



THE CLOCK HOUSE & THE PEACH HOUSE  
ASHDOWN FOREST, EAST SUSSEX





**THE CLOCK HOUSE  
& THE PEACH HOUSE**  
Wych Cross, Forest Row  
East Sussex, RH18 5JP

Forest Row 3 miles, East Grinstead 7 miles,  
Gatwick/M23 15 miles

*Two exceptional residential opportunities  
on Ashdown Forest*

**LOT 1**

*The Clock House*

*A potential stunning conversion of a c.4250 sq ft  
classic building standing in over  
3 acres*

*Guide Price: offers in excess of £750,000*

**LOT 2**

*The Peach House*

*Site for a new mobile home in nearly 6 acres of forest  
Guide Price: offers in excess of £275,000*

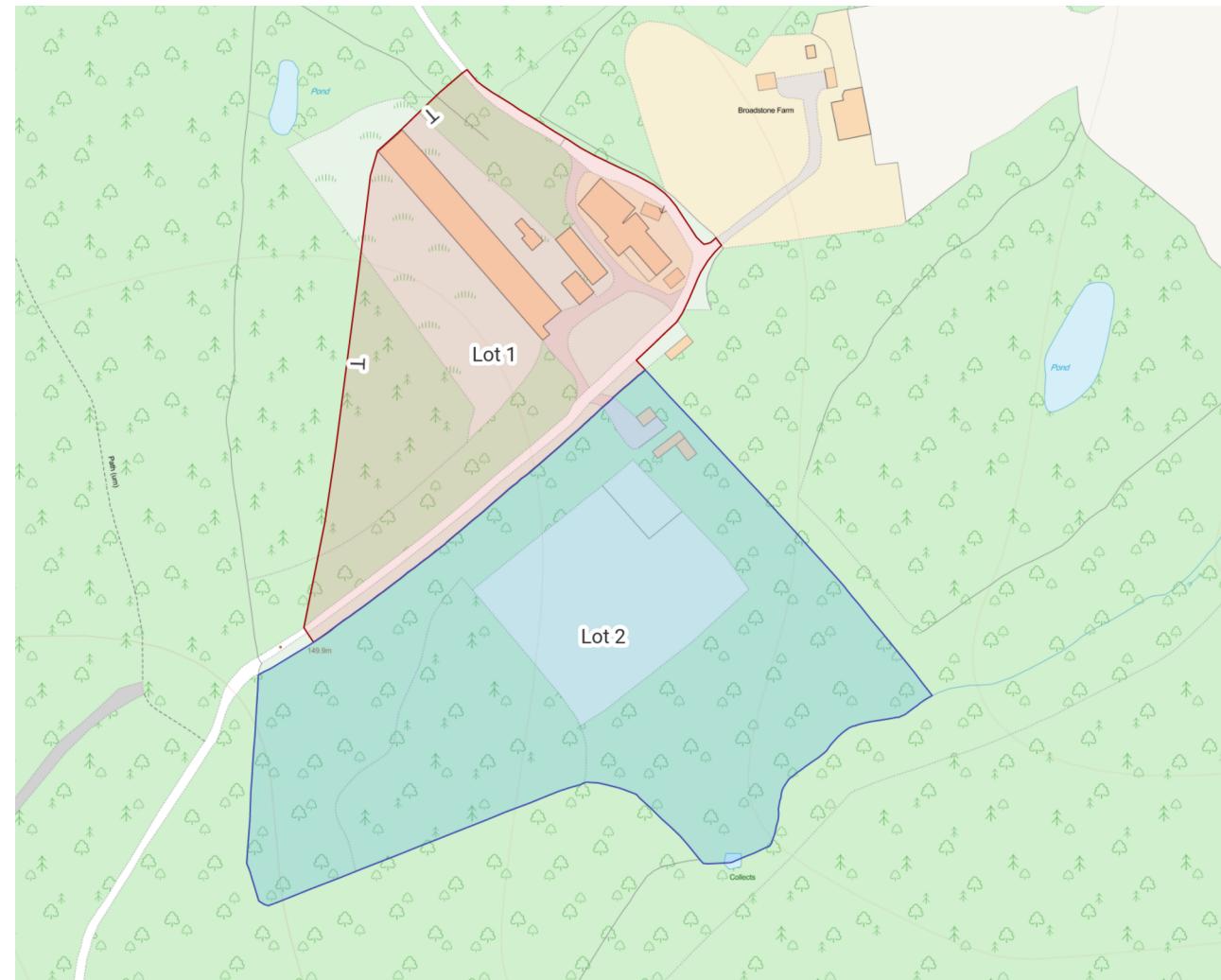
**VIEWING**

Strictly and only by confirmed appointment

Sole Agents

RH & RW Clutton

East Grinstead: 01342 410122/DD: 01342 305825



## SITUATION

The properties lie in a glorious isolated position on Ashdown Forest at Broadstone Warren. Forest Row with its range of facilities and excellent shopping together with various schools is 3 miles, East Grinstead 7 miles with the A22 leading up to Godstone/M25 about 16 miles away. Gatwick and the M23 is about 15 miles and to the east Tunbridge Wells is 12 miles. There are numerous local golf courses and a wide range of other state and private prep/public schools close by.

## DESCRIPTION

The site for these two dwellings at the northern end of Ashdown Forest in an unspoilt landscape is very special. Lying with the AONB and a European Designation of protection for Ashdown Forest, they are approached down a long shared private roadway passing through fine grounds.

### LOT 1 - The Clock House

*Historic Note: The Clock Tower was built around 1901 by splicing into an existing oak barn - it has a fascinating varied history with the ground floor originally housing a gas engine to power the electrical generators, water pumps and the wood working machines used on the Estate. The first floor was a billiard room and the room above a library. The building was then adapted to house Estate staff including the Estate chauffeur and from the 1960s became more used for local functions and studio workshops.*

This building abounds with original characteristics - the stone, weatherboarding and hanging tile elevations lend an air of magnificence to a building of this size together with the original high clockface and the adjoining concrete block wing providing studios and space above.

The central portion on the barn over three floors is particularly striking with very large spacious rooms. Double timber doors open to a **large room** (11.0m x 6.6m) with a concrete floor and a high 3.3m ceiling together with a lean-to alcove. Open stairs lead up to the **old billiard room** immediately above, with a temporary partition and further stairs lead up into the **Clock Tower** with the original workings still in place (sold as seen) and a ballustraded further **reception room**.

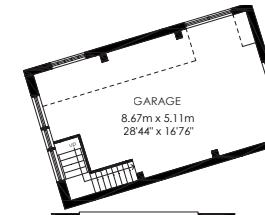
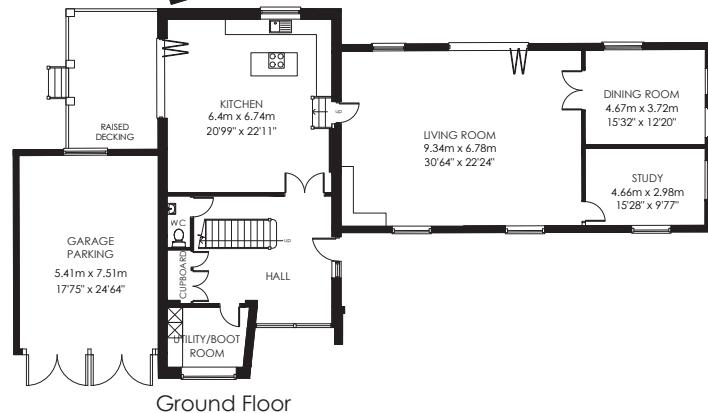
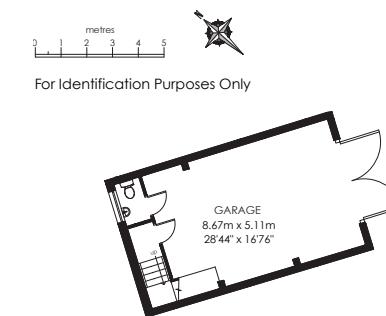
A further corner door on the ground floor leads round to a short passage and stairs up and into the original **function room** (14.25m x 7.23m) in a concrete block extension to the main barn,

### THE CLOCK HOUSE

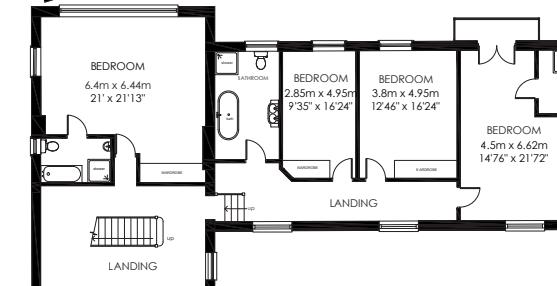
House: Gross Internal Area: 406 sq.m  
(4,370 sq.ft)

Outbuildings: Gross Internal Area: 148.6 sq.m  
(1,600 sq.ft)

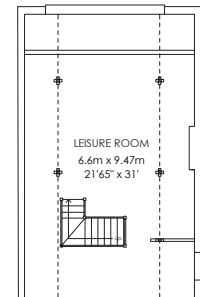
For Identification Purposes Only



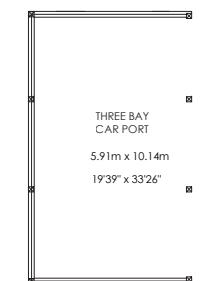
----- Restricted Height



First Floor



Second Floor



below which is the **Barn Workshop** with the generator shed opposite. Adjoining a separate door leads into a smaller side extension offering two old **recording studios**.

On the other side of the main barn a single storey stone extension with a double ridge has two sets of double doors opening into a **Party Room** with a small stage. (The adjoining pole barn wrapping around this is to be demolished).

Part of the forest with many Scots Pine trees lies on the west side, extending in all to about 3.60 acres (1.46 ha).

### The Granary

At the rear lies an independant weatherboarded and tiled barn with strong attractive beaming and a wc in one corner. Stairs lead up to the first floor and a further well lit dance studio, open to the roof, with character bowed beams, having a floor area of approx 915 sq ft. There are no plans or consent for any conversion of this other than as a garage however there is potential for other uses subject to planning.



### THE OUTBUILDINGS

The four outbuildings and silo lying on the west side are largely derelict. Under the terms of the consent these buildings are to be demolished together with the pole barn attached to the north of the main barn.

### The Proposed Conversion

The present drawings and consent allow for a converted dwelling with a gross internal area of 4320 sq ft(406 sq m) offering a large hallway leading through to a **Kitchen/Breakfast Room**. The large adjoining **Living Room** leads into a **Dining Room** and **Study** at the far end. On the first floor a central staircase leads up to a landing with doors off to **4 Bedrooms** and **3 Bathrooms**. Further stairs then lead up into the top Clock Tower and a new **Leisure Room**. The original garaging on the north side attached to the house remains and the plans allow for a further three bay **Car Port**.

### LOT 2 - The Peach House

A Certificate of Lawful Use dated 13th January 2017 acknowledges the right for a new mobile home to be stationed on the site.

This very special site with the consented positioning for a **mobile home** does require some clearing of derelict buildings and old



mobile homes. It does however come with the adjoining forest extending to about 5.80 acres (2.35 ha) falling down to a winter stream boundary. Particularly fine mature beech trees with other norway spruce, oak and scots pine stand over an understory of yew, holly, sycamore and silver birch running across the undulating ground.

## TENURE & POSSESSION

Both lots are offered freehold and vacant possession will be given on completion.

## RIGHTS OF WAY & WAYLEAVES

The properties are 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 being referred to or not. The lots are sold with the benefit of a right of way across the forest from the main road. It should be noted the adjoining owner has a similar right over that part of the track being offered with Lot 1 and for services.

## TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained within these particulars, is sold subject to any existing Town & Country Planning legislation and any development plan, resolution notice which may be enforce and also subject to any statutory provisions or bylaws without any obligation on the part of the vendor or his agents to specify them. The relevant applications for The Clock House are **WD/2019/0017/F** and **WD/2019/0018/LB**. The Certificate of Lawful Use relating to The Peach House is covered by **WD/2016/2869**. Further details on these are available from the agents. The Clock House is only deemed listed on account of its proximity to Broadstone Farmhouse.

## CIL

Under the terms of the consent for the Clock Tower only there is a Community Infrastructure Levy liability of £95,428.57. It is understood an exception may apply but purchasers must satisfy themselves on this.



## OVERAGE

In order to protect the retained adjoining Estate, restriction will prevent any part of either lot being sold off to a third party. With regards to Lot 2 if a purchaser is granted planning consent for a single dwelling in place of any mobile home within 25 years the vendor reserves the right to receive 49% of the uplift in value from the higher of the purchase price or the value of the property as a whole with the benefit of the Certificate of Lawfulness and the value of the site with the benefit of the approved planning consent less all reasonable costs. Further details are available from the Agents on this.

## SERVICES

Mains water will be available independently to both properties via new sub-metered supplies from the neighbouring property and new owners shall reimburse the owner of Broadstone Farmhouse together with a fair proportion of any standing charge applicable. Parties will also be responsible for a shared maintenance liability of this supply crossing the forest. Mains electricity is available. Drainage systems will need to be installed for each dwelling by the new owner.

## PLAN

The plan and stated acreages in these details are for identification

and information purposes only and potential purchasers must rely on their own investigations. Purchasers will be responsible for erecting a stockproof fence with one strand of plain wire and thereafter liable to maintain in a good and stockproof condition in perpetuity on those boundaries marked with an inward facing 'T' mark. The final boundary lines will be subject to final amendment.

## HEALTH & SAFETY

**Some of the buildings have collapsed asbestos roofing and must not be entered under any circumstances. The other buildings present a high risk with bad lighting, steep open staircases and unstable floors. In Lot 2 there are deep sunken open building ruins and open drains. Children may not be brought on site. Particular care must therefore be taken when walking around.**

## FIXTURE & FITTINGS

The property will be sold as seen and inspected in its present state and the vendors will not accept liability for any further clearing of materials on the site.

## LOCAL AUTHORITIES

Wealden District Council - 01892 653311

East Sussex County Council - 0345 6080193

Rates payable - Barn Workshop exempt (GRV £2550)

Predicted Barn EPC B

## DIRECTIONS RH18 5JP

Turn off the A22 at the Wych Cross traffic light junction beside the Ford Garage towards Hartfield onto Colemans Hatch Road. After 3/4 mile turn left into the private driveway immediately before the Ashdown Forest Visitors Centre and follow through the forest for about 1/2 mile before arriving at the property. (This track is not suited to low sprung vehicles). Do not follow SATNAV except for the general position of the entrance.

## VIEWING

Further details from the sole agents, RH & RW Clutton 01342 410122 Direct Dial: 01342 305825  
JamesT@rhrwclutton.co.uk / TimR@rhrwclutton.co.uk



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