



PARKFIELDS FARM, CRAWLEY DOWN



Parkfields Farm
Hophurst Lane, Crawley Down
West Sussex, RH10 4LN

Country farmhouse with extensive commercial
and equestrian opportunities

The Farmhouse

4 Reception Rooms, Kitchen, Cloakroom,
5/6 Bedrooms (Master with En-Suite), Bathrooms

Separate Log Chalet

Workshop / Offices on 1.5 acres
Approx 7,120 sq ft of buildings, American Barn
with stables and large open yardage

Various Containers & Two Mobile Homes

8 acres of grassland and woodland

For sale as a whole or in three lots

VIEWING

Strictly by confirmed appointment by the joint sole agents
RH & RW Clutton, East Grinstead -
James Tillard 07880 358601 & Lisa Naismith 07880 358600
or

SHW, Crawley - Laura Miles 07947 373275 &
Peter Coldbreath 07850 518269



SITUATION

Parkfields Farm lies off Hophurst Lane immediately to the north of the village of Crawley Down, in West Sussex, an active village with its own tennis club, pharmacy, convenience store, doctors, dentist and a good primary school. There is adjoining open farmland and woodland on the northern side. It is well placed for easy access to East Grinstead (3 miles), the M23 (3 miles), the center of Crawley (7 miles), and the M25 is approximately 12 miles. Gatwick via the M23 is only 7 miles. Good state and private schools are available locally and golf courses are at Copthorne and Chartham Park. The renowned Worth Way bridlepath is readily accessible close by.





LOT ONE - Parkfields Farmhouse

Presently approached through a pair of electric wooden gates, the driveway sweeps round to the main yard and a private inner parking area for the house. (An application to reopen the original entrance with wrought iron gates on the brick pillars at the front of the house is currently with the Planners).

Appearing as a Victorian/Edwardian period house there is actually a much older structure beneath the brick and ornate tile hanging with historic timbers mainly at the rear and upper levels of the property dating back originally to c.1500 or thereabouts. It is not listed. The generous accommodation includes a large **sitting room** with inglenook fireplace, **dining room** (presently a bedroom), **kitchen/breakfast room with aga, conservatory, boot room** and a **cloakroom** and beyond the **sitting room** a **fifth bedroom** with an en-suite shower room. On the first floor there is a fine **principal bedroom** with exposed beams and a vaulted ceiling to the ridge with an en-suite bathroom and a further **three bedrooms** and a **family bathroom**.

OUTSIDE

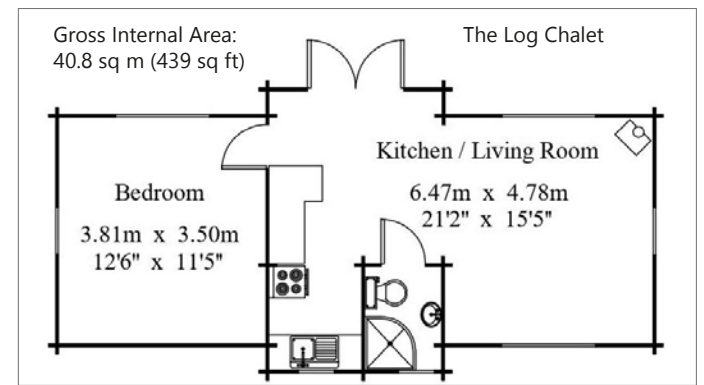
To the front of the house there is a separate and private parking area and beyond a large flagstone terrace with a chessboard, (over an infilled swimming pool). To the rear a sheltered lawn, adjoining a large patio with brick BBQ

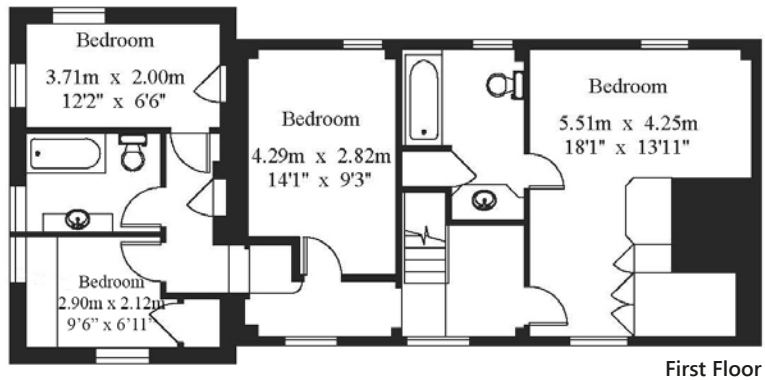
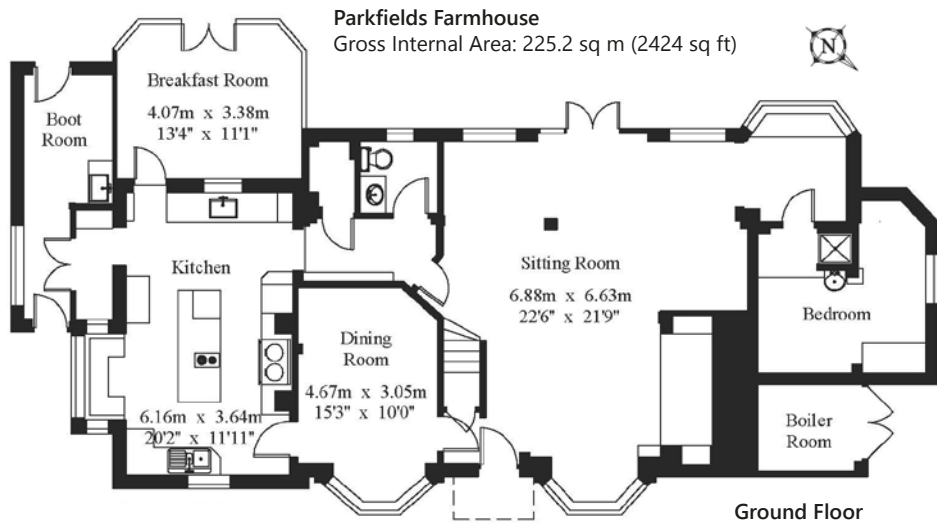


also has a rockery and a raised heather bed. The adjoining paddock area includes a horse walker and beyond are the commercial buildings and in the corner is one of the mobile homes.

THE LOG CHALET

Facing the house across the large flagstone terrace (and chess board) this extremely comfortable well insulated purpose-built Nordic timber chalet provides a **living room/kitchen** area with woodburner, **bedroom** and a **shower room** with a WC. A ladder leads up to a small open loft area.



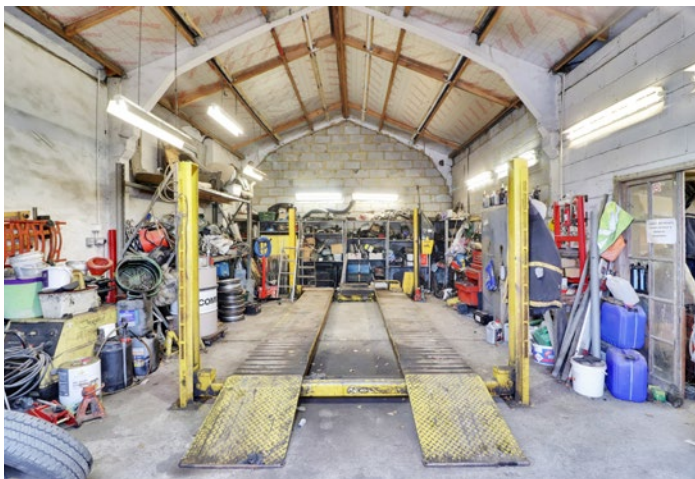


LOT TWO - Workshop / Offices (1.5 acres)
An extensive range of **offices and workshops** offering a flexible mix of open plan offices at first floor level with a large display showroom and separate offices on the ground floor. The accommodation comprises:

- Offices 276.6 sq m (2977 sq ft)
- Stock/Workshops 237.5 sq m (2556 sq ft)
- Stables 147.8 sq m (1590 sq ft)
- Gross Internal Area: 661.9 sq m (7123 sq ft)

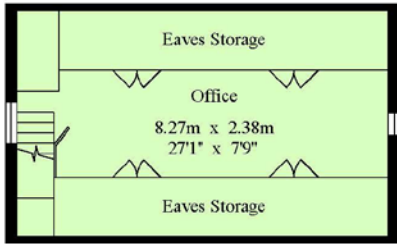
The buildings sit on a generous site of 1.5 acres (0.65 hectares) with a large hard standing yard together with **13 rated containers** which can be included within the sale. On the north side lies a larger and partly extended **second mobile home**.

The **timber clad stables** are constructed of solid blockwork with a steel portal frame above and currently with an agricultural/equestrian use, and separate breeze block six small animal pens and kennels/runs.

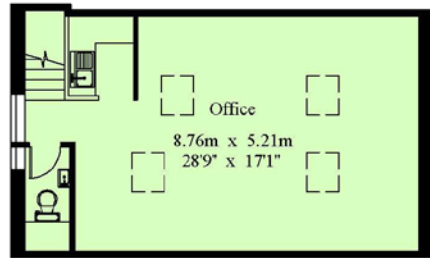


Parkfields Farm

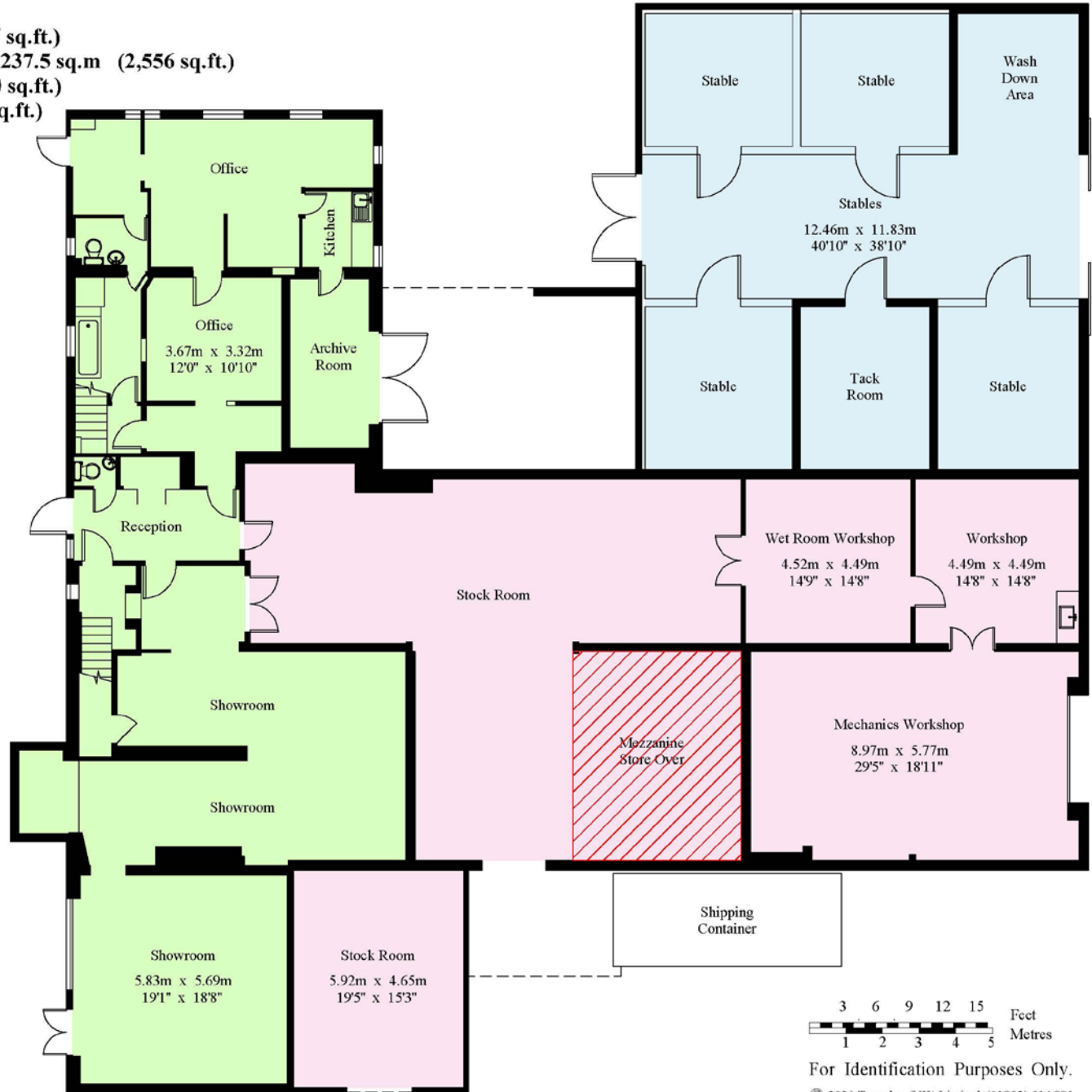
- Offices - Gross Internal Area : 276.6 sq.m (2,977 sq.ft.)
- Stock Room / Workshops - Gross Internal Area : 237.5 sq.m (2,556 sq.ft.)
- Stables - Gross Internal Area : 147.8 sq.m (1,590 sq.ft.)
- Total - Gross Internal Area : 661.9 sq.m (7,123 sq.ft.)**



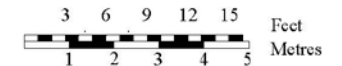
First Floor



First Floor



Ground Floor



For Identification Purposes Only.

© 2020 Trueplan (UK) Limited (01892) 614 881

LOT THREE - The Land

An attractive block of pastureland and horse paddocks all with water supply lies to the east and north of the main yard with two blocks of ancient woodland with some very fine oak and beech trees with silver birch on the northern boundary which also has a stream running along it. There is a large field shelter with power and water and a concrete turnout area as well as separate **timber storages and buildings**.

In all about 10.37 acres (4.32 ha).

TENURE & POSSESSION

The property is being offered freehold with vacant possession of the whole on completion.

RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefit of all existing rights of way whether public or private, including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not. There are no footpaths crossing the property.

TOWN & COUNTRY PLANNING

The property (not withstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them. Further details of the planning history for the property are available from the Agents.

SERVICES (Not tested and therefore not warranted)

Mains water, electricity and gas are connected. Gas fired central heating to the house. Private drainage system. There is a limited field water supply and well. **Fibre cabling broadband**.

PLAN

The plan shown within these details is for identification purposes only and potential purchasers must rely on their own investigations.



HEALTH & SAFETY

This is a working commercial yard with active vehicle movements. Care must be taken when inspecting the yard and any accompanying children must be kept close to hand.

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale including the garden statuary and furniture. In the commercial yard the containers are included however the vehicle hoist in the workshop is excluded but available by negotiation.

LOCAL AUTHORITIES

West Sussex County Council 01243 777100

Mid Sussex District Council 01444 458166

Council Tax

Parkfields Farmhouse - Band G - £3139 pa (2020/21)

The Cabin - Band A - £1256 pa (2020/21)

Business Rates (2020/21) TBC

Warehouse / Offices - Rateable Value of £30,750

EPC

Parkfields Farmhouse – Band D

The Cabin – Band E

Commercial Buildings – Band

DIRECTIONS – Postcode RH10 4LN

From the A22 turn off at the Felbridge traffic lights onto the A264 and then almost immediately left into Felbridge Road following round into Hophurst Lane and the gated entrance will be seen on the right after 2 miles. **From the west** come off the B2028 north of Turners Hill into Vicarage Road, or on the north side of Crawley Down Sandy Lane, follow either into Hophurst Lane and the property will be seen on the left as you leave Crawley Down.

VIEWING

Strictly by confirmed appointment by the joint sole agents

RH & RW Clutton, East Grinstead -

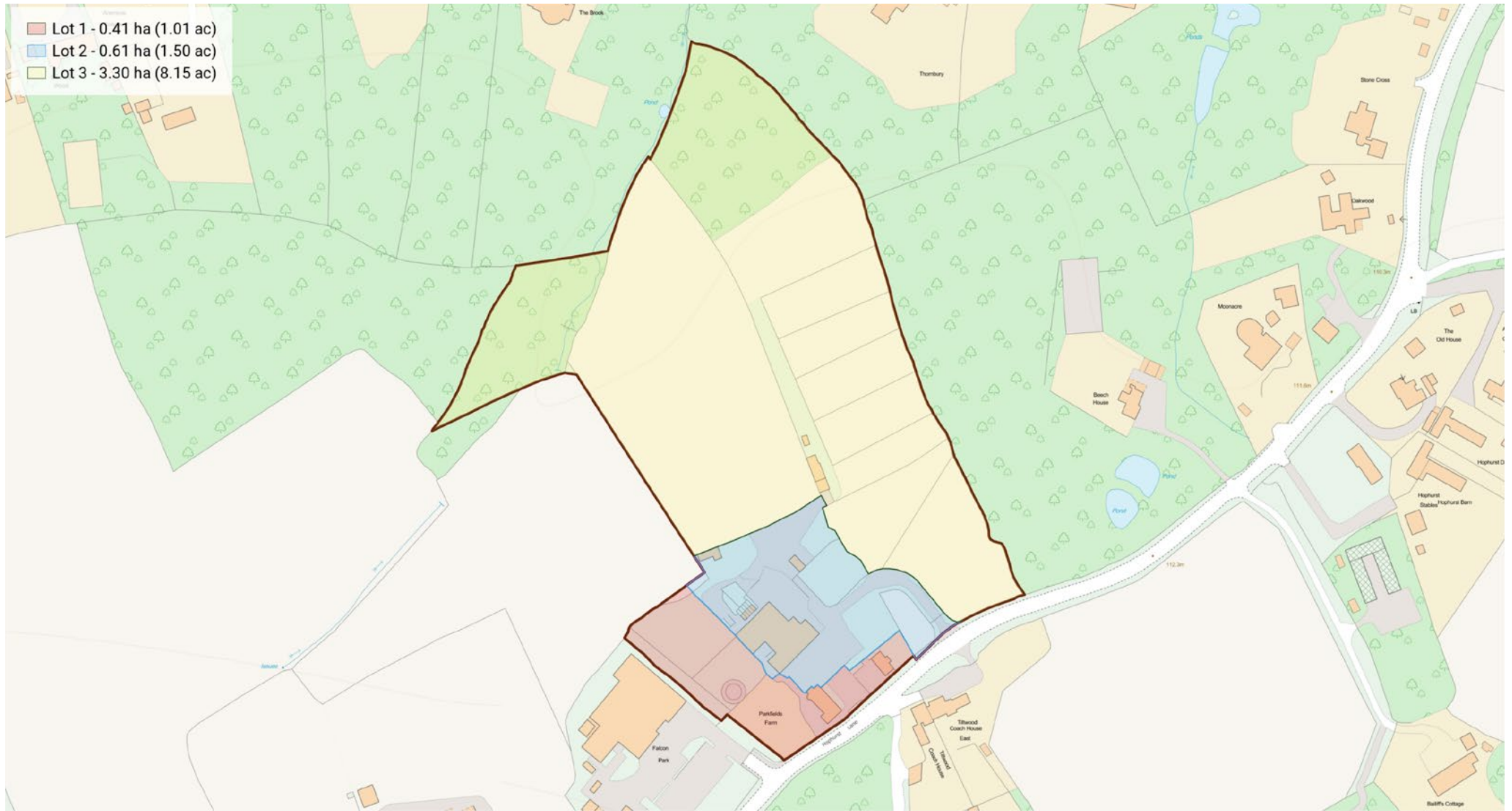
James Tillard 07880 358601 & Lisa Naismith 07880 358600

or

SHW, Crawley - Laura Miles 07947 373275 &

Peter Coldbreath 07850 518269



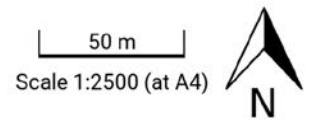


Produced on Dec 9, 2020.

© Crown copyright and database right 2020 (licence number 100059532).

Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Total Area - 4.32 hectares (10.37 acres)



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Photos and particulars prepared January 2021



SHW SHW.CO.UK
01293 441300

01342 410122
www.rhrwclutton.com

92 High Street | East Grinstead | West Sussex | RH19 3DF