

A RARE OPPORTUNITY TO ACQUIRE

Approx. 34 ACRES OF LAND IN BRAMBER, WEST SUSSEX
Including a private Nature Reserve and Community Orchard



BRAMBER BROOKS

THE STREET, BRAMBER BN44 3WE



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Since its acquisition by Riversong Ltd in 2017, Bramber Brooks has become an important local community asset.

Covering approximately 34 acres (13.76 hectares), the land in Bramber, West Sussex, is a designated Site of Nature Conservation Interest (SNCI) and includes a Scheduled Ancient Monument.

The wildlife on this former flood plain has been allowed to thrive without interference for a number of years, resulting in an abundance of wild birds, nesting Barn Owls, badgers, foxes, small mammals, many species of insects and a resident population of Roe Deer.

Since purchasing the land, Riversong has committed to increasing biodiversity, protecting and improving the varied wildlife and allowing local people to enjoy the area. Schools regularly visit the site along with nature and walking groups, often for guided tours. The Bramber Brooks Facebook page has around 2,000 followers, and public engagement and support has been extraordinary.

Due to company restructuring, Riversong has taken the difficult decision to offer the majority of land they currently own at Bramber Brooks for sale. Keen to secure new owners who share their passion, ethos and aspirations for the land, they would welcome the opportunity to pass on their knowledge and continue helping with the various projects they have been championing.

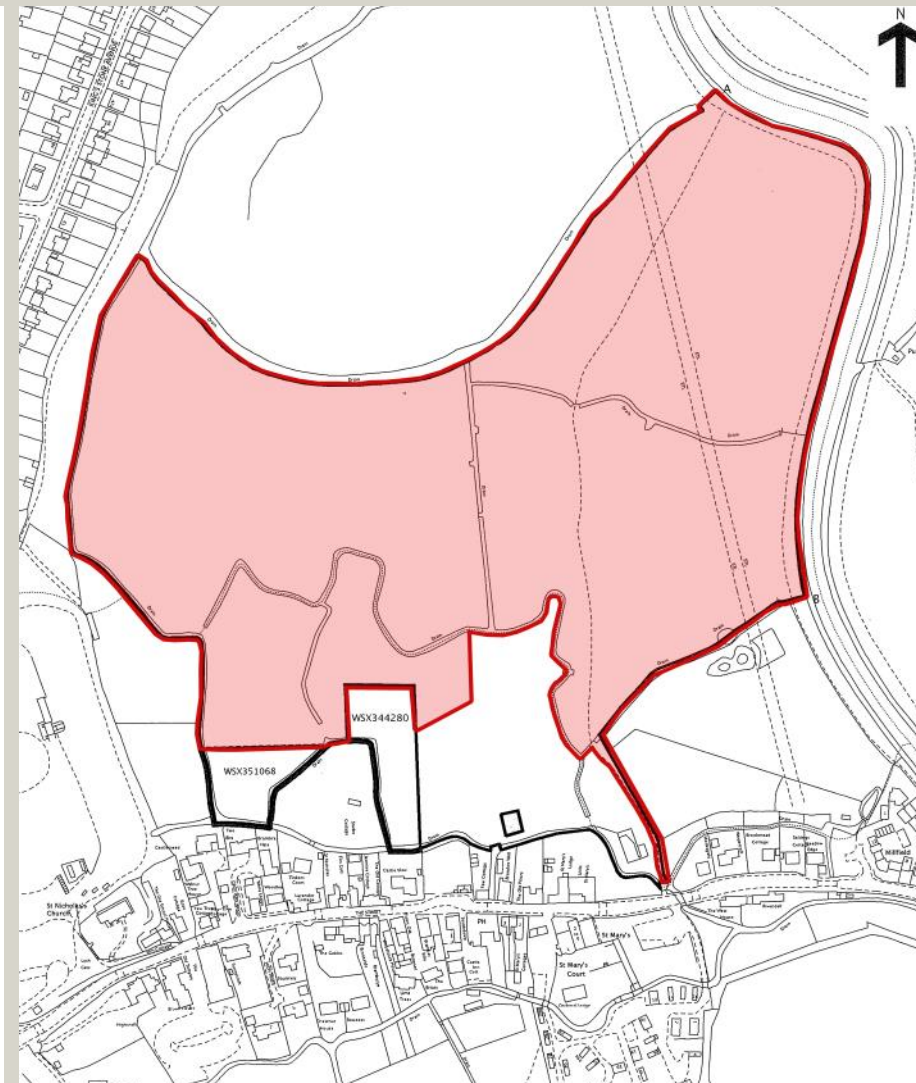


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The land includes:

- Approximately 34 acres (13.76 hectares), spanning the whole width of the village of Bramber, from the foot of Bramber Castle ruins in the west to the water line of the River Adur in the east.
- The main entrance gateway onto The Street in Bramber, opposite St Mary's House and the access pathway running north, providing vehicular access to the land.
- The south-east field including the Bramber Community Orchard and with the eastern boundary being the water line of the River Adur.
- The north-east field with river frontage to the east and north, and footpaths towards the footbridge across the River Adur.
- The entire area of the private Bramber Brooks Nature Reserve, with circular footpath including wooden bridges over streams and ditches, and permissive access to the general public.
- There are two public footpaths running across the land. One runs from the entrance gates in The Street, Bramber, north to a stile close to the footbridge across the river known as White Bridge (FP 2779). The other runs from the same stile, south along the top of the riverbank until it meets the road bridge over the river between Bramber and Upper Beeding. There are no other public footpaths or rights of way across the land.
- There are power lines across the land but no annual rent is received as a capital payment was made to a past owner.



Plan for identification purposes only. Exact boundaries to be determined.



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History of the site

Land within the Adur valley played a big part in the salt-making industry in the 13th and 14th centuries and Bramber Brooks has some of the only undisturbed salterns in southern England. Part of the land is therefore designated as a Scheduled Ancient Monument to protect these areas. All of the nine remaining salterns are included within the land being offered for sale.

In more recent history, during WW2 the British Army parked tanks at Bramber Brooks and strengthened the bridge at the entrance to allow access. There is also evidence of brick foundations and a brick floor to a large Victorian greenhouse close to the new orchard, now overgrown by mature trees.

Brighton & Hove Archaeological Society (BHAS) is planning a visit to Bramber Brooks to carry out a geophysical survey on areas of potential interest.

We understand that the land was owned by the Wiston Estate until it was sold in the 1980s and was used for seasonal grazing. From that time until it was bought by Riversong, the land was owned by speculative investors, with little or no land management being undertaken.



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Progress since Riversong purchased the land in 2017:

- The creation of new culverted crossings over wet areas.
- New signage, fencing, gates and oak information boards.
- New benches installed around the site.
- Two Tawny Owl nesting boxes and two Little Owl nesting boxes installed.
- Extensive tree works completed.
- Flora and fauna surveys completed including work with Sussex Botanical Recording Society.
- A Barn Owl box was installed in 2017, with chicks fledging successfully every year since.
- The new Bramber Community Orchard was established in early 2018 and now has 18 different varieties of rare and historic apple trees, mostly from the Sussex area. Ongoing support is provided by the team who look after Steyning Community Orchards.
- The Bramber Brooks Nature Reserve was opened in July 2018, with permissive access granted to the general public. It is over 15 acres in size and public access was previously restricted as there are no public footpaths. There is now a circular walk starting from the central point of the Brooks and access is through new gates. It remains a dog-free area, the only such area locally, to protect the wildlife and ground-nesting birds.



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New ponds and bird scrapes

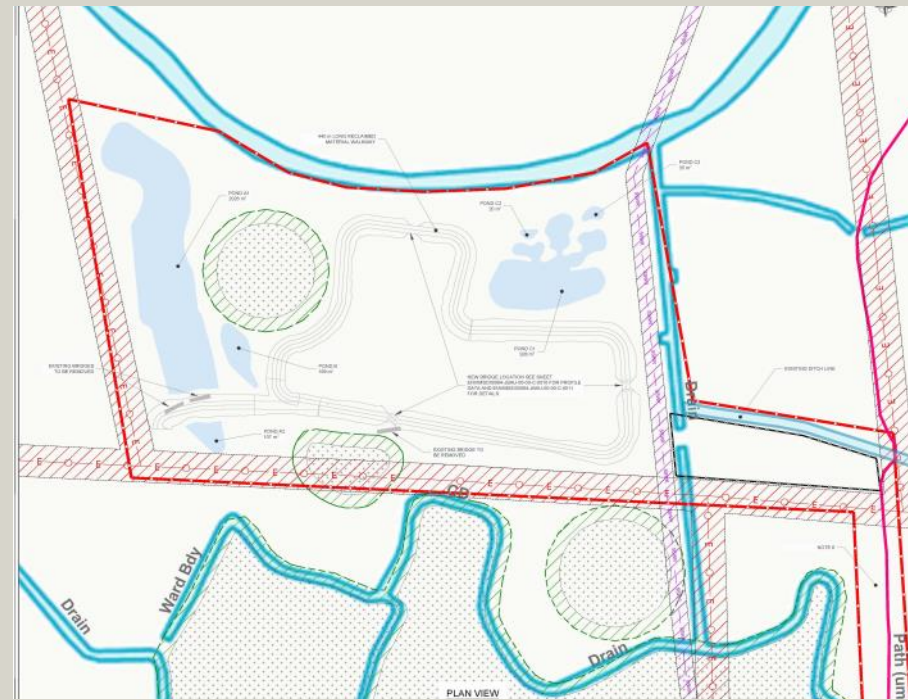
In October 2018, Riversong approached the Environment Agency (EA) to ask whether they would be interested in creating new bird scrapes to mitigate the loss of over 1km of wildlife riverbank habitat as a result of the Tidal Flood Defence project at Shoreham. The EA agreed, submitted a planning application and started the design process.

Works were unfortunately delayed due to the Covid pandemic but are due to commence this spring. Designers and project managers at the EA have been working with appointed contractors and a full design pack is now available upon request.

This is a very exciting project, programmed for this year. The 2,000 cubic metres of earth being removed to create the ponds will be kept on site to build up the paths, allowing year-round access. New bridges, planting and landscaping works will also be completed.

The full cost of these works is being funded by the Environment Agency, with the landowner to pay nothing at all.

It will be a condition of the sale that these programmed works continue and are not varied from the scheme proposed.



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The Adur Landscape Recovery Project

Riversong has joined around 30 other local landowners, all with holdings alongside the River Adur. Now part of the Adur Landscape Recovery Project, the landowners have jointly put forward over 1,000 acres of land.

The project aims to improve the water quality of the River Adur, complete works to reduce the flood risk to Bramber, Upper Beeding and Shoreham, and create a new wildlife corridor to protect and improve wildlife biodiversity.

The Knepp Wildland Foundation is leading the initiative, working closely with the Sussex Wildlife Trust, the Ouse & Adur Rivers Trust (OART), Adur District Council and Horsham District Council. There is also a Steering Group made up of landowners. Funds of £500,000 have been secured from DEFRA for a 24 month period to investigate the future works required to meet the project goals. These funds will be used to commission studies and monitoring reports, to employ dedicated staff for the project and to determine the best use of the land put forward by the landowners. Further funding will then be secured for the works to be completed. This dynamic project will initially cover a 20 year period and is the largest of its type in the country.

Two fields at Bramber Brooks have been included within the Adur Landscape Recovery Project, with Riversong proposing the development of new wetland areas with raised walkways, improved public footpaths, bird hides and education areas.



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Potential opportunities for the new owners

- Use of the existing private Nature Reserve for seasonal events, both community and corporate, including team building, educational and entertainment.
- The introduction of purpose-built hides once the new bird scrapes are complete, to be used by bird and wildlife enthusiasts or by others for commercial use.
- To secure annual payments as part of a Countryside Stewardship agreement or use of the land in accordance with Environmental Land Management Scheme (ELMS) requirements.
- CSR opportunities for companies wanting to make a real difference, enhancing brand image and business growth by committing to an environmentally friendly cause and championing genuinely worthwhile projects.
- Ownership of a private Nature Reserve and important community asset, with opportunities for grants and subsidies to further improve the land, preserving it for future generations.
- The chance to help define an ecosystem, introducing new wildlife as well as protecting existing wildlife, helping to cleanse the river, mitigate climate change and flooding, enabling the local community to thrive.

This unique and beautiful site in rural Sussex would be a prize acquisition for a number of parties, from wildlife organisations to nature-loving investors.

Offers are invited in the region of £425,000 for the Freehold interest.

Sole Agents Graves Son & Pilcher LLP

In accordance with the Estate Agents Act 1979, we hereby confirm that Graves Son & Pilcher LLP has an association with the seller of this land.



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