

TO LET

PICKERS HILL FARM

SALTDEAN, BRIGHTON, EAST SUSSEX, BN2 8JJ

A 375 acre holding comprising Arable land (206.7 acres) and Pastureland (162.4 acres), including farm buildings and one cottage.



For an initial term of 15 years to commence on 30th September 2024

OFFERS ARE INVITED FOR THE ANNUAL RENT

To be submitted to:
Savills, Swan House, Market Square, Petworth, GU28 0AN

or by email clearly marked

‘PICKERS HILL FARM TENDER’

NO LATER THAN 12 MIDDAY ON FRIDAY 12TH JULY 2024

LOCATION

Pickers Hill Farm is located east of Brighton City and north of Saltdean Village, situated within the South Downs National Park. The farm benefits from easy access to urban amenities and is 1.5 miles from the A259 which runs along the coastline, south of the holding.

DESCRIPTION

Pickers Hill Farm is 375 acres (151.8 hectares) in the South Downs National Park on the Brighton and Hove City Downland Estate. The farm offers a unique opportunity for individuals seeking to start their farming business as a new entrant with farming experience or expand existing agricultural enterprises.

The farm has historically been a mixed farm of pasture and arable.

There are seven farm buildings located at the center of the holding, and one semi-detached cottage to the south, which is in poor condition.

LEASE TERMS

The holding is to be let under a Farm Business Tenancy in accordance with the Agricultural Tenancies Act 1995 (ATA 1995) for a term of 15 years. The lease will be full repairing and insuring.

SOIL TYPE AND LAND GRADE

The land is primarily classified as Grade 3. The soil composition predominantly consists of shallow lime-rich soils overlaying chalk or limestone, with a blend of light silty to heavy silty textures.

CITY DOWNLAND ESTATE PLAN

The Council is looking for an enthusiastic tenant who will be willing to work with them to deliver the objectives of the City Downland Estate Plan.

The tenant would be expected to incorporate the objectives into their day-to-day farming practices. This would include community engagement activities, landscape restoration, public access and environmental improvement. The City Downland Estate plan can be found by scanning the QR code provided below.

The tenant will be encouraged to support biodiversity on the farm by managing existing habitats, improving condition of the grassland and establishing new arable margins.

The Council intends to include Pickers Hill Farm in a future Landscape Recovery scheme.



METHOD OF LETTING

The holding is to be let by informal tender and is available as a whole or in up to three separate lots. Tender application forms are available upon request and should be completed in full and returned with the supporting documents.

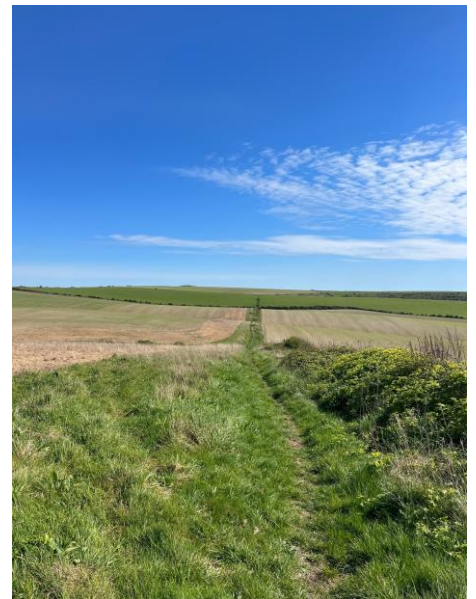
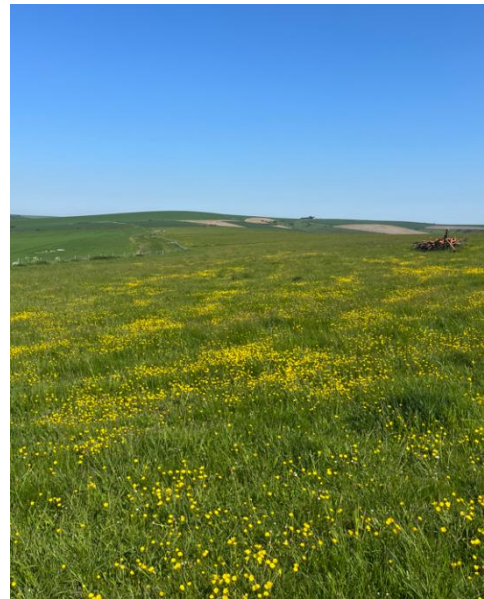
Applicants for the tenancy should seek independent advice on the draft documents before submitting their offers. Each party will bear their own costs. Any stamp duty land tax will be payable by the tenant.

Upon receipt of the tenders, Savills, in collaboration with the Council, will compile a shortlist of candidates. Shortlisted candidates may be invited for interviews at their current premises, subject to further confirmation.

LOT 1

THE LAND

The holding totals 375 acres (151.8 hectares) of which there is approximately 162.34 acres of pasture (65.7 hectares) and 206.66 acres (83.63 hectares) of arable land. The land sits at an elevation of 100 metres.



LOT 2

THE FARM BUILDINGS

Building 1

Steel portal frame construction, measuring 326.5 m², with corrugated sheet roof, large roller door.

Building 2

37.72 m² open front, concrete portal frame, building with tiled roof, currently used for storage.

Building 3

138.27 m² concrete portal frame building with asbestos cement roof. A low flint wall inside provides some wind protection.



Building 4

235.40 m² traditional timber framed building, tiled roof, four standard size, split-door stables.

Buildings 5 & 6: Two traditional timber frame brick buildings

Building 5: 235.40 m², three large double doors, three single paned windows, tiled roof.

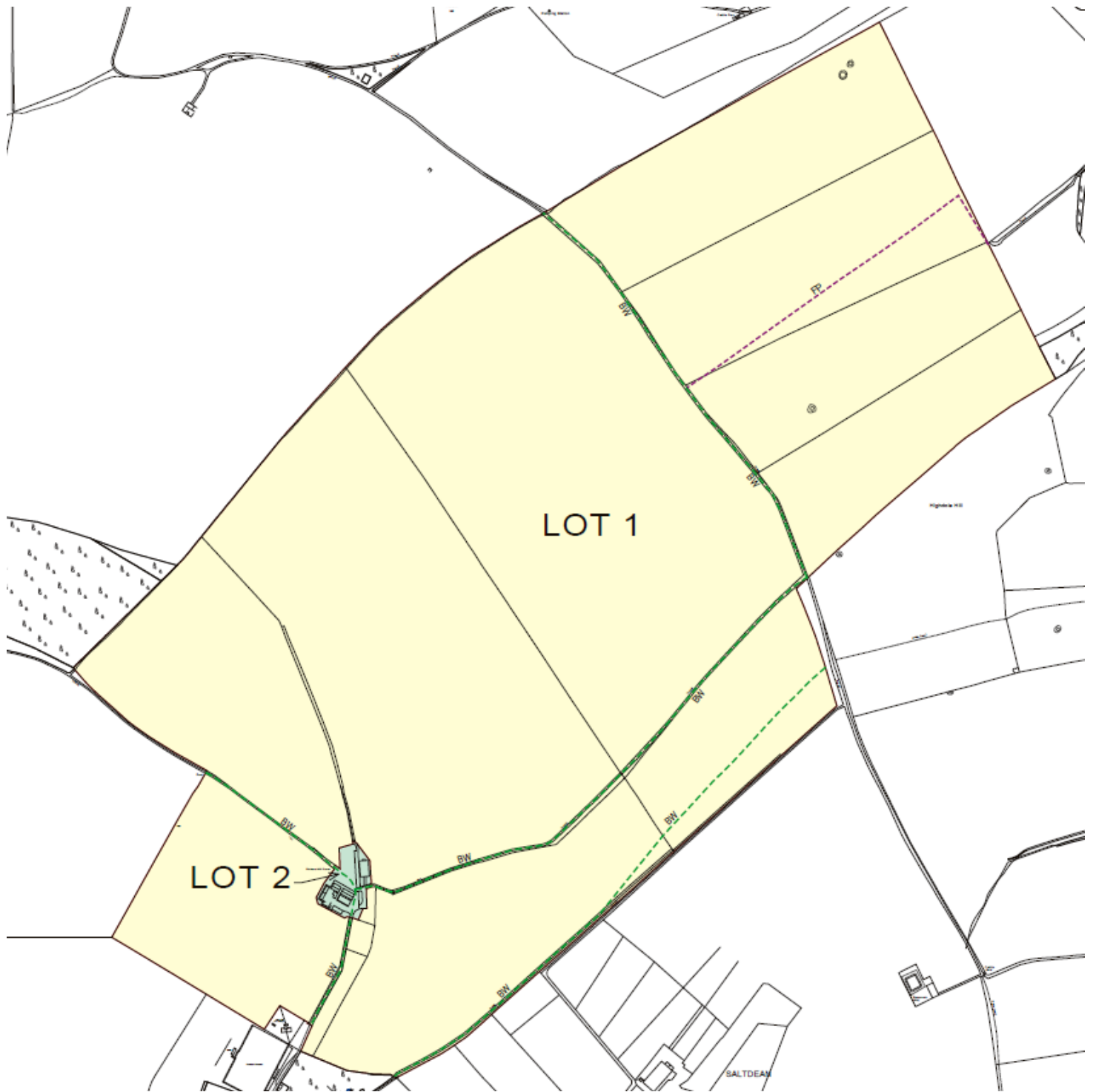
Building 6: 56.37 m², open fronted, corrugated sheet roof.

Building 7

161.23 m² timber frame and brick traditional building with six bays, tiled roof.



LOT 1 (THE LAND) AND LOT 2 (THE BUILDINGS)



LOT 3

THE COTTAGE AND THE LAND

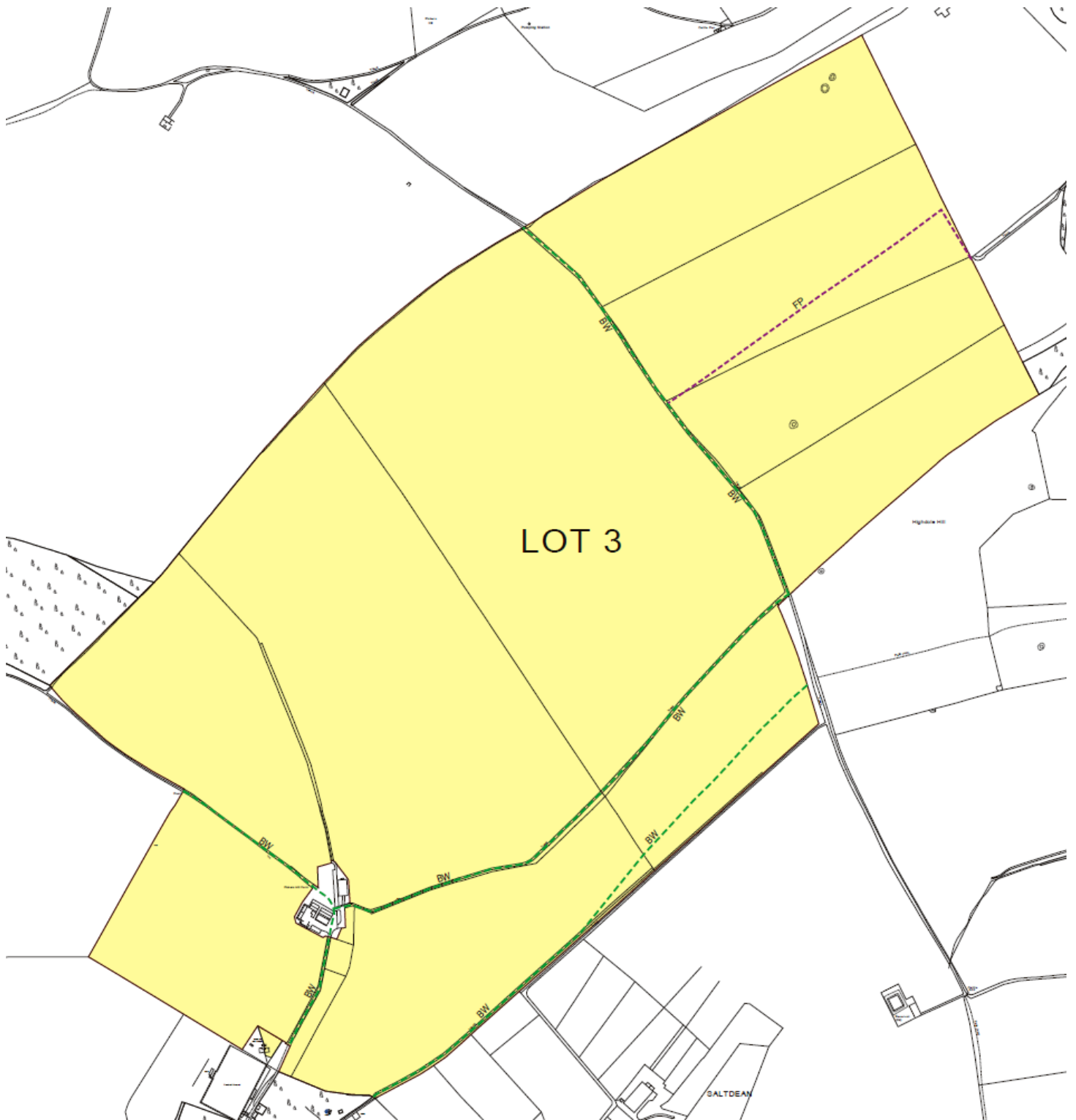
The holding benefits from one semi-detached cottage to the south. Services include mains power, water and drainage. Downstairs comprises of a kitchen, dining room, living room, utility and a W/C. Upstairs has three bedrooms and a family bathroom. There is an external shared outbuilding for storage.

The cottage is in poor condition. The Council will give the property a light refurbishment to include a new central heating system, kitchen, bathroom, and decoration throughout to a basic, clean and tidy standard.

The tenant must make their own enquiries to ensure they are satisfied with the condition of the cottage.

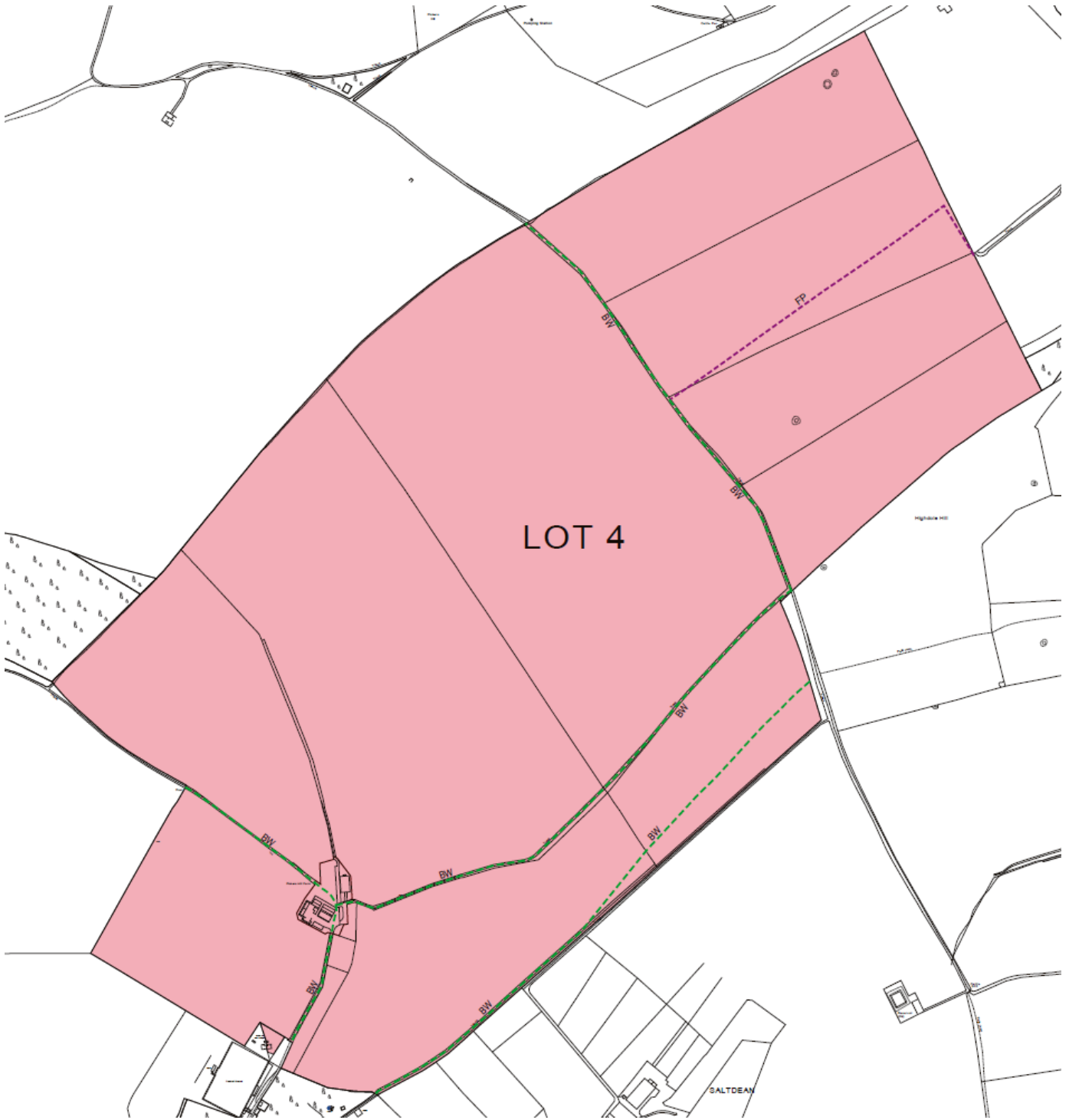


LOT 3 (THE COTTAGE AND THE LAND)



LOT 4

THE WHOLE HOLDING



ENVIRONMENTAL STEWARDSHIP SCHEMES

There are currently no environmental stewardship schemes affecting any of the land within the holding. The Council actively encourages participation in Countryside Stewardship including Higher-Tier as well as the Sustainable Farming Incentive (SFI).

STATUTORY DESIGNATIONS

The land is within a Nitrate Vulnerable Zone (NVZ) and the applicant will be required to conform to the rules of this designation.

The land lies within the South Downs National Park.

SPORTING

The sporting rights are reserved to the Landlord. The tenant is permitted to control vermin.

PUBLIC ACCESS

The current rights of way are shown in dotted red lines on the adjacent plan. The Council are seeking opportunities across the estate to improve access and manage the existing public rights of way.

The Council may dedicate the land as statutory open access subject to the Council having the right infrastructure in place. Statutory open access would not be dedicated on arable land.

VIEWING

The holding will be available to view strictly by appointment on:

Tuesday 11th June 2024 (2PM – 5PM)
Monday 17th June 2024 (9.30AM-12.30PM)

Applicants must register their interest with Iona Anderson prior to attending a viewing day.

Any enquiries are to be directed to Savills who shall be available to answer questions.

Viewers are reminded to take care of their own personal safety when on the holding particularly around the farm buildings and the cottage. Please be aware of potential rural hazards. Ensure gates are shut at all times.

LOCAL AUTHORITY

Brighton & Hove City Council, Hove Town Hall, Norton Road, Hove, East Sussex, BN3 4AH.

South Downs National Park Authority

DIRECTIONS

Pickers Hill Farm is easily accessed from the A259 onto Saltdean Vale and past the Saltdean Vale Football Club. The post code for the Sat Nav is BN2 8JJ and the WhatThreeWords™ is [//prelude.coffee.overtones//](https://www.what3words.com/#!/prelude.coffee.overtones//).

For further information please contact Iona Anderson:

Iona Anderson
Email: iona.anderson@savills.com

APPLICATION

A tender pack is available on request. Applications must be received by 12 midday on Friday 12th July 2024.

Applications can be submitted by post, hand delivered or emailed.



Map showing the Public Rights of Way in dotted red

Important Notice

Savills, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective Tenants must satisfy themselves by inspection or otherwise.