

HIGHBRIDGE FARM
PALEHOUSE COMMON, UCKFIELD, EAST SUSSEX, TN22 5QY

SHARE FARMING OPPORTUNITY

EST 1900

Lambert & Foster

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A rare Share Farming opportunity on a Wealden grassland farm extending in all to some 86.66 acres (35.07 hectares) with approximately 11,445 sq ft (1,063 sqm) of agricultural buildings.





SITUATION AND ACCESS

The farm is situated within the village of Palehouse Common, to the south of Framfield and to the southeast of Uckfield, and within a short distance of the A22. The majority of the land and the farm buildings are situated to the north of Palehouse Common Lane. To the south of Palehouse Common Lane is a single additional parcel of land, presently used for haymaking and grazing.

DIRECTIONS

The property can be accessed from Uckfield Bypass (A22) along Eastbourne Road which leads to Palehouse Common. Alternatively, Lewes Road and Brookhouse Lane both lead to the village.

DESCRIPTION:

The farm comprises some 86.66 acres (35.07 hectares) of gently sloping, productive pastureland, bounded by mature hedgerows. The land is stock fenced and is presently used for both cattle and sheep grazing. The farmyard comprises three cattle sheds with separate and mixed pens, a machinery store, and a hay barn with a concrete apron.

SHARE FARMING OPPORTUNITY

The current in hand farming operation includes seven Angus stud bulls, a flock of 20 breeding ewes, a small suckler herd of 5 cows, and a pen of approx. 30 chickens. The Angus bulls are studded out through the spring and summer, and over wintered at the farm. The suckler herd and breeding ewes graze the land on rotation alongside hay making operations, and in conjunction with a third party that grazes the land with his own flock of sheep.

Due to ill health, our client is seeking a share farmer to assist with the farming of the in hand operation with the opportunity to utilise surplus land for haymaking or grazing/housing the share farmers introduced stock.

Our client is willing to reduce existing stock numbers, and change/cease existing enterprises to create a workable share farming operation for the benefit of both parties. We believe this opportunity is best suited to an established sheep and/or cattle farmer looking to expand.

INFRASTRUCTURE

Three cattle sheds with separated and mixed pens, a machinery store, and a hay barn.

SOILS

The land is classified as Grade 3b Agricultural Land. Soilscapes identifies the land as having slowly permeable, seasonally wet slightly acid but base-rich loamy and clayey soils. BGS Geology viewer identifies underlying geologies of Wadhurst Clay Formation-Mudstone.

The land has been managed as permanent grassland.

SERVICES & UTILITIES: Water connections to each field. Electricity to agricultural buildings.

FOOTPATHS: A public footpath crosses the land to the north west as shown on the site plan with a purple line.

REPAIRS AND MAINTENANCE: Responsibility of the farm owner with support from the share farmer.

INSURANCE: Responsibility of the farm owner.

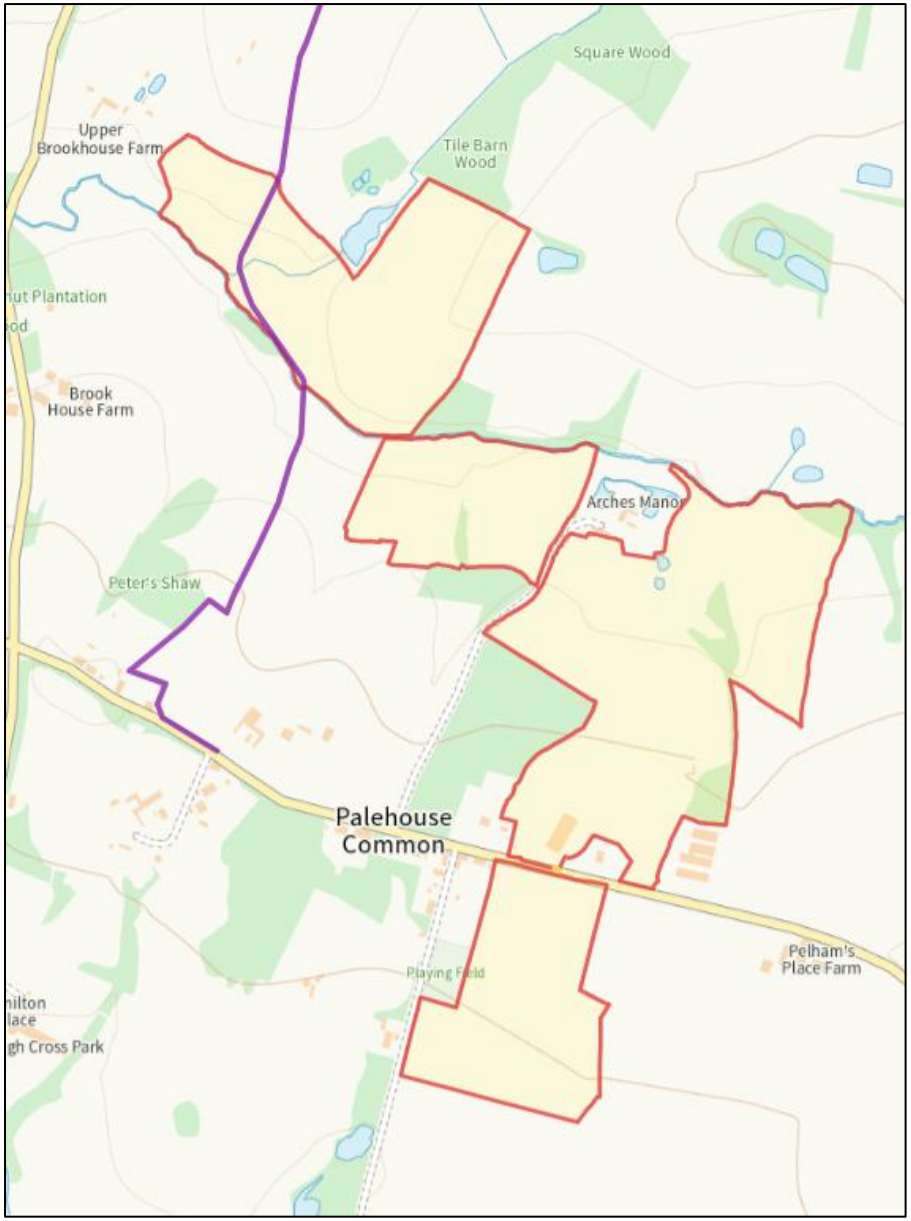
SFI 2026: The opportunity is subject to complying with a 2026 Sustainable Farming Incentive on the land. Further information available upon request.





FARM PLAN

For identification purposes only.



TERM LENGTH: Subject to negotiation.

OPPORTUNITY SELECTION PROCESS:
We welcome and encourage farmers with an existing farming enterprise and who wish to submit a proposal to request an application pack by contacting Ellie Chappell – 01435 873 999 / ellie.chappell@lambertandfoster.co.uk

The Landowner will not be obliged to accept any of the received applications.

WHAT3WORDS: ///passenger.gazed.revolts

VIEWING: By appointment only. Please contact the agent.

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Areas of Flood Zone 2 and 3 to the north **Surface Water:** None **Reservoirs:** None **Groundwater:** None (Visit: flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective applicants must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the owner of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending applicant should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Digital Market, Competition and Consumers (DMCC) Act 2024, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these particulars. Any prospective applicants are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all parties. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to complete the contractual agreement on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of the parties. AML search fees will apply.



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