



EQUUS

Country & Equestrian



SOUTHFORT STABLES



SOUTHFORT STABLES, Clement Street, Swanley, Kent BR8 7PQ

A unique link-detached 3-bedroom equestrian property set in 7.8 acres (*TBV) including a 20m x 40m riding arena, 12 stables, tack room / store, rest room, WC, plus various post and rail paddocks. The bungalow, of block construction, was formerly a farm building and converted by the owners 7 years ago into the well-presented and appointed home it is today and includes a 22ft sitting room, Kitchen/breakfast room, separate utility room, family bathroom and two double and one single bedroom.

Outside there is a sitting out area overlooking the land and extensive tarmac parking area for numerous vehicles and horse boxes. Along with the potential income earning opportunities from the equestrian facilities there is also two telephone masts situated within the grounds which provide a lucrative rental fee for the incoming buyer of the site.

The location of the property is recognised as being a popular equestrian area offering good off-road hacking and easy horsebox access to Eaglesfield show centre and Speedgate retail outlet/equestrian centre. The other main benefits being doorstep commuting access into central London/M25 and excellent shopping/amenities at close hand at the nearby towns of Swanley and Dartford. NO CHAIN.

LOCATION & LOCAL AWARENESS

The property enjoys countryside surroundings yet is only three miles away from the Swanley Interchange (M25 junction 3/M20 junction 1) and only 3 miles from Junction 2 of the M25 and A2 linking to the airports at Gatwick and Heathrow and via the M11 to Stansted. The channel ports are conveniently reached via the M2 as is the city of London and Canary Wharf which are a short drive away. Excellent rail commuter services to central London from Swanley, Farningham Road, and Dartford all within 3 miles. Comprehensive shopping facilities and a wide range of amenities are available at Swanley and Dartford with Bluewater Shopping Centre only 3 miles away with its extensive range of shops and facilities. The area is also well known for its excellent schools and education providing a wide range of private and state schools including Sevenoaks School, Tonbridge School, Dartford Grammar, Dartford Grammar School for Girls, Sevenoaks Prep, New Beacon, St. Michaels, Tunbridge Wells Grammar School for Boys and Russell House as some examples. There are also a wide range of sporting opportunities with some excellent golf courses (The London Club, Wilderness and Knole Park for example). This very popular equestrian area offers good off-road hacking and for those with competitive equestrian interests Eaglesfield show centre and Speedgate retail outlet and equestrian centre are both a short distance by horsebox.

ACCOMMODATION-see floor plan

The property was a replacement of a former store so has been rebuilt and remodelled to 2018 Building Regulations and is of block construction, single storey and under a flat roof.

Fully fitted KITCHEN with assorted base and wall units, fitted ovens / combi oven / microwave / induction hob / fridge freezer with ice making facility and door to outside. SITTING ROOM with DINING AREA, doors out to a balcony and viewing area over the stable complex. From the car parking area into a fully fitted UTILITY ROOM with counter, space for washing machine and tumble driers & cupboard etc. main FAMILY BATHROOM / walk in SHOWER. 3 BEDROOMS, main bedroom, further double and a single currently used as an office/home working area.

Air conditioning in living room and 2 of the bedrooms. All in very good condition and specification.

EQUESTRIAN FACILITIES & STABLE YARD & OUTBUILDINGS

REFER TO THE ATTACHED PLAN / STABLE LAYOUT

OUTDOOR RIDING ARENA - slightly irregular shape, approx. 20m x 40m in size with sand surface and post and railed.

The stable yard is on concrete and set around the property creating a U shape with one end being adjoined to the residential property.

STABLES - x12 in total all approx. 16ft x 13ft, flat sloping roofs, centre stable doors, all are brick and block built.

TEA / day RESTROOM - part of the complex with water and sink etc approx 16ft x 14ft.

TACK ROOM - also part of the complex approx. 16ft x 14ft with secure door.

WC - between the rest room and tack room recessed into the complex.

There is a viewing gallery / patio from which can be accessed from the double glass doors in the house and overlooks the whole yard. Stairs to and from the house / yard.

LAND & GROUNDS

The whole is approx. 7.8 acres (*BV) including the buildings and property. There in the main paddock which is divided by post and rail as well as electric fencing while the other 3 paddocks are single paddocks.

The acreage and or land shown / stated on any map and or screen print for the property is *TBV – (To Be Verified), which means that the land has not been formally measured and or verified by Equus and or its sellers/clients. A Title Plan from Land





Registry will have been acquired, where available, showing the boundary and acreage. Otherwise, an online measuring tool will have been used to 'check' the acreage against the Land Registry Title where possible. Interested applicants / buyers are advised that if they have any doubts as to the plot size and wish to have verification of the titles and exact area of the entire plot/s, they will be required to make their own arrangements, at their own cost, by appointing the services of a Solicitor acting on their behalf and an accredited / qualified company who can measure the area for a compliant Land Registry Title Plan.

AGENTS NOTES

COMMUNICATION MASTS | There are two masts within the grounds and located at the highest point. The rental agreements in place can be passed over to the new owners.

We understand the rental return is £6750 per annum for one mast and £13192.70 for the other mast.

EPC RATINGS | PLEASE NOTE - Walls, Very good | Roof, Good | Floor, Very good | Windows, Very good. This is due to the construction of the property which is block with heavy insulation.

HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

www.goodschoolsguide.co.uk | www.homecheck.co.uk | www.floodrisk.co.uk | www.environment-agency.gov.uk - www.landregistry.gov.uk | www.homeoffice.gov.uk | www.ukradon.org
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/broadband-speeds/broadband-basics>

MATERIAL INFORMATION

TENURE: Freehold

PROPERTY TYPE: Linked detached single storey, approx. 1356 sq ft.

PROPERTY CONSTRUCTION: Block, single storey, flat roof.

NUMBER & TYPE OF ROOM/S: 3 bedrooms / 1 reception inc. dining area / 1 bathroom/shower / 1 utility room. See attached floor plans.

PARKING: Multiple / off road private drive.

FLOOD RISK: Zone 1.

LOCAL AUTHORITY: Dartford Borough Council.

TAX BAND: D

EPC RATING: C 73 / 102. Certificate number 8696-9865-5439-9007-2933. Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES

HEATING: Oil.

SEWAGE: Private clear water system (Klargester 3800 ltrs).

WATER SUPPLY: Mains.

ELECTRICITY SUPPLY: Mains.

BROADBAND: Ultrafast 1000 Mbps 220 Mbps also see useful website links.

MOBILE COVERAGE: All major networks , also see useful website links.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent

Equus Country & Equestrian, South East/South West

T: 01892 829014

E: sales@equusproperty.co.uk

W: www.equusproperty.co.uk

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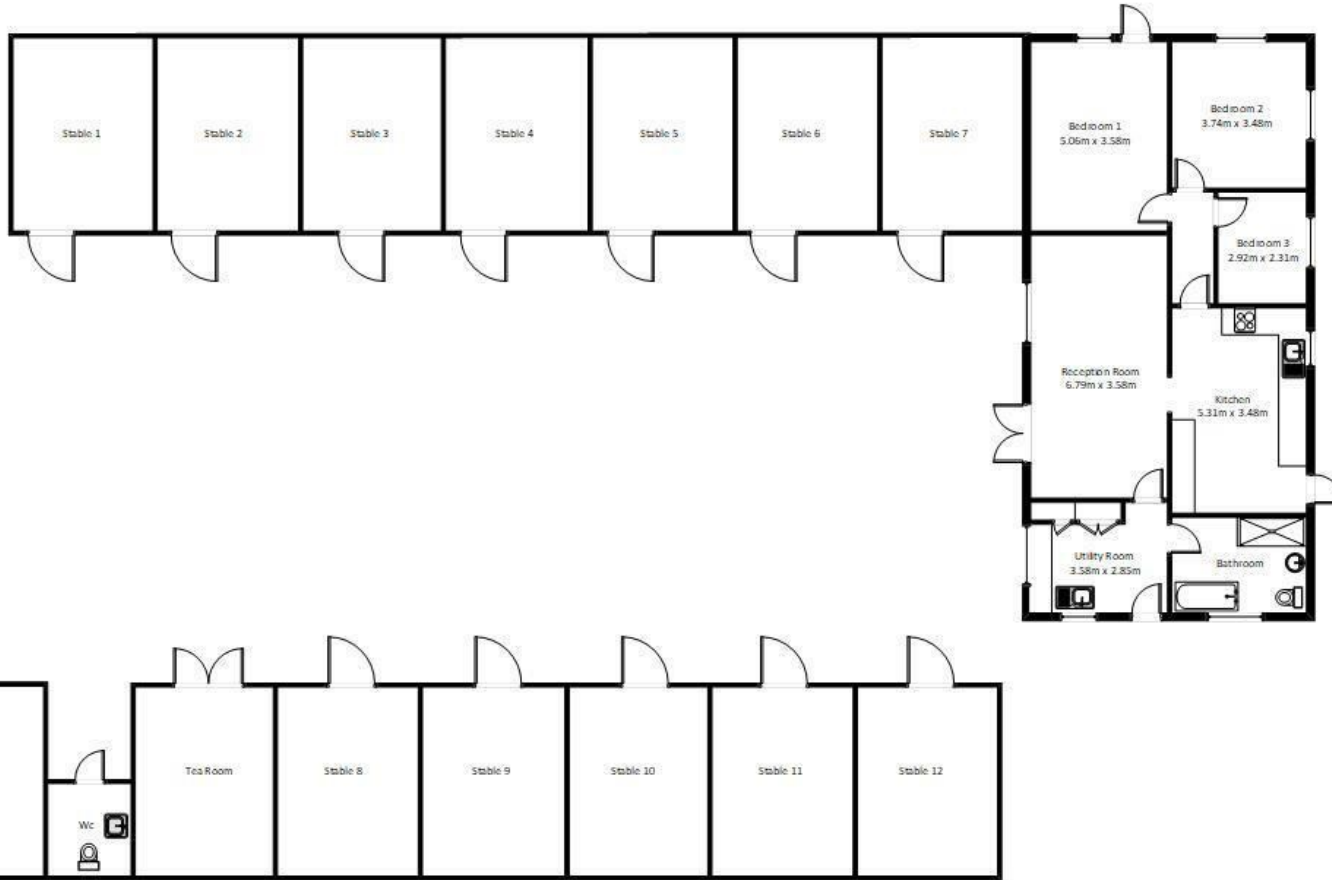
DIRECTIONS

Google maps / Sat Nav not correct, go further down the lane, gated entrance only by appointment!

Guide price £999,000



SF



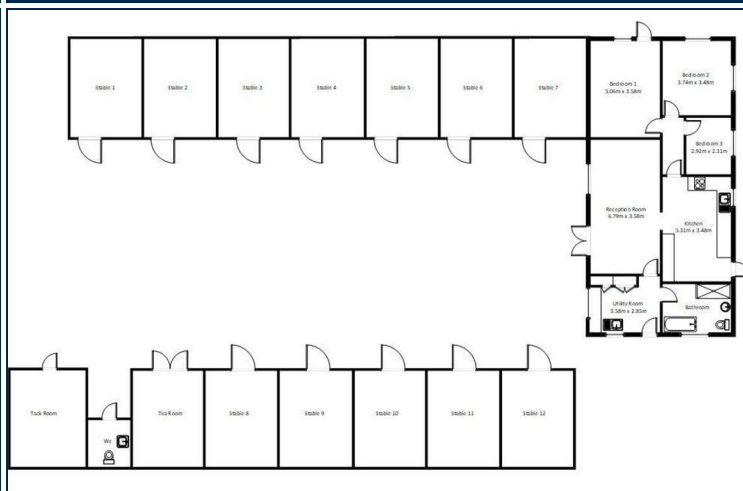
This plan is for illustration only and should be viewed as such by any prospective purchaser or interested party. Whilst we have made every attempt to ensure the accuracy of all measurements they must be viewed as approximate and no responsibility can be taken for any error, omission or misstatement.
 Invicta EPC www.invictaepc.com email: rwood@invictaepc.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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