

Waterloo Farm

Chichester • West Sussex



Lambert
Smith
Hampton

savills

Waterloo Farm

Southbrook Road • West Ashling
Chichester • West Sussex • PO18 8DH

Chichester – 5.0 miles (8.1 km)

Portsmouth – 12.9 miles (20.7 km)

Petersfield – 17.0 miles (27.3 km)

(All distances and times are approximate)

Established poultry farm

Operational poultry farm currently rearing pullets

Two, twin layer sheds with Environment Agency permit
capacity for 140,000 birds

One operational shed currently rearing 72,000 pullets

Second shed in need of redevelopment,
currently used for storage

Staff facilities including changing rooms, showers,
and kitchen

Roof mounted solar array

In all about 12.5 acres (5.04 hectares)

Freehold for sale by private treaty as a whole

Location

Waterloo Farm is located west of the Cathedral city of Chichester and in the civil parish of West Sussex. The property is ideally situated for access to the national road network, being just 3.6 miles from the A27 junction at Fishbourne giving connections to the wider south coast and north via the A3 (M) at Havant. The Farm takes access from Southbrook Road via a private right of way as marked on the sale plan.



Description

Waterloo Farm extends to approximately 12.5 acres (5.04 hectares) and comprises two, twin layer poultry sheds, together with ancillary operating space. Shed one currently rears 72,000 pullets whilst shed two is used for storage and is in need of some modernisation. The sheds were originally constructed as battery laying sheds. They were reconfigured by the current owners to egg laying poultry barn units and finally, in 2018, shed one was converted into a twin layer poultry rearing shed. The site benefits from a permit (Permit No. EPR/JP3832DV) to operate as a poultry farm under the Environmental Permitting (England and Wales) Regulations 2016. The permit states a capacity of 140,000 birds on site.

The one operational shed is ventilated by high velocity ridge roof extraction fans, with side inlet and benefit from gable end fans. The houses are fully insulated with a damp proof course and fully littered floor. Shed one is fitted with an environmental

control system, automatic feeding track and nipple drinking system. The property has three feed bins, one of which is currently organic.

Adjoining the sheds is ancillary space used for operation of the site as well as staff facilities which include an office, changing rooms, kitchen, showers and WC facilities. Both sheds have roof mounted 50kW solar arrays generating useful additional income.

The poultry sheds may have some potential for alternative uses, subject to gaining the necessary planning consents. Interested parties should make their own enquiries to the local authority in this respect

The land at Waterloo Farm neatly surrounds the buildings and is mainly scrubland / pasture, sheltered by small areas of woodland.



General Remarks & Stipulations

Method of Sale

The property is to be sold as a whole by private treaty.

Tenure and Possession

The freehold of the property is offered for sale with vacant possession.

Town and Country Planning

Interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities relating to the property directly to Chichester District Council.

Local Authority

Chichester District Council – 01243 785166

Basic Payment Scheme

The property is not registered for payments under the Basic Payment Scheme.

Health and Safety

The farm is an operational poultry unit with strict health and safety rules. These rules, including those relating to biosecurity, must be adhered to at all times. Those failing to do so will be asked to leave the site.

Designations

The property lies on the boundary of the South Downs National Park and falls within a Nitrate Vulnerable Zone.

Renewables

Each shed has a roof mounted 50 kW solar array. The vendor claims payments under the Feed in Tariff (FIT) scheme, details of which are available from the selling agent.

Services

The site has mains electricity (three-phase), mains water, private drainage and LPG gas heating (tank).

VAT

In addition to the purchase price, should any sale of the property become a chargeable supply for the purpose of Value Added Tax, such tax shall be payable by the Purchaser in addition to any monies paid during the course of the sale.

Fixtures & Fittings

The farm will be cleared of all internal poultry equipment. The ventilation / fan system will be left in place. Outside, gas tanks will be removed and the site generally clear. The generator may be available by separate negotiation.

Wayleaves, Easements and Rights of Way

The property is 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 any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not.

The farm is accessed via a right of way granted across neighboring property from Southbrook Road as shown in red on the sale plan.

A neighboring owner has a right of access along the eastern boundary of the property in order to access their field.



///zebra.blushes.galloping

What3Words gives every 3m x 3m square in the world a unique 3 word address. This one describes the precise entrance to the farm.

Postcode

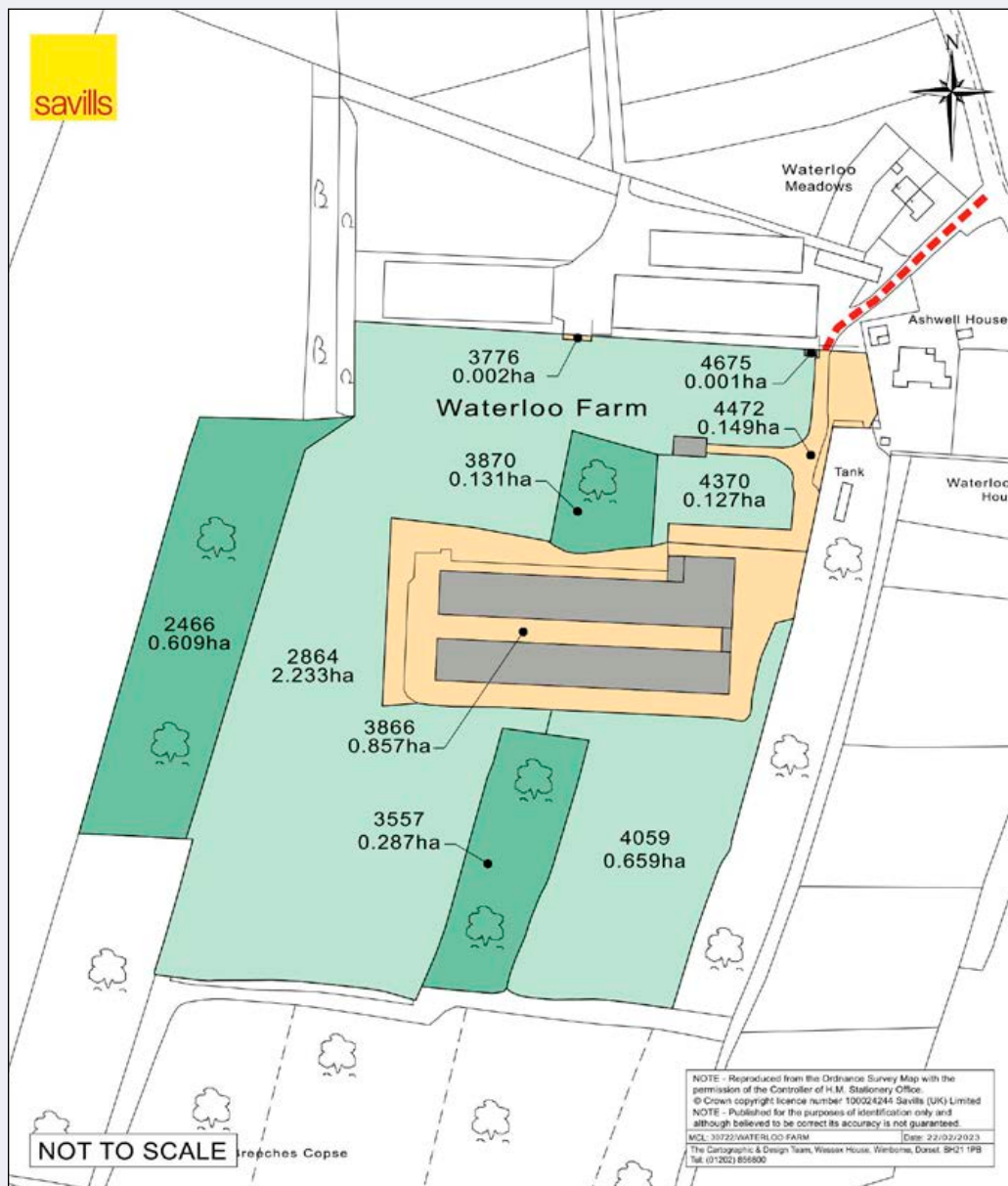
PO18 8DH

Viewing

Strictly by appointment with Savills. Viewings days will be held at the property, please contact the agent for more details.

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