



# Kitchingham Farm Vineyard

Etchingam, East Sussex





## An established vineyard set in the High Weald Area of Outstanding Natural Beauty

About 13 acres of vines planted on a south facing slope of land about 700m from the core farm.



RURAL



27.38 ACRES/  
11.08 HA



FREEHOLD



OFFERS IN  
EXCESS OF  
£550,000



### Kitchingham Vineyard

A 27 acre block of south facing land with good access off Fysie Lane, of which about 13 acres are planted with vines. The soil is a well-drained silty sandy loam with approximately 12% clay. There is an area of hard standing and an open fronted shelter. In May 2021 the land was planted with approximately four hectares of Pinot Noir and in May 2022 an additional hectare of Pinot Noir Precoce was planted. There is also a field beyond the vineyard. There is mains water. Estimated annual yield forecast to be 40+ tonnes.

About 27.38 acres (11.08 ha).

### General

**Tenure:** The property is sold freehold. Further details are available from the vendor's agent.

**Method of sale:** For sale as a whole by private treaty.

**Services:** The vineyard has mains water.

**Wayleaves, easements and rights of way:** The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.



**Designations:** The Farm is set in the High Weald area of Outstanding Natural Beauty. It is also in a Nitrate Vulnerable Zone (NVZ).

**Holdover:** Holdover is reserved to permit the harvesting of grapes.

**Early Entry:** Early Entry may be permitted on to fields that have been harvested at the purchasers own risk following exchange of contracts. Further details are available from the vendor's agent(s).

**Sporting, timber and mineral rights:** All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

**Fixtures and fittings:** All items usually regarded as tenant's fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

**Employees:** There are no farm employees.

**Local authority:** Rother District Council <https://www.rother.gov.uk/>

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

**Health and safety:** Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

**Solicitors:** Gaby Hardwicke, 34 Wellington Square, Hastings, East Sussex, TN34 1PN  
For the attention of: Jonathan Midgley Esq. (01424 457 500)  
[jonathan.midgley@gabyhardwicke.co.uk](mailto:jonathan.midgley@gabyhardwicke.co.uk)

Postcode: TN19 7AX

### Key Features

- A 27 acre block of south facing land
- About 13 acres planted with vines
- Good access
- Well-drained silty sandy loam
- Mains water
- Estimated annual yield forecast to be 40+ tonnes

### Distances

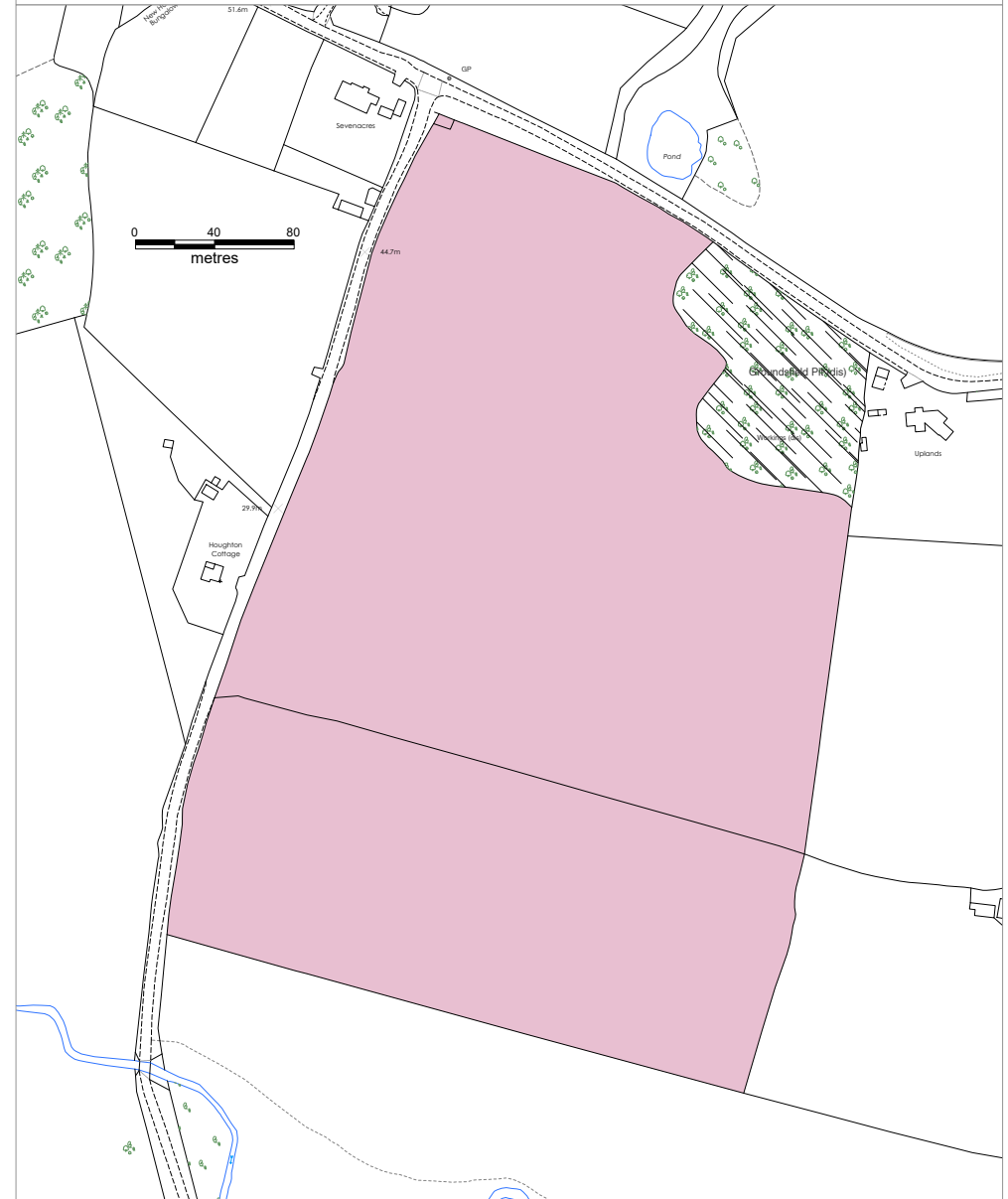
- Etchingham station 1.6 miles (London Charing Cross, 75 minutes)
- Tunbridge Wells 13.5 miles
- Central London 55 miles



## Kitchingham Vineyard

Grid Ref. TQ 711 270  
Scale: 1:2,500 @ A4  
Drawing No. Y22650-10  
Date 06.12.24

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO Crown Copyright Licence No ES 100018525







**IMPORTANT NOTICE:** Strutt & Parker and Watsons give notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker and Watsons do not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can they enter into any contract on behalf of the Vendor. 4. Strutt & Parker and Watsons do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker and Watsons will try to have the information checked for you. Photographs taken August 2024. Particulars prepared January 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

### Directions

Follow the A21 south through Swiftsden and on to Hurst Green at which point turn right onto the A265 Station Road. After 0.3 miles turn right onto Burgh Hill and then right again onto Fysie Lane. Follow Fysie Lane until a slight right turn takes you onto Sheepstreet Lane.

What3Words ///latitudes.headsets.thread

### Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in London on 020 7591 2214 or Watsons in Mayfield on 01435 865077.

### Watsons

Hillside Farm Office, Meres Lane, Five Ashes,  
Mayfield, East Sussex TN20 6JT

**01435 865077**

[nickyoun@watsonsestates.co.uk](mailto:nickyoun@watsonsestates.co.uk)  
[watsonsestates.co.uk](http://watsonsestates.co.uk)




### National Estates & Farm Agency

43 Cadogan Street, London, SW3 2PR

**020 7591 2214**

[london@struttandparker.com](mailto:london@struttandparker.com)  
[struttandparker.com](http://struttandparker.com)



 @struttandparker

Over 50 offices across England and  
Scotland, including Prime Central London

For the finer things in property.

