Specimen Lake -a 2 acre lake with an island in the middle, carp mid to upper 20lb a good head of back up fish.

Kell Lake -beautifully secluded estate Style Lake originally stocked over 35 years ago, common and mirror carp both exceeding 30lb, plenty of back up fish, these carp are a real challenge to the angler.

Rosies Lake -a 2 acre lake, ideal for match anglers and juniors, contains a good head of Tench, Roach, Perch, Chub, Carp, Crucian Carp, Rudd and Bream

Snake (Match) Lake -a water specially designed for the match angler and large match weights during the summer regularly top 100lb.

Maisies Lake -catfish up to (70lb +) carp (25lb+) the maximum size is relatively unknown due to lack of carp angling pressure, limited to a maximum of 8 anglers.

LAKESIDE CAFÉ (EPC rating C)

A former Dutch barn has been converted into a charming **two-storey café**, which has established a strong local reputation and a loyal customer base. Wylands Farm Café serves both visitors to the fishery and the wider community, contributing consistent daily footfall to the site and is a popular eatery with locals and visitors alike. The cafe serves a variety of homemade food made from locally sourced ingredients. The cafe's menu includes a range of breakfast items, including full English breakfast, porridge, and breakfast sandwiches. For lunch, customers can choose from a variety of sandwiches, wraps, salads, and homemade soups. The cafe also offers a selection of cakes, pastries, and desserts, all made on-site.

Wylands Farm Café has indoor and outdoor seating, with the first floor seating area offering up stunning views of the surrounding lakes and countryside.

The cafe is currently occupied on a leasehold basis for a 3 year term with annual breaks and rent reviews, off a current passing rent of £28,500 per annum.





RESIDENTIAL ACCOMODATION (EPC rating TBC)

A substantial traditional farmhouse property currently sub-divided to for two separate residential dwellings, one is currently occupied by the site manager and the other is tenanted at a rent of £975 per calendar month (£11,700 per annum), and consists 3 bedrooms, living room, kitchen and bathroom.

The second dwelling is occupied by the site manager and forms part of their employment contract. It consists 2 bedrooms, kitchen, living room and bathroom.

HOLIDAY ACCOMMODATION

Wylands farm boasts a variety of holiday accommodation offerings around the site for angling enthusiasts and leisure seekers alike, these include;

Chalets

4 x 1 bedroom lakeside view chalets hired out at £95 per night.

4 x 1 bedroom fisherman's chalets hired out at £85 per night.

Touring Site

Lakeside touring field offering a mix of 30 casual and seasonal pitches with hook ups suitable for touring caravans, campervans, motorhomes, trailer tents and tents, with prices starting at £25 per night.

Glamping Pods

6 x lakeside glamping pods with access straight onto the lake, hired out at £50 per night.

Lodges

4 twin unit holiday lodges with countryside views.

3 lodges are sold into private ownership on holiday licences and pay a pitch fee of £5,600 including VAT. Utilities are charged separately.

1 x park owned twin unit consisting a 2023 Willerby Pinehurst.

Available by way of separate negotiation at the point of sale.

RETAIL & OFFICES (EPC rating B)

A substantial detached timber clad building with parking to the front, currently occupied in part and operated by the owners, the building is subdivided to provide reception facilities, fishing tackle shop and retail unit on the ground floor.

The ground floor includes a retail unit which is operated on a leasehold bass at a current passing rent of £12,500 per annum.

To the first floor is a modern self-contained suite of office accommodation with open plan working area, individual offices, meeting room and welfare facilities. Currently the premises is occupied by the current owners of Wylands Farm and will be vacated upon completion of the sale. It is estimated the modern office suite could be let for a rental figure in the region of £30,000 per annum.



THE BUSINESS HUB (EPC rating C)

Wylands Farm Business Centre where innovation meets productivity, and every business endeavour finds its ideal environment.

Currently the tenants of the business hub include the following;

Business Hub units 1-14 pay a current rent of £4,936 + VAT per annum.

Business Hub unit 15 – pays a current rent of £9,200 + VAT per annum.

Lower Shop pays a current rent of £18,396 + VAT per annum.

All rental units pay a service charge of a minimum of £60 + VAT per calendar month which is reviewed annually.

1	Old Barn Audio Limited
2	Falcomry Prints and Design Ltd
3	TK Platinum Cleaning Services Ltd
4	B Lashfull
5	Hare & Hush
6	BEUN Ltd
7	BEUN Ltd
8	Emily Boobier
9	The Powder Rooms
10	The Wellness Hub
11	Diamond Raw Food
12	Prime Partnerships in International Medical Education
13	Yasmin Mckimmie
14	Owl and Sewing Cat
15	Lake Electrical Limited
Lower Shop	Seaside Campers

OFFICE ACCOMMODATION (EPC rating D)

An attractive detached brick built office premises with views out over one of the lakes. The property is currently sub-divided into four self contained office suites, currently 3 are let out with each tenant paying a rent of £3,863 + VAT per annum.

The building also provides one of the WC facilities for the lakes.

All rental units pay a service charge of a minimum of £60 + VAT per calendar month which is reviewed annually.

WORKSHOP

Workshop / barn current let to Seaside Campers at an annual rent of £11,604 per annum.

ADDITIONAL BUILDINGS ON SITE

Detached timber welfare facilities unit provide male and female washrooms.

Development barn – planning permission has been applied for the conversion of the building into 7 further business units providing additional letting potential once developed.

GENERAL INFORMATION

Services

Electricity – mains; Water – mains; Gas – LPG. Bulk tanks.

Planning

The site has the benefit of permanent planning permission granted by Rother District Council. Full details are available upon request.

Local Authority

Rother District Council. www.rother.gov.uk

Accounting Information

Financial information will be made available to interested applicants following the inspection of the property.

Plans, Acreages & Boundaries

The plans provided are for identification and guidance purposes only. Purchasers must satisfy themselves on the location of all boundaries Any acreages, areas and measurements quoted are for guidance purposes only.

Viewing

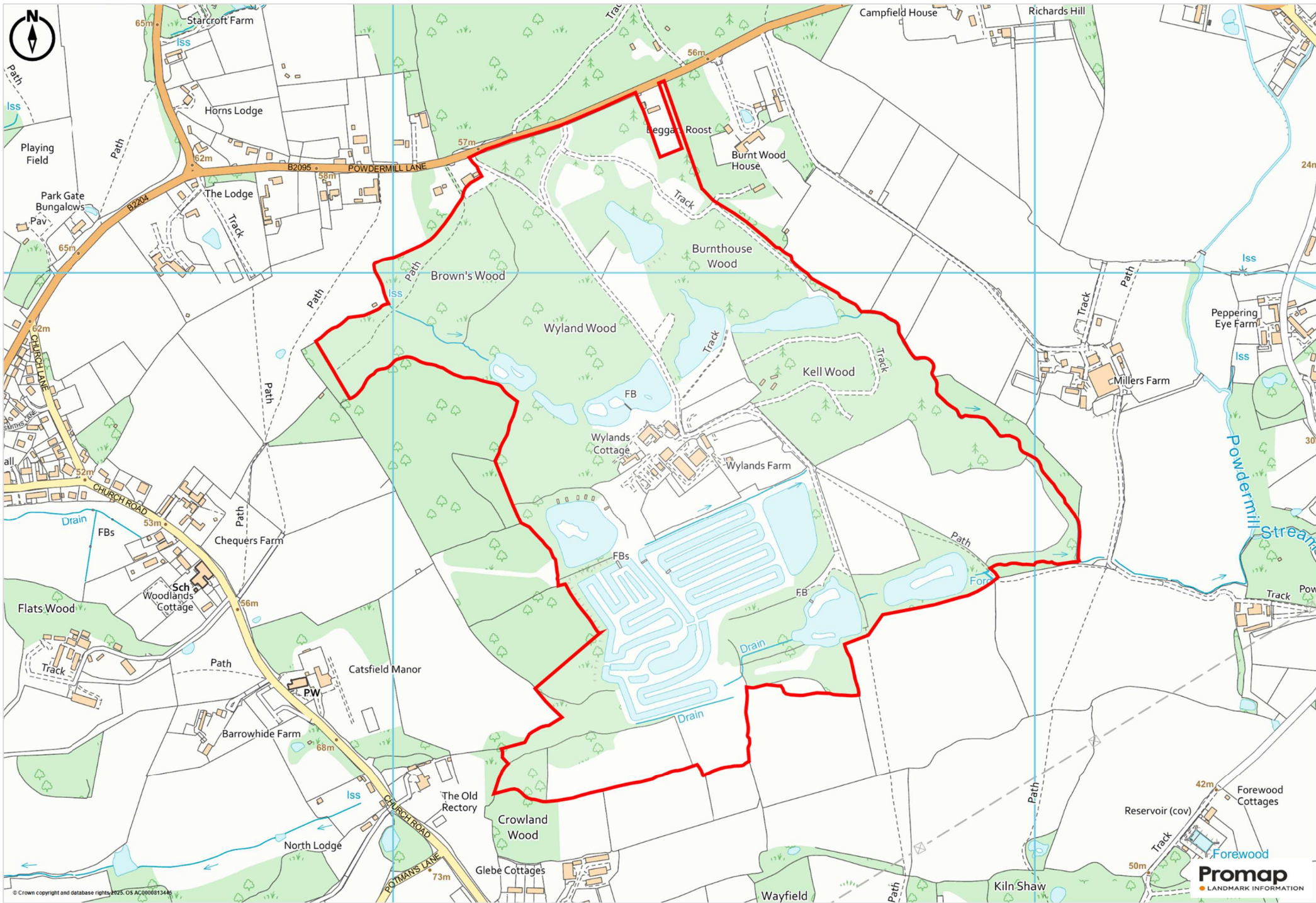
Strictly by prior appointment with the Vendor's Joint Sole Agent, Samuel & Son, Horam.

Tel: 01435 810077. Joint Agent Sanderson Weatherall.



SAMUEL & SON

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