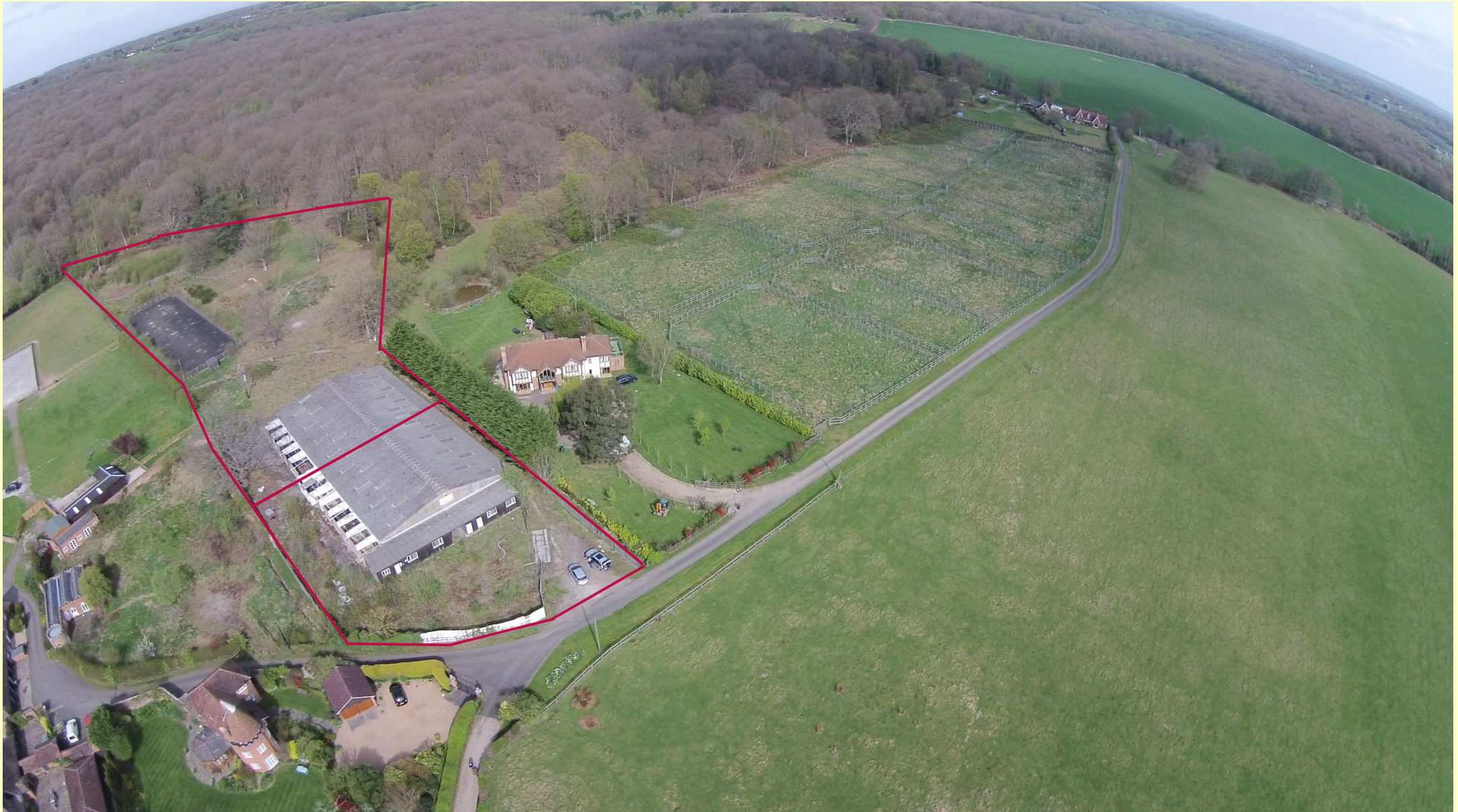


**CHURCHILL**  
COUNTRY & EQUESTRIAN



**Ingleden Park Equestrian Centre**  
**Tenterden, Kent**



Ingliden Park Equestrian Centre, Swain Road, St Michaels, Tenterden, Kent, TN30 6SL

A unique opportunity to build your own lifestyle property in this highly desirable area of Kent set in a stunning location down a long private driveway and surrounded by beautiful countryside.

**Lot 1** – Planning permission for a 3,200 square foot dwelling, garaging and off road parking – Guide Price £575,000 Freehold, Subject to Contract

**Lot 2** – Planning permission for 3,200 square foot dwelling, garaging and off road parking with c. 2.3 acres of pasture. Planning permission for 3 stables, tack room, feed/hay store and there in an existing 60m x 20m floodlit outdoor sand school – Guide Price £675,000 Freehold, Subject to Contract

In addition, c. 12.8 acres of ancient woodland with a cross country course available by separate negotiation. Please ask the agent for more details.



Formerly run as Ingleden Park Equestrian Centre, the site now offers an interesting development opportunity. Planning permission has been granted by Ashford Borough Council (case number – 16/00150/AS) for two 3,200 sq.ft dwellings to replace the current indoor riding arena. Both plots (Lot 1 and Lot 2) have ample off road parking and planning permission for garaging. Lot 2 also has planning permission granted for 3 stables, tack room, hay/feed store and there is an existing Charles Britton floodlit 60m x 20m outdoor school with rubber surface which was installed in 2007. In addition, there is c. 2.3 acres of pasture all with post and rail boundary fencing and there is water connected. There is a further c. 12.8 acres of woodland with scope for a cross country course with jumps including ditches, steps and a water complex, available by separate negotiation.

Water and electricity on site, please note a footpath runs through Lot 2.

## SITUATION

Ingleden Park Equestrian Centre forms part of the historic Ingleden Park Estate and is approached through an impressive pillared entrance leading to a long sweeping shared driveway. The property occupies a rural and peaceful location and affords beautiful views across the surrounding countryside.

The town of Tenterden lies 1 ½ miles away, is known as “The Jewel of the Weald” and has an attractive High Street which offers an excellent range of amenities to include:

**Shopping:** Many interesting independent shops together with several national names (Boots, Monsoon, East, White Stuff, Crew) and supermarkets (Tesco and Waitrose).

**Transport:** The nearest rail station is Headcorn, 9 miles away which offers a comprehensive commuter service to London in 1 hour. Ashford International, 12 miles away, offers high speed services to St. Pancras, London in just under 40 minutes and to Paris via Eurostar in just under 2 hours. There are very good transport links by road, Junction 9 on the M20 can be reached within 20 minutes.

**Leisure:** There are a wide range of sport activities with a leisure centre in Tenterden and in surrounding areas to include Golf Courses (the closest is ½ mile away), Water Sports at Bewl Water & local coastline, and nearby equestrian centres include Cobham Manor, Crockstead, Speedgate and Golden Cross.

**General:** There are a good selection of gourmet restaurants, public houses, dentists, doctors, banks, schools, churches within the local vicinity. More comprehensive amenities may be found in Cranbrook, Staplehurst, Rye, Ashford, Maidstone and Royal Tunbridge Wells.

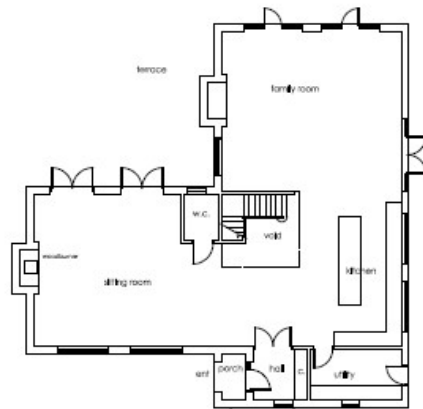




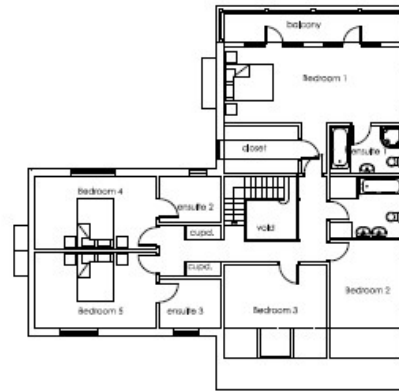
Proposed site plan – Ingleden Park Equestrian Centre (Lots 1 & 2)



Lot 1 Plans – 3,200 sq.ft house & associated garaging

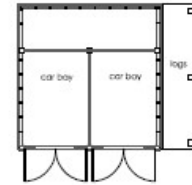


PROPOSED GROUND FLOOR PLAN

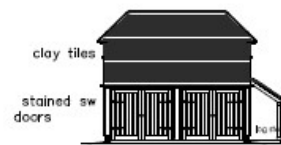


PROPOSED FIRST FLOOR PLAN

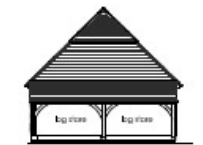
green oak  
2 bay  
cat shed



PROPOSED GARAGE



FRONT NORTH ELEVATION



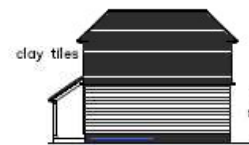
WEST SIDE ELEVATION



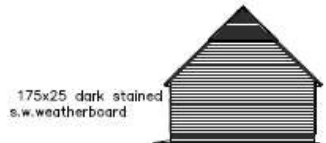
PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION



REAR SOUTH ELEVATION



EAST SIDE ELEVATION OF GARAGE



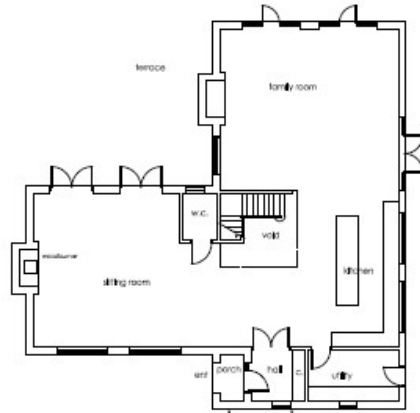
PROPOSED WEST ELEVATION



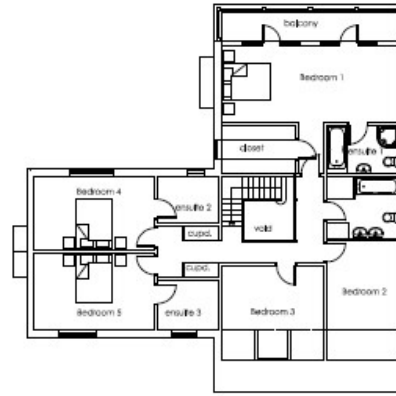
PROPOSED SOUTH ELEVATION

HOUSE 1 plans and elevations

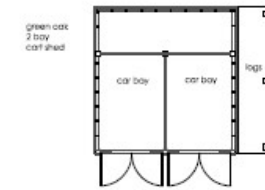
Lot 2 Plans – 3,200 sq.ft house & associated garaging



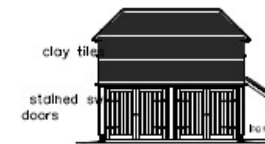
PROPOSED GROUND FLOOR PLAN



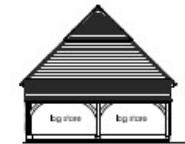
PROPOSED FIRST FLOOR PLAN



PROPOSED HOUSE 2 GARAGE



FRONT NORTH WEST ELEVATION



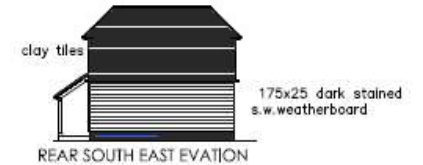
SOUTH WEST SIDE ELEVATION



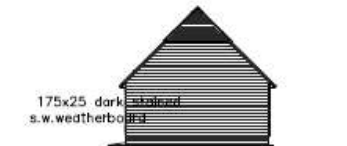
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



REAR SOUTH EAST EVATION



SIDE NORTH EAST ELEVATION OF GARAGE



PROPOSED EAST ELEVATION



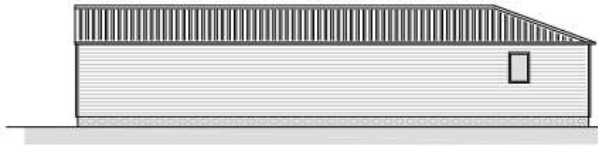
PROPOSED NORTH ELEVATION

HOUSE 2 plans and elevations

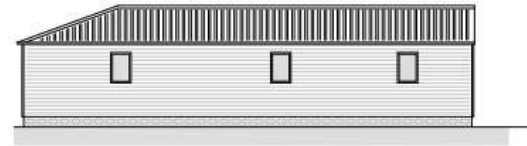


Proposed Stables/Tack Room/Hay store elevations & picture of existing floodlit 6m x 20m outdoor arena,

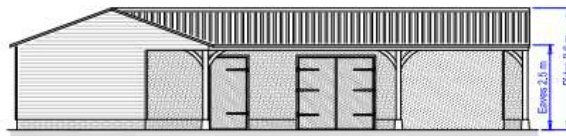
North Elevation



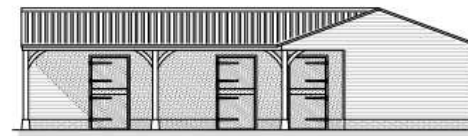
West Elevation



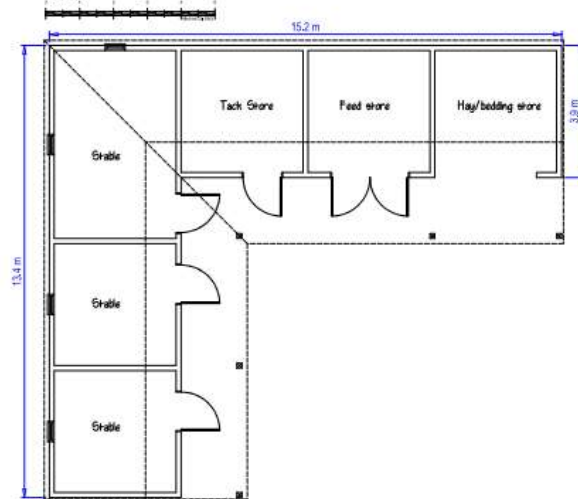
South Elevation



Front Elevation (East)



Floor Plan  
(1:100)



Landplan for Lots 1 & 2 – Ingleden Park Equestrian Centre, Swain Road, Tenterden, Kent, TN30 6SL



Lot 2 – 2.7 Acres

Lot 1 – 0.49 Acres

**Viewing strictly by appointment through the Vendor's Sole Agents Telephone: 01403 700222 | Web: [www.churchillcountry.com](http://www.churchillcountry.com)**

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.