



EQUUS

Country & Equestrian



HAZELHOPE BARN



HAZELHOPE BARN, Stalisfield Green, Faversham, Kent ME13 0HY

A unique opportunity to purchase an immaculately presented 2 bedroom detached Equestrian Property set in 8.89 acres (*TBV) with superior equestrian facilities located in a delightful rural position within the Hamlet of Stalisfield near Faversham (subject to an Equestrian occupational restriction see planning notes below).

EQUESTRIAN

The detached barn has been converted to an exceptional standard with a split level of stabling on the lower floor and above an impressive 2 bedroom modern flat.

The well-equipped Equestrian facilities on the ground floor include: American Barn style Stabling which is a light and well-ventilated stable barn. It has 5 good varying size internal loose boxes (with stable comfort flooring installed and bespoke opening windows). There is a Solarium & Hot Shower Bay, tack room/rug room, (housing main boiler and pressurised hot water tank) and a separate toilet.

Adjacent and professionally installed is a Robert Brazil (40m x 20m) outdoor riding arena with (soft track sand/rubber fibre surface).

To the right of the barn is a smaller detached barn with an internal office and useful storage for machinery and a feed store. There are expansive parking areas to the front and side drive entrance for horse boxes/trailers and other vehicles.

The land is opposite and wraps partly round the barn a total around 8.89 acres (*TBV) divided into 5 paddocks of varying sizes. These are fenced to the boundaries and individual paddocks with high tensile equestrian stock fencing and electric rope along the very top, which is connected to the mains power. There are connecting gates between paddocks with automatic waterers, along with mobile field shelters.eip.

THE PROPERTY

The delightful first floor flat above the barn has views over the paddocks and gardens and is light and spacious. It has a modern fitted kitchen with a range of fitted cupboards, with integral appliances including double electric oven with LPG gas hob and extractor fan, dishwasher, 2 fridges, quooker boiling water tap and water filtration. Adjacent is the open plan living/dining room and separate utility room. There is a door from the reception area leading to a family bathroom, bedroom 2 and the master bedroom with en - suite.

A wonderful outside garden space offers a great place to relax at the end of the day with 2 lawned areas of borders of attractive flowers including a rose garden and various shrubs and a superb seated area for Al Fresco dining.

The whole presents as an ideal base for a professional/keen amateur rider/trainer with its excellent purpose-built facilities along with good access to off road riding and bridleways as well as fabulously quiet country lanes for circular routes for fitness work.

PLANNING DETAILS

As stated above the property was originally granted planning consent as such is sold subject to an Equestrian Tie which was imposed when the property was granted planning consent by the Rural District of Swale on 27th September 2017 under planning reference 17/503818/FULL.

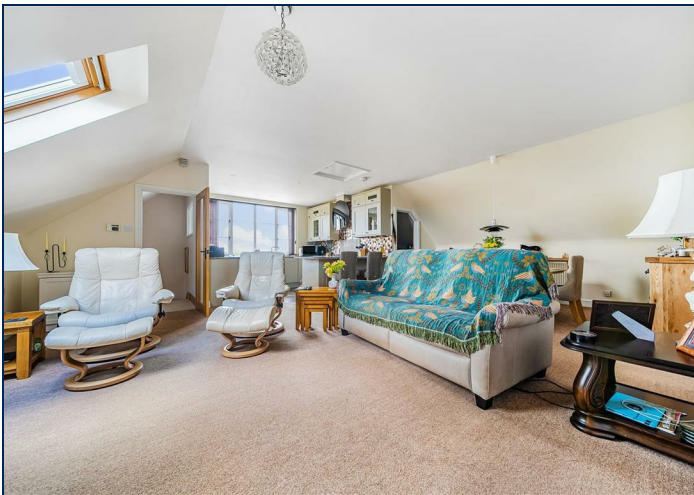
- 1.Planning Condition Number (IV) of that planning consent states "The residential's use, hereby permitted shall be restricted to the accommodation on the first floor (roof space) of the building only.
- 2.The occupation of the upper floor accommodational shall only be occupied those solely or mainly employed in the equine use of the site for horse breeding and dressage training.
3. No alterations to the building, whether permitted by Classes A, C or D of part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England)Order 2015 (as amended) or any order revoking and re-enacting that Order) or not, shall be carried out.

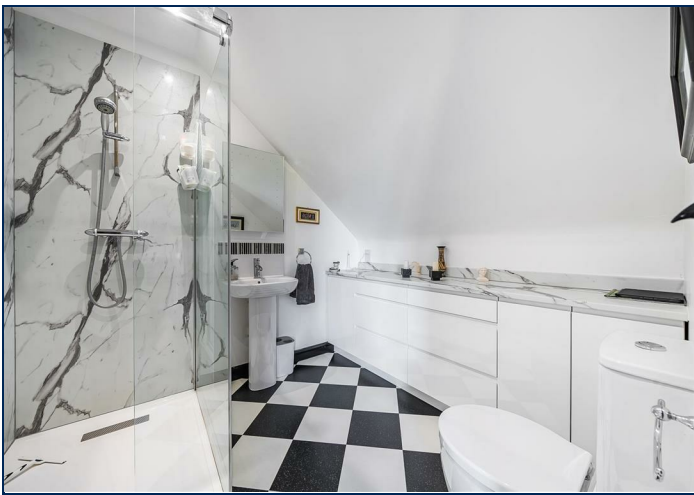
All planning enquiries relating to the property must be directed to the planning department at Swale District Council (swale.gov.uk).

LOCATION & AREA AWARENESS

The property is situated on a rural quiet country lane in the delightful Hamlet of Stalisfield within the Area of Outstanding Natural Beauty. It is located on top of the North Downs so benefits from far reaching views as far as Whitstable. There are superb walks and cycling routes as well as the fabulous circular hacks on quiet country lanes.

A short walk will take you to The Plough which is an award winning gastro pub. The local village of Charing is around 3.6 miles away and has a choice of shops, amenities along with a primary school and an excellent doctor's surgery. The sprawling market town of Ashford is approximately 7 miles away with an excellent





range of shopping, including a designer outlet with leisure and educational facilities. Transport links are well supported with Ashford International and its high speed service to London St Pancras in 37 minutes, as well as several other mainline stations within a 10 miles radius with Charing being the nearest. Access to the major roads is good. Both junction 8 & 9 of M20 are a 15 minute drive, Eurotunnel 20 minutes drive, M2 15 minutes drive and Dover harbour 40 minutes.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold
 PROPERTY TYPE: Detached Barn with first floor flat and American Barn Equestrian stabling below.
 PROPERTY CONSTRUCTION: Steel frame, concrete block and weatherboard cladding all under a clay roof
 NUMBER & TYPE OF ROOM/S: (see floorplan)
 PARKING: Multiple Areas
 LOCAL AUTHORITY: SWALE BOROUGH COUNCIL
 TITLE NUMBERS: K551430/K322146
 TAX BAND : Flat Band C Stables qualify for small business rate relief so are zero rated
 EPC RATING: B 87/B 87 Certificate number - 9739-3040-2203-9674-0200
<https://find-energy-certificate.digital.communities.gov.uk/>
 FLOOD RISK: Zone 1

WATER SUPPLY: Mains water, pressurised water system .
 ELECTRICITY SUPPLY: Mains and Solar Panels fitted FIT (feed in tariff scheme) .21p per kilowatt hour = approx. £1200 per year
 (NB - There is a separate generator available by separate negotiation)
 HEATING: Worcester Bosch Oil boiler, with air conditioning in the main bedroom.
 DRAINAGE: Cess Pit
 BROADBAND: Mobile router with average speed 54 -65. | MOBILE COVERAGE: see useful website links. CCTV in stables needs updating.
 AGENTS NOTE - FOOTPATH/RIGHT OF WAY - There is a public footpath to the North West boundary, from the neighbours field on the diagonal and goes in front of the barn and stables to the opposite field and road.

LAND

The whole area is 8.89 acres (*TBV). 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.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent Equus Country & Equestrian, South East/South West
 T: 01227 706009
 E: sales@equusproperty.co.uk
 W: www.equusproperty.co.uk

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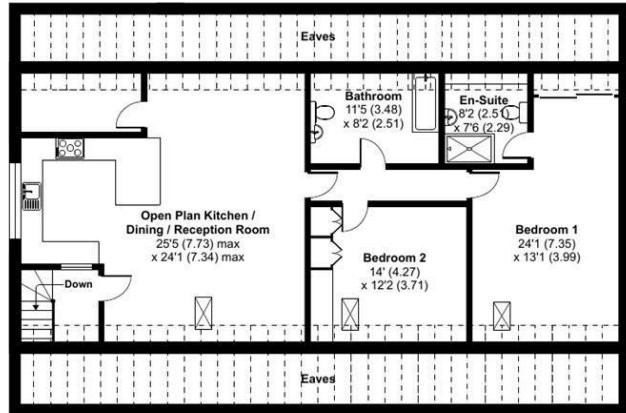
By viewing a property with Equus you accept this disclaimer. If inspecting the outbuildings, equestrian facilities or any other building within the grounds you must wear appropriate clothing and footwear and children must be either left in the car or supervised at all times. Livestock should not be touched and all gates left shut or closed after use.

DIRECTIONS

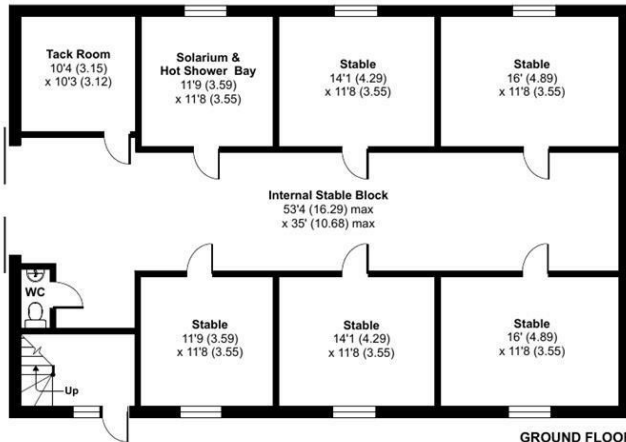
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Guide price £875,000





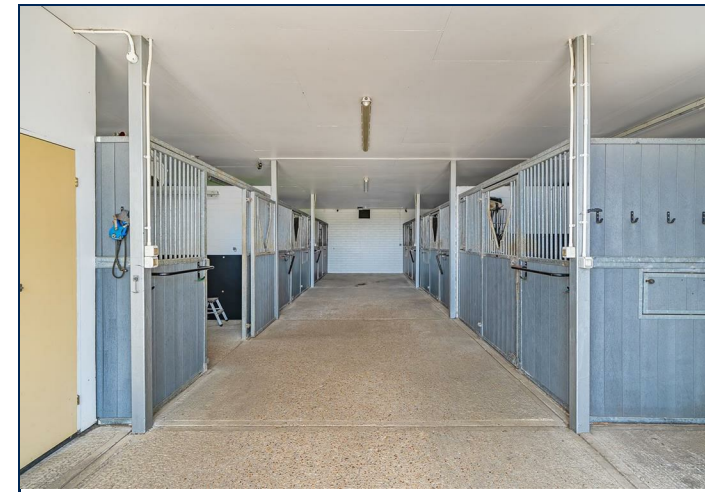
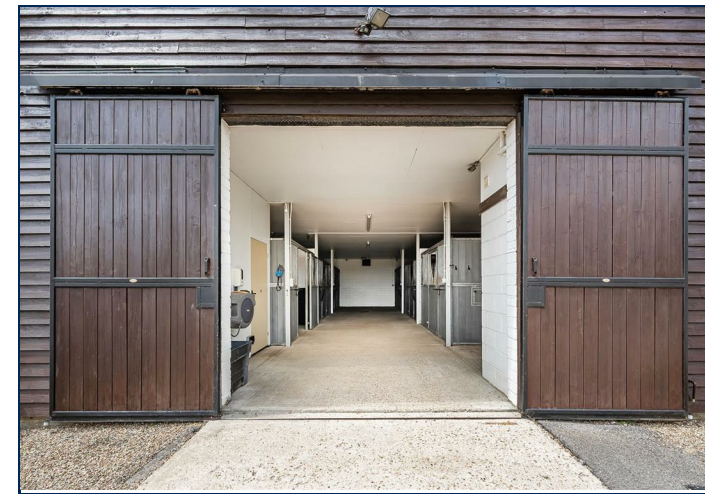
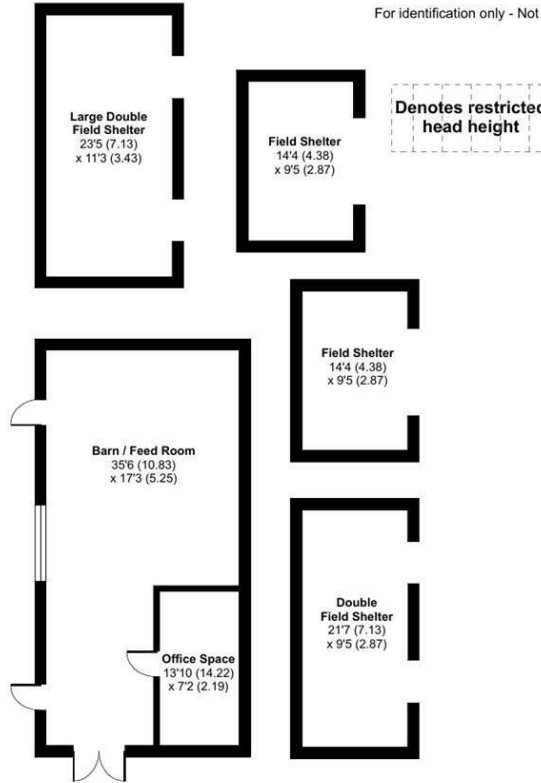
FLAT ABOVE THE STABLES



GROUND FLOOR

First Floor Flat Above Stables = 1360 sq ft / 126.3 sq m
 Limited Use Area(s) = 518 sq ft / 48.1 sq m
 Internal Stable Block = 1878 sq ft / 174.5 sq m
 Outbuildings = 1354 sq ft / 125.8 sq m
 Total = 5110 sq ft / 474.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Equus Property. REF: 1160507

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(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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