



125

— YEARS OF —

**Lambert
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SOUTHBOROUGH LANE RIDING STABLES
321A SOUTHBOROUGH LANE, BROMLEY, BR2 8BG

TO LET - PRICE ON APPLICATION



**Lambert
& Foster**

ORPINGTON 2.6 MILES | BROMLEY 2.7 MILES | CHARING CROSS 11.2 MILES | SEVENOAKS 11.8 MILES

SOUTHBOROUGH LANE RIDING STABLES, 321A SOUTHBOROUGH LANE, BROMLEY, BR2 8BG

London Borough of Bromley presents a leasehold opportunity to modernise and enhance a former riding school situated in a large suburban residential area.

The property presently comprises a covered riding arena, 52 loose box stables and approximately 15.57 acres (6.30 hectares) of grazing land.

PRICE ON APPLICATION - LEASEHOLD



BACKGROUND

Southborough Lane Riding Stables are available to let for the first time in over four decades. They have been in equine use as a riding school and livery yard under the current tenant. Prospective tenants proposing to continue a riding school offering will be preferred but alternative uses will be considered. The property has not been satisfactorily maintained by the outgoing tenant, necessitating works to all aspects of the site. The incoming tenant will be expected to propose a full redevelopment plan to restore the site into a good condition for which a reduced rent period will be offered.

LOCATION

Located approximately halfway between the towns of Orpington (2.6 miles) and Bromley (2.7 miles), Southborough Lane Riding Stables is situated within the London Green Belt on the southern edge of Jubilee Country Park. The property is accessed via Southborough Lane, which is 1 mile from the A21 which provides access to the M25 at Junction 4. The nearest mainline railway station is located at Petts Wood, a 15-minute walk from the property (0.8 miles) and offering direct services to central London.



BUILDINGS

There are a range of buildings on the site, as described below:

Riding Arena: Steel portal frame with composite roof with roof lights, blockwork walls and concrete slab partitions, comprising an indoor Arena: approximately 20m wide x 36m long (754 sqm / 8,115 sqft); 12 no loose box stalls each approx. 3m x 3.5m (10.5 sqm / 113 sqft) on the north side 10 no loose box stalls each approx. 3.5m x 3.5m (12.25 sqm / 132 sqft) on the southern side of the arena.

Stable Block east of access track: 12 no concrete blockwork and timber frame stalls with corrugated metal sheet roof above, ranging from 2.38m x 2.35m (5.59 sqm / 60 sqft) to 2.86m x 3.59m (10.27 sqm / 111 sqft).

Stable Block west of access track: 18 no concrete blockwork and timber frame stalls with corrugated metal sheet roof above, ranging from 2.6m x 2.55m (6.63 sqm / 71 sqft) to 2.8m x 3.48m (9.74 sqm / 105 sqft), plus tack room (1.7m x 2.76m) and an open lean-to hay storage area (6.22m x 2.85m).

Timber pole-barn: Timber pole barn clad in plywood with corrugated metal sheet roof, extending to 6.5m x 3.44m (22.36 sqm / 240 sqft).





LAND

The land extends in all to some 15.57 acres (6.30 hectares), comprising of a range of large grass fields subdivided into smaller paddocks, with isolated trees and bushes, surrounded by woodland on three sides, and a row of residential properties along the southern boundary.

There are local hacking options nearby at Petts Wood woods and Sparrow Wood & Crofton Heath, both approximately 30-minutes' walk away (some travel along main roads required). Please note - there is no equine access to Jubilee Country Park.

THE APPLICANT

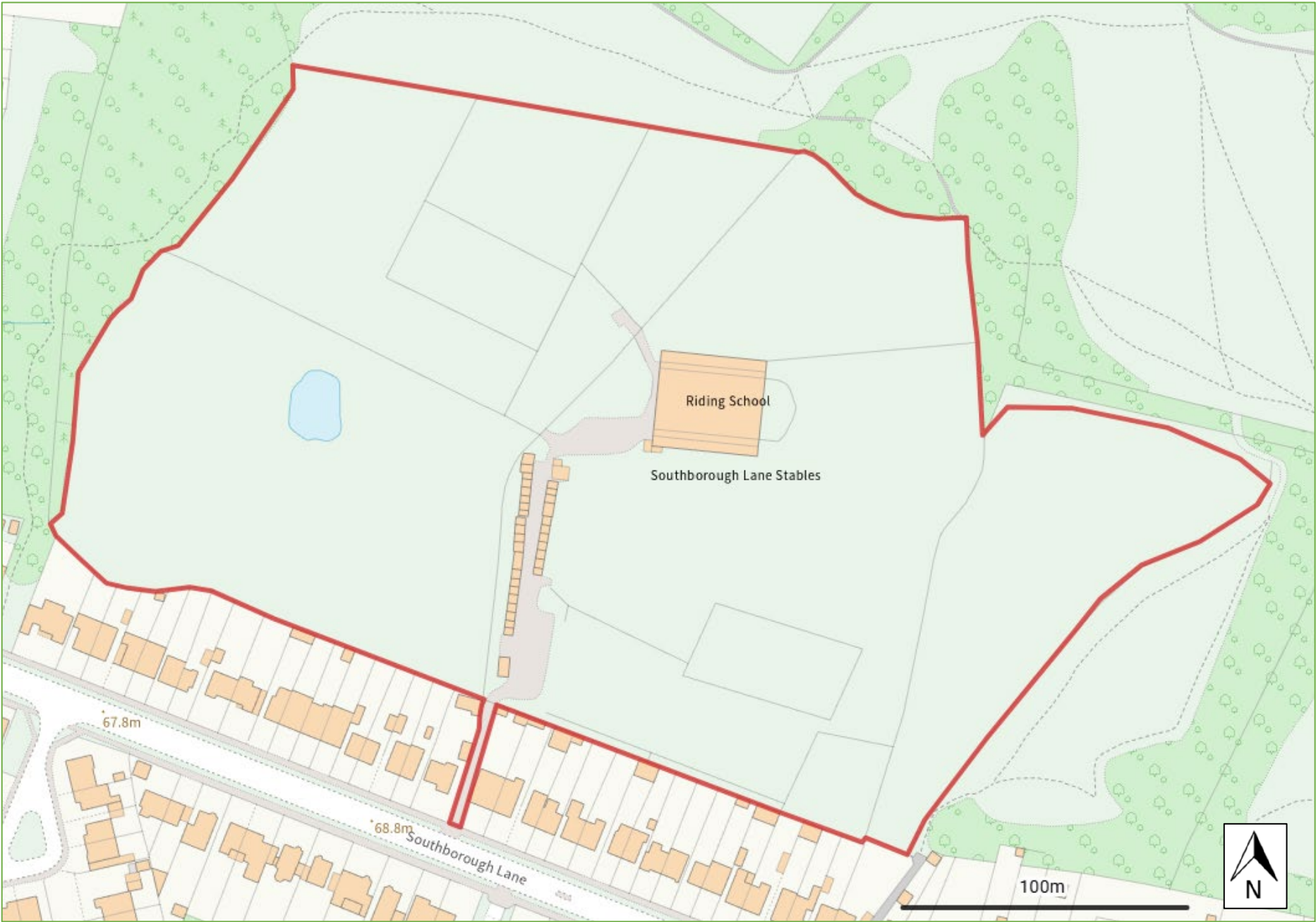
The Landlord, the London Borough of Bromley, will consider applications for a range of uses, although an equestrian riding school use will be preferred. The successful applicant will need to demonstrate that they are meeting all relevant good practice and safety standards for their proposed use by achieving accreditation from an external regulatory body. For equine uses, this should be either the British Horse Society or the Association of British Riding Schools depending on their proposal for the site.

The Landlord encourages tender applications from interested parties with an established business able to demonstrate sufficient working capital to redevelop the property for the intended use.



SITE PLAN

For identification purposes only. The position and size of features are approximate only.



TENDER PROCESS

Tenders are invited from applicants to lease Southborough Lane Riding Stables as a whole. A tender pack is available on request from the agents. Tender applications must include the completed, signed application forms and be accompanied by the requested supporting information. As requested, applicants should provide detail on their proposal for the property and their relevant experience with other business operations. Applicants are encouraged to provide as much information as possible, including a business plan, cash flows and financial references, as detailed in the tender pack.

Tenders must be received by Friday 12th December 2025 at 12 noon and marked *Private and Confidential – Southborough Lane Riding Stables Tender*.

Completed tenders can be sent to Esther Goodhew, Lambert and Foster Ltd, 77 Commercial Road, Paddock Wood, Kent, TN12 6DS or via email to esther.goodhew@lambertandfoster.co.uk.

The Landlord will not be obliged to accept the highest bid or indeed any bid. Applications will only be accepted for the whole property.



VIEWINGS: There will be one viewing day in November 2025. **Interested applicants must register and confirm their interest prior to attending the viewing day.** Please contact Esther Goodhew or Dan Biddle on 01892 832 325 (Option 3).

ACCESS: The property is accessed between two residential properties directly from Southborough Lane.

WHAT3WORDS: ///dining.skin.mining

TENURE: The property will be let on a full repairing and insuring lease under the Landlord and Tenant Act 1954 on terms to be agreed.

SERVICES & UTILITIES: Mains water and electricity. Please note there is no mains drainage provision.

BROADBAND & MOBILE COVERAGE:

Visit <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

LOCAL AUTHORITY: London Borough of Bromley

BUSINESS RATES: £29,250 **EPC:** Exempt.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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