

Former Agricultural Buildings at King's Ride Farm Alfriston, East Sussex

Redevelopment of a redundant farmyard into seven residential dwellings

Batcheller Monkhouse

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A rare opportunity to acquire a bespoke 7 dwelling residential scheme located within the South Downs National Park. Planning has been secured under reference No. SDNP/23/03986/FUL for the reuse and redevelopment of the existing agricultural buildings in order to create a landscape-led scheme replicating the farmstead layout. The accommodation comprises 5 market dwellings and 2 affordable dwellings.



Situation

The existing range of farm buildings is situated on the southwestern edge of the village of Alfriston, one of the South Downs' most sought after and characterful villages. Alfriston provides an excellent range of fine dining venues including The Star as well as the recently refurbished Alfriston Spa Hotel. The village also provides an excellent primary school and doctors surgery.

The village sits within the scenic Cuckmere valley with miles of downland countryside to the west providing wonderful outdoor recreational opportunities.

Berwick station is only about 2 miles distant with mainline rail services running to London Victoria and Gatwick Airport. Sporting facilities in the area include 3 principal golf courses at Eastbourne as well as tennis at The David Lloyd Club. There is world class opera at nearby Glyndebourne and channel ferries operate from Newhaven.

The site occupies a transitional position between existing development to the east and open countryside to the west and the south. The site benefits from extensive views across downland farmland.

Access and Connectivity

The site will utilise the existing access to the farm buildings directly from King's Ride via an access point in the northeastern corner of the site.

The site benefits from access directly onto the South Downs Way National Trail which runs between Winchester in the west and Eastbourne in the east, together with easy access to the Cuckmere Valley and coastal landscape.

Existing Farm Buildings

The site currently comprises of three existing agricultural structures.

- A grain store constructed using At-Cost precast concrete frame with brick base, part larch cladding and cement sheet roof located to the west of the site.





- A masonry brick pig shed with concrete lintels, steel windows and cement sheet roof located directly to the west of the grain store.
- A masonry brick chicken shed located to the north of the site bordering King's Ride.

Planning

The site was identified within Policy SD28 of the South Downs Local Plan as being suitable for delivering 6 to 8 residential dwellings. A pre application meeting with the South Downs National Park (SDNP) was first held in 2018 and since that date there has been two previous schemes presented to the SDNP Design Review Panels.

Throughout this process the architects have sought to bring forward a landscape led scheme that combines rural architecture, sustainability and strong placemaking credentials.

The former farmyard will accommodate the new residential uses, whilst seeking to retain a character which is more 'farmyard' and less residential in nature. In order to improve the sustainability of the scheme the design has incorporated the retention and reuse of existing structures, homes designed to Passivhaus principles, air source heat pumps and photovoltaic panels and electric vehicle charging provisions.

Planning was granted on 24th February 2026 subject to the discharging of conditions prior to the commencement of development. These include but are not limited to confirming the architectural details of the scheme and the materials and finishes together with landscaping.

Adaptive Re-Use

The approved scheme will retain and re-use the At Cost pre-cast portal frames of the Grain store together with the brick walls of the Pig shed in order to create a communal yard. It will also be possible to retain some of the existing concrete slabs in places as a sub-base for the landscape. With the existing steel trusses from the Pig shed been used for the roof trusses of the detached unit. All remaining materials will be recycled or re-purposed on site.

Parking

The car shed to the north provides a solid edge to the road and the car shed to the east provides protection to the neighbouring property. These buildings will provide a total of 11 dedicated parking bays.

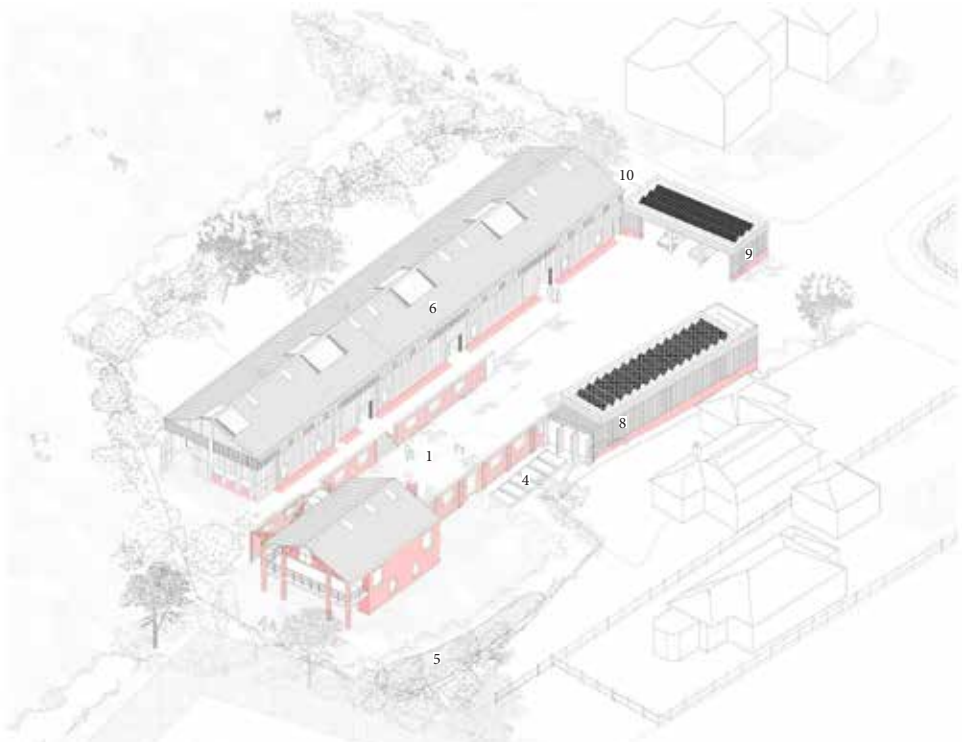
It is anticipated that these buildings will be modest in construction to resemble farm sheds. These structures also include storage for waste disposal, storage for bikes and garden shed for the allotments.



View in from the shared walkway looking North, with entrances to the barn building units to the left.

Isometric view from the Southeast:

1- Shared 'agricultural' yard formed within the retained walls of the existing pig shed.
2- Retained access track to the field above.
3- Retained scrubby edge and trees to support biodiversity.
4- Community garden.
5- Drainage pond to support biodiversity.
6- 'Barn' building providing 6 residential units built on the footprint of the existing barn utilising the existing precast concrete frames to support winter gardens.
7- Detached 'farmhouse' set in to the lower southern end of the site.
8- Single storey car shed to the eastern boundary to form a protective edge with the neighbour.
9- Single storey car shed sitting close to King's Ride.
10- Open planted courtyard to the South Downs Way.



Accommodation

The 'Barn' building is set on the footprint of the existing Grain Store and will accommodate 6 dwellings with a detached 'farmhouse' set in the lower southern end of the site.

In each proposed unit layout, the bedrooms are situated on the ground floor along with one bathroom in order to provide accessible living in the long term. On the first floor, each unit has a living space, dining space, kitchen, bathroom and utility. Each unit has access to a private external garden as well as the shared yard at the centre of the scheme.

Four units in the barn have access to a private winter garden which can be accessed at both ground floor and first floor level. The 'farmhouse' unit also has access to a private courtyard which is enclosed by the existing pig shed wall.

1. 1 bedroom (2 person) affordable unit
2. 2-bedroom (4 person) unit
3. 3-bedroom (6 person) unit
4. 3-bedroom (6 person) unit
5. 2-bedroom (4 person) affordable unit
6. 2-bedroom (4 person) unit
7. 4-bedroom (8 person) unit

Additional Information

Data Room

As part of this sale a password protected data room containing additional information has been prepared. Access can be provided upon request.

What3Words

///common.superhero.skins

Tenure

The freehold is being sold with vacant possession upon completion.

Value Added Tax

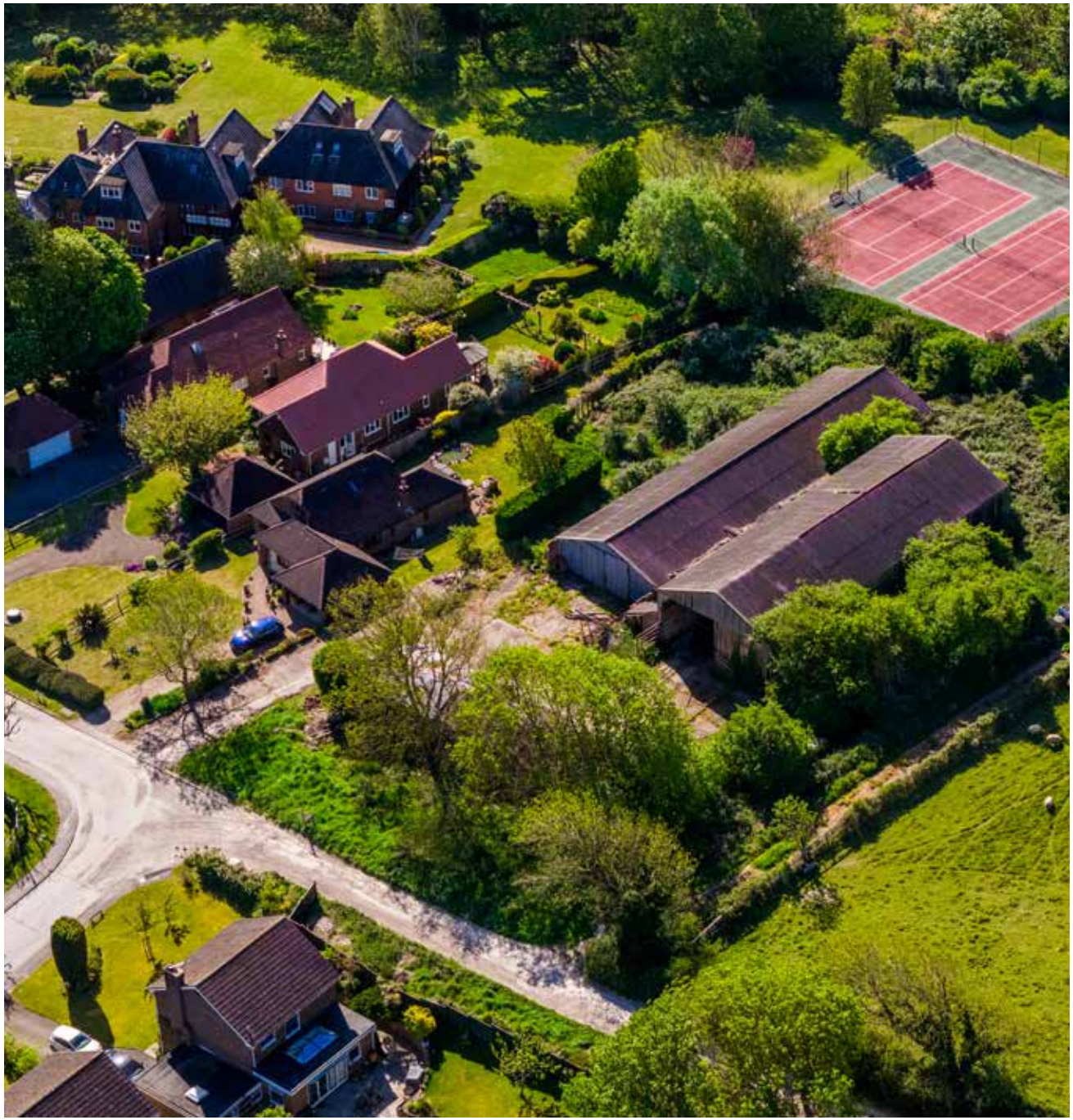
The vendor retains the right to opt into tax.

Section 106

A Section 106 agreement is in place between the Vendor and the South Downs National Park Authority. Contributions are required for Monitoring contributions (£1,320). The agreement also stipulates the requirement for two affordable housing units.

Retained Land

The vendor will be retaining part of Title No. ESX255803.



AML

In accordance with applicable anti-money laundering regulations, Batcheller Monkhouse will require certain information from the successful bidder. When submitting an offer for the property you agree to provide such information reasonably required.

Method of Sale

We are seeking offers on a unconditional basis for the freehold interest of the site. Offers should be for a fixed amount and unrelated to any other offer. The vendors retain the right not to accept the highest or indeed any offer.

When submitting your offer please provide the following information:

- Confirmation of how the purchase is to be funded.
- Whether board approval is required and if so whether it has been sought prior to the submission of the offer.
- Confirmation that the planning application has been taken into account.
- The amount of deposit being offered along with any conditions.
- Solicitors acting in the transaction.

Offers will be deemed to have been made with full consideration of the information available within the data room and the South Downs National Park planning portal.

Viewing Arrangements:

For an appointment to view the site please contact

Oliver Robinson MRICS

Tel: 01892 509280

Mob: 07747 864329

Email: o.robinson@batchellermonkhouse.com

Offers in the Region of

£950,000 - £1,100,000





NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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