

# Tourles Farm Stud East Hoathly, East Sussex



# TOURLES FARM STUD

## EAST HOATHLY

### East Sussex

*Lewes 9 miles, Uckfield 5 miles, Gatwick Airport 26 miles (London Bridge 1hr 20m)*

### An Immaculate Base for the Professional Horseman

- 3-bedroom manager's cottage
- Superb stable barn with 26 boxes, tack and feed rooms
- Outdoor school, lunge ring, horsewalker and showing ring
- Utility barn
- 4 furlong all weather gallop
- Railed paddocks, pasture and woodland
- Potential site for new house (subject to planning approval)
- **In all about 114.14 acres (46.191 ha)**



Balak Estate Office  
Ramsbury, Marlborough SN8 2HG

**01672 521155**

**windsorclive.co.uk**

gfwc@windsorclive.co.uk

### Introduction

Tourles Farm Stud is part of the renowned Hesmonds Stud, one of southern England's premier stud farms, and it has been the subject of substantial investment in recent years to create a yearling preparation and pre-training centre. With an outdoor school, lunge ring and gallop, Tourles is also superbly suited to the training and schooling of sport horses. This ideal base for the professional horseman has become available due to the owner's successful investment in France.



## Location (BN8 6QH)

Close to Glyndebourne and within range of Eastbourne, Tourles Farm Stud is in a quiet location on the south eastern outskirts of the village of East Hoathly, with some far-reaching views over the surrounding countryside towards the South Downs. East Hoathly is a most attractive Sussex village, with Store/Post Office, church, primary school, two public houses and a café.

The historic county town of Lewes is some 9 miles to the south west, and provides an excellent range of individual shops, together with a good selection of restaurants and a mainline train station to London (London Victoria about 64 minutes). The towns of Uckfield and Heathfield are each about 5½ miles, both providing a good range of shopping and recreational facilities. Uckfield also has a train service to London (London Victoria about 85 minutes).

The coastal, business and entertainment centre of Eastbourne is about 13 miles, whilst Brighton is about 18 miles to the south west. The A22 provides access to the M23/M25, Gatwick Airport and the motorway network. This part of Sussex has a selection of private schools including Bedes, Eastbourne College, Brighton College, Lewes Old Grammar, Hurstpierpoint College, Ardingly College and Mayfield.



## Summary

Tourles Stud Farm has a total of 114 acres, half of which is railed paddocks, 8 acres are woodland and 34 acres are pasture accessed from Ailies Lane.

The manager's house, Tourles Cottage, has space for expansion, and is close to the impressive new stable barn.

The stud buildings are specifically designed for producing and showing horses of the highest quality.

The land is in a ring fence divided by the 8 acre block of woodland. The 68 acres with the buildings to the west of the wood are superbly railed and the 34 acres of pasture beyond the wood are well hedged and have access to Ailies Lane.



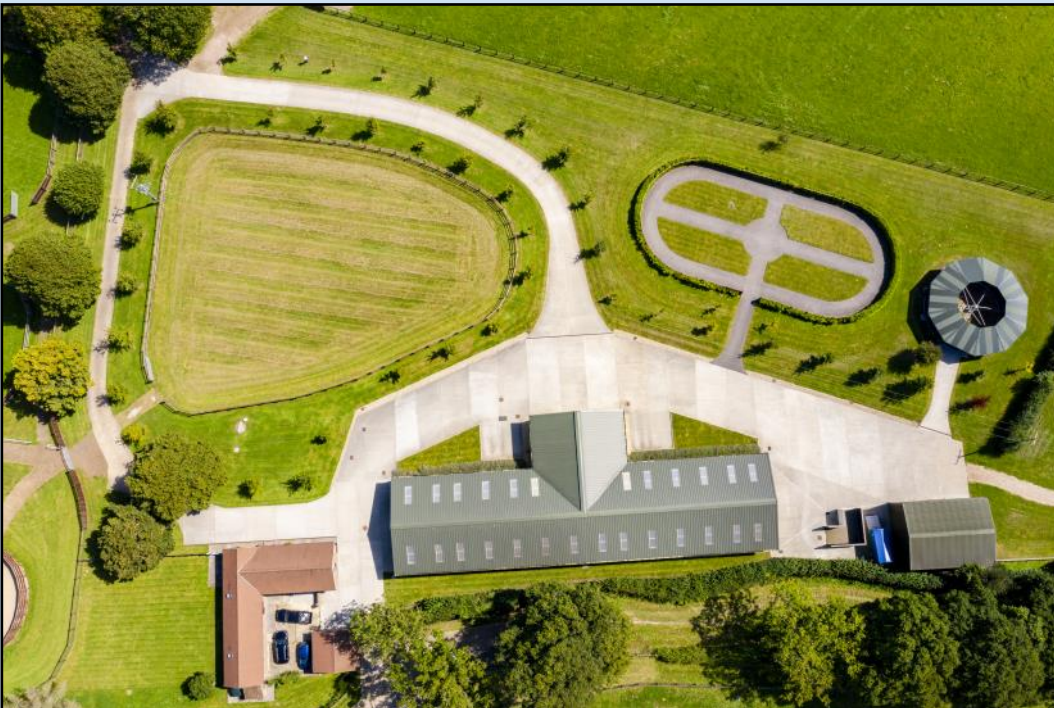
## Description

Tourles Stud Farm is approached by a private driveway to the main gate with an avenue of poplars, which leads down between railed paddocks to the buildings. On the right is:

### **Tourles Cottage –**

*1 reception room, kitchen, utility room, 3 bedrooms, bathroom and shower room. Office*

Of brick under tiled roof, L-shaped, with the office making up the other corner of a quadrangle, this has: Lobby, left into living room (26'7 x 17'10), with corner picture window overlooking the yard, and right into hallway, with the utility room, and on the right, the kitchen. Along the hallway, are the family bathroom, 2 bedrooms, and at the end, the main bedroom with ensuite shower-room. Outside is a store/ boiler room. Across the yard is an office / store.



### **Stable Barn –**

An impressive stable barn, built in 2012 with office, with sink and hob; mess room with WC, tack room, with sink unit; feed room, 2 stores, 25 loose boxes and a wash box, with block walls and cage fronts, fitted with anti-weave grills. Some of the boxes have grills to the adjacent box.

Between the stables and hay barn is the loading bay

To the front of the stables are:

**Showing oval** with tarmac walkways and hedged and railed perimeter.

**Horse walker** – 6 bays and a roof.

**Hay Barn** – a two bay barn with blinds.

The other side of Tourles Cottage:

**Lunge ring** – with a waxed sand surface and close boarded fencing

**Outdoor school** - 45m x 25m with trellis fencing and a waxed sand surface.

**Nursery Paddocks** – 10 post and railed paddocks each between about  $\frac{1}{6}$  and  $\frac{1}{8}$  acre. In addition are 3 small paddocks close to the buildings between  $\frac{1}{2}$  and  $1\frac{1}{2}$  acres.

**The Gallop** – about 350m from the stud buildings and approximately 5 furlongs round, with a woodchip surface, this is ideal for pre-training racehorses, or training sport horses.

### **The Land**

The total area is 114 acres, down to grass with an 8 acre block of woodland through the middle of the farm. The British Geological Map shows majority of the stud is over siltstone, sandstone and mudstone with the area by the wood being clay. It is shown on the Natural England Land Classification Map as Grade 3. Included as Lot 2, (edged blue on the sale plan), is an area of about  $\frac{1}{3}$  acre by the gate, which has potential as a site for one or two houses. (See the planning paragraph)

## GENERAL REMARKS

### METHOD OF SALE:

Tourles Farm Stud is offered for sale as a whole or in 2 lots, by private treaty.

**TENURE AND POSSESSION :** The freehold is available with vacant possession subject to the occupancies described. The property is held in 4 titles.

**SERVICES:** Tourles Cottage has oil fired central heating. There is mains water, electricity and private drainage serviced by a Klargestor.

**RIGHT OF WAY:** The main access to Tourles Farm Stud is by a right of way over the drive hatched brown on the sale plan. The stud contributes 65% of the cost of maintenance.

**SPORTING, MINERAL AND TIMBER:** The sporting rights, the minerals and timber in so far as they are owned are included in the sale.

**TOWN & COUNTRY PLANNING ;** The property is offered for sale subject to any current or past development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may or may not have come in to force. *The area edged blue on the plan, Lot 2, has been the subject of a planning application for two houses. This application has been withdrawn due to other applications affecting Hesmonds Stud. The determination of these other applications will allow resubmission of the application. For further information apply to the agents.*

*A s.106 planning agreement is in place which currently ties the property to other parts of Hesmonds Stud. This is being renegotiated and the sale will be subject to this.*

**LOCAL AUTHORITY :** Wealden District Council. [www.wealden.gov.uk](http://www.wealden.gov.uk)

**COUNCIL TAX:** Council Tax band E, £2,994.94 payable 2020/21

**ENERGY PERFORMANCE CERTIFICATE:** EPC Band E

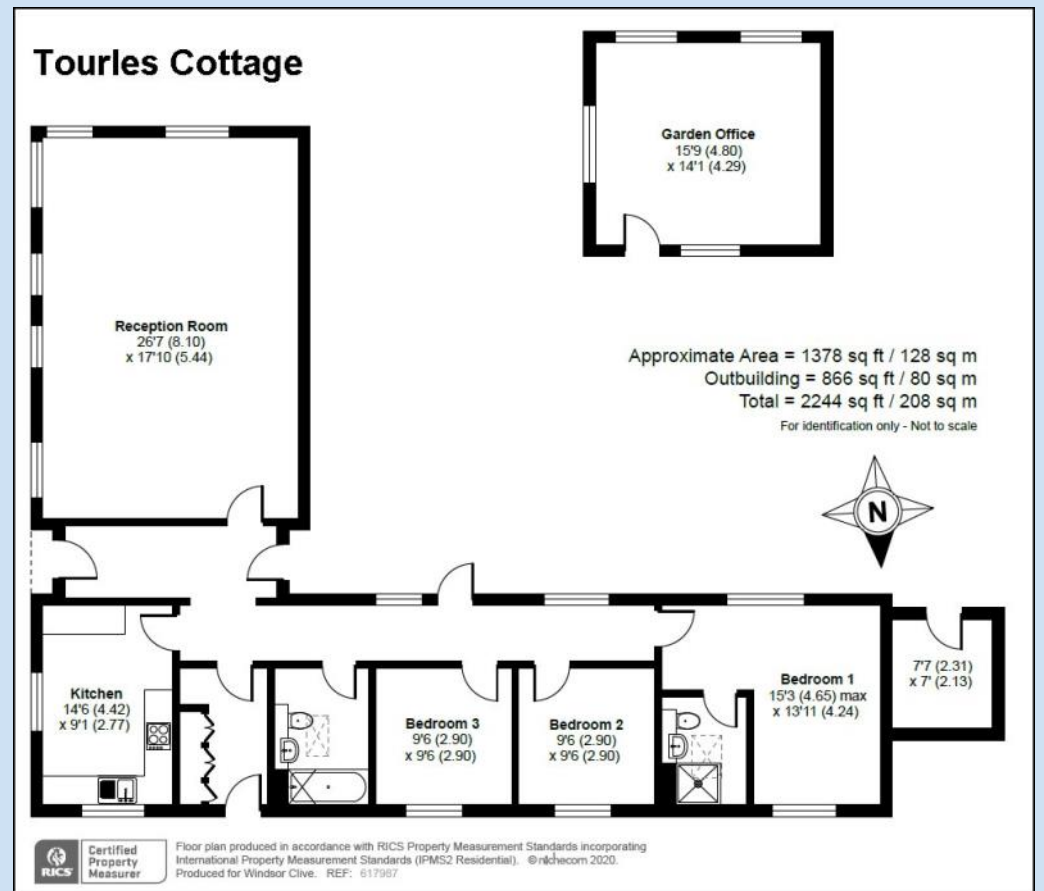
**BUSINESS RATES :** The current rateable value is assessed with Hesmonds Stud. This will require reassessment or apportionment.

**BASIC PAYMENT SCHEME (BPS) :** - The subsidy for the current year will be retained by the vendor. The vendor will use reasonable endeavours to arrange the transfer of the BPS Entitlements to the purchaser with effect from the date of completion. The purchaser will indemnify the vendor in respect of all actions, costs claims and demands made in respect of any failure on the part of the purchaser to comply with the cross-compliance regulations for current year. There are **42.5 Ha.** of entitlements.

**VAT -** Any price guide given or discussed is exclusive of VAT. In the event that the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition.

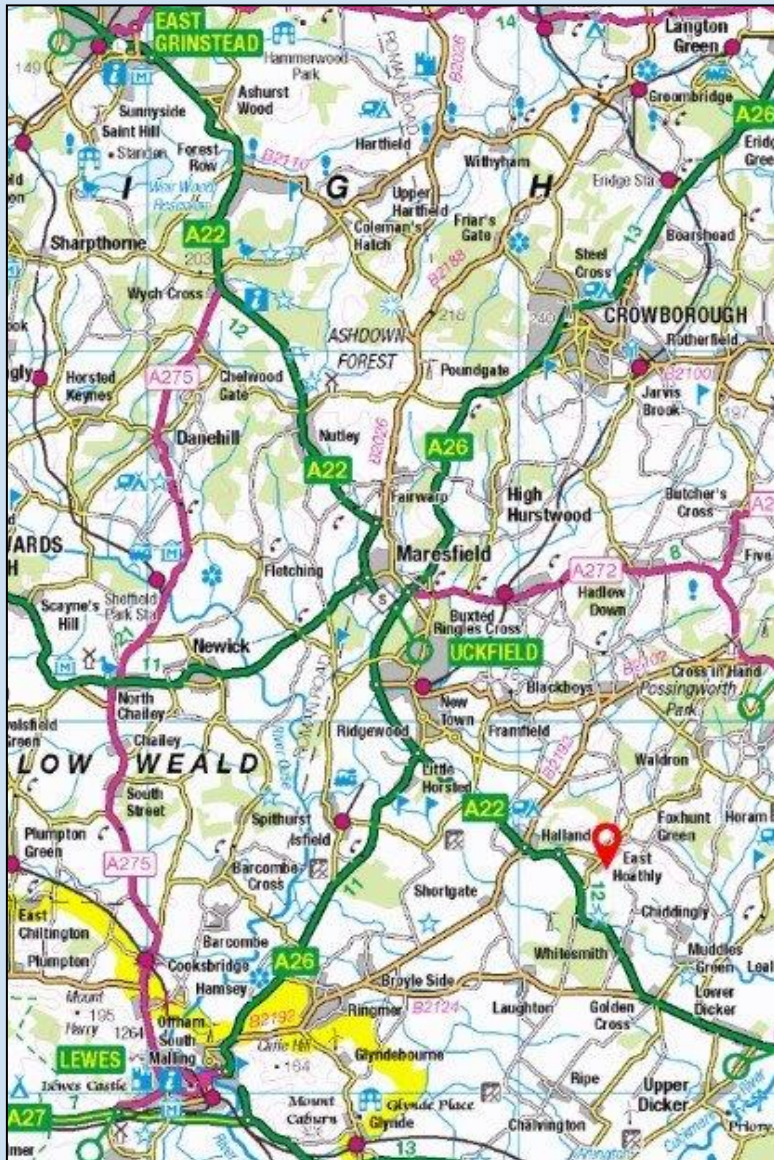
**FIXTURES AND FITTINGS -** The fixtures, fittings and equipment may be available to purchase at a reasonable valuation; however, they are not necessarily included in the sale of the property.

**FOOTPATHS AND BRIDLEWAYS –** A bridleway and a footpath cross the property - for more information or a detailed plan contact the agents.



**DIRECTIONS: Post Code BN8 6QH**

From the M25 (junction 6) take the A22 past East Grinstead and Uckfield to Halland. Beyond the village, at the Shaw roundabout, turn left to East Hoathly. In the middle of the village turn left into Waldron Road. The entrance to Tourles Farm is after 100 yards on the right. Note there are two entrances with brick pillars, take the right hand one (the left is to Hesmonds House). Go up the drive, keeping right, and the gate to Tourles Farm is straight ahead.





**BOUNDARIES, PLANS, AREAS, SCHEDULES AND DISPUTES** - The Boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of them, such questions shall be referred to the selling agents whose decisions acting as an expert shall be final.

**HEALTH AND SAFETY** - When viewing please be aware that Tourles Stud is a working property with horses and prospective purchasers should not enter boxes or paddocks unless accompanied by the agent or a member of staff.

**VIEWING** - Viewing is strictly by appointment with **Windsor Clive International (01672 521155)**

#### **IMPORTANT NOTICE**

Windsor Clive International Ltd gives notice to anyone who may read these Particulars as follows:

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.
2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Windsor Clive International Ltd nor any of its employees have any authority to make or give any representation or warranty in relation to the property.
3. Any reference to alteration to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.
4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey. Where revisions have been made by the Agents a full land survey has not been carried out, consequently where enclosures have been divided or altered, the position of the new boundaries together with the plotting of any new or altered building and any other information, whilst believed to be basically correct, are indicative only.

