



EQUUS

Country & Equestrian



LIMES FARM



LIMES FARM, Pay Street, Hawkinge Folkestone, Kent CT18 7DZ

Set in 10.97 acres (*TBV) on the rural outskirts of Hawkinge in East Kent a former EQUESTRIAN COMPETITION CENTRE and LIVERY YARD comprising of a detached 4/5 bedroom character house, Indoor Riding School (66M x 24M), Outdoor Riding Arena 90M x 24M (with soft track surface and underground irrigation), former separate student accommodation/potential grooms living quarters, extensive Stable Complex and Yard including 18 Loose Boxes of various sizes & construction, tack rooms, feed rooms plus an Open Fronted Steel Framed Barn (60ft x 39.4ft). There are 3 fenced paddocks.

The whole presents an ideal base for a competitive rider/trainer or stud farm owner requiring good transport links to the continent. There is also convenient access to the A260 Folkestone to Canterbury road which in turn provides connections to the M2 & A20.

SITUATION & AREA AWARENESS

Located in a quiet rural location in an Area of Outstanding Natural Beauty with nearby charming Hamlets of Paddlesworth, Densole and the village of Hawkinge. The village of Hawkinge is 5 minutes' drive away and boasts a large variety of essential amenities to include, grocery store, hairdressers, health centre, primary schools and public houses, takeaways etc. A frequent bus service runs to both the popular coastal port of Folkestone to the South and, to the North via the A2, to the Cathedral City of Canterbury. Both offer excellent shopping, popular Harbour Arm at Folkestone. recreational and educational facilities, as well as main line train services to London. The High-Speed Rail Link is now fully operational reducing the travel time from Folkestone to London St Pancras via Ashford to some 53 minutes! Also, within a short driving distance of the property is access to the Channel Tunnel terminal at Cheriton and the M20 motorway. There are also numerous bridleways for riding out nearby, along with country lanes and footpaths for walking and cycling.

MAIN ACCOMMODATION

MAIN HOUSE - GROUND FLOOR - Entrance Hall, Utility Room with cloakroom, modern Kitchen/Dining Room, Living Room with open fireplace, Study/Fifth bedroom FIRST FLOOR - Landing, four bedrooms, 2 bathrooms with showers and Dressing Room.

DETACHED OUTBUILDING - There is a useful detached building by the house with electric and water connected.

FORMER STUDENTS ACCOMMODATION BLOCK & STABLES

DETACHED BUILDING GROUND FLOOR - Entrance Hall, Kitchen, Bathroom, Bedroom and 2 further reception rooms.

FIRST FLOOR - Landing, 5 further former bedrooms, 2 bathrooms, 2 x Reception/ Office.

STABLES - Attached to the side of the accommodation block there are 6 block-built stables, tack/feed room. There are a further 2 detached buildings within this area housing a further 12 stables, utility area, tack room, store and workshop/office. There is some electric connected to stables but not all with water connected within the yard.

FURTHER EQUESTRIAN FACILITIES

LARGE INDOOR RIDING ARENA 66M x 24M - with sand surface and former Bar/Cafe/WC with 3 phase electric from indoor riding arena to the office (not connected currently)

OUTDOOR ARENA - 90M x 24M with softtrack surface and underground irrigation

STEEL OPEN FRONTED BARN for hay and machinery storage (60.2 ft x 39.4ft)

There are 3 fenced paddocks of varying sizes.

MATERIAL INFORMATION & SERVICES

TENURE: Freehold

PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION: Brick and timber clad in part.

NUMBER & TYPE OF ROOMS: see attached floor plans.

PARKING: Multiple off road with private and shared drive - there are electric gates into the main driveway to the house

TITLE NUMBER : K932971 /K856194/K519241 (1 of which is the Main Residence)

LOCAL AUTHORITY: Folkestone & Hythe / TAX BAND: G

EPC RATING: D 59/72 - Certificate number 0081-3955-1200-0655-4200

Full ratings & advisories/estimated costs are now online at the .gov web site: <https://find-energy-certificate.digital.communities.gov.uk/>

SERVICES MAIN HOUSE

HEATING: Oil - currently not connected

SEWAGE: Mains Drainage

WATER SUPPLY: Mains

ELECTRICITY SUPPLY: Mains

SERVICES OUTBUILDINGS

SEWAGE: Mains drainage

WATER SUPPLY: Mains

ELECTRICITY SUPPLY 3 Phase from Indoor Riding Arena to former office- Currently not connected

STABLES : Water & electric in some parts

LAND & GROUNDS

The whole site extends to 10.87 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.

AGENTS NOTE : There is right of way at the back of the indoor school to Welwyn Studd Farm & Bush Farm Bungalow & a footpath down the drive with access to School Lane.

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:



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www.equusproperty.co.uk



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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

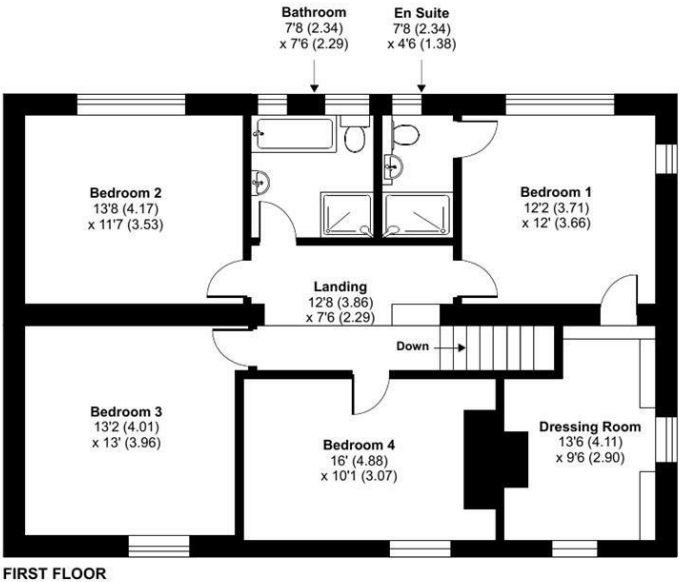
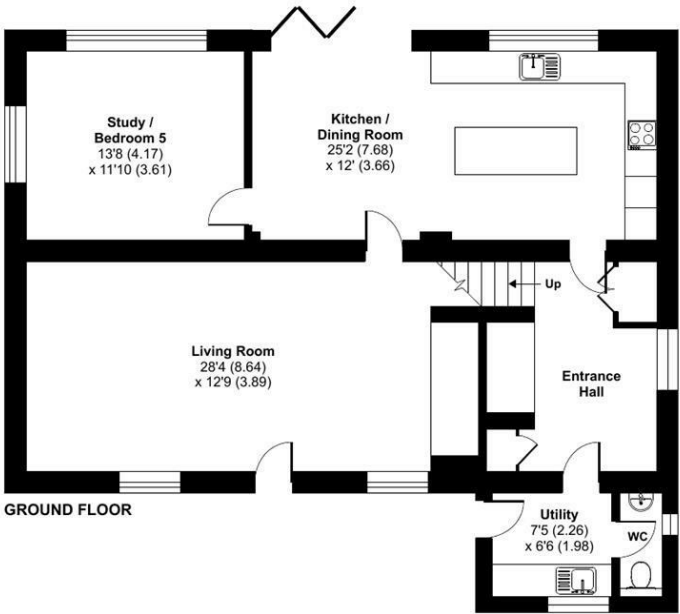
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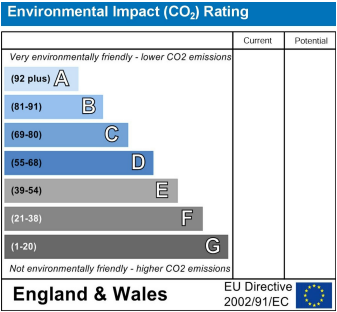
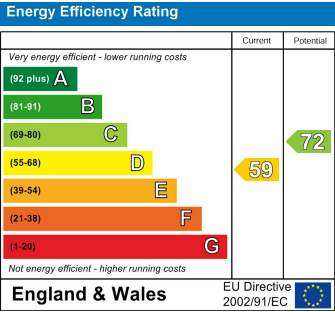
Guide price £1,200,000



Main House Approximate Area = 2172 sq ft / 201.8 sq m (excludes open barn / tack room / feed room)
Other Accommodation = 2341 sq ft / 217.5 sq m
Outbuildings / Stables = 6381 sq ft / 592.8 sq m
Indoor Riding Arena = 17441 sq ft / 1620.2 sq m
Total = 28335 sq ft / 2632.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Equus Property, REF: 1362843

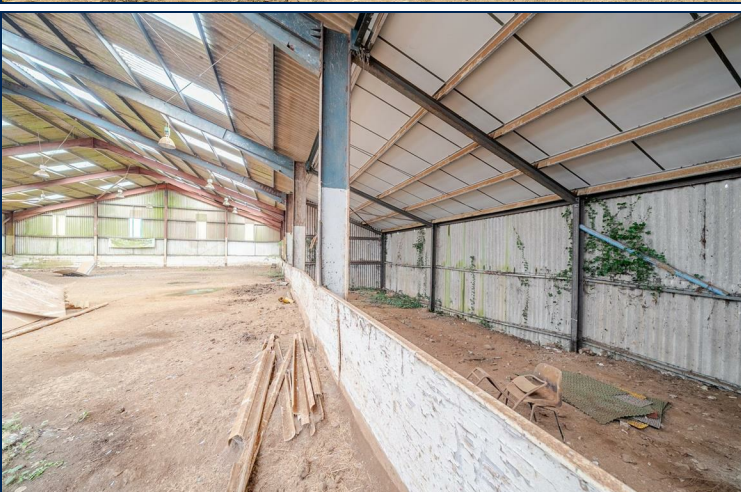
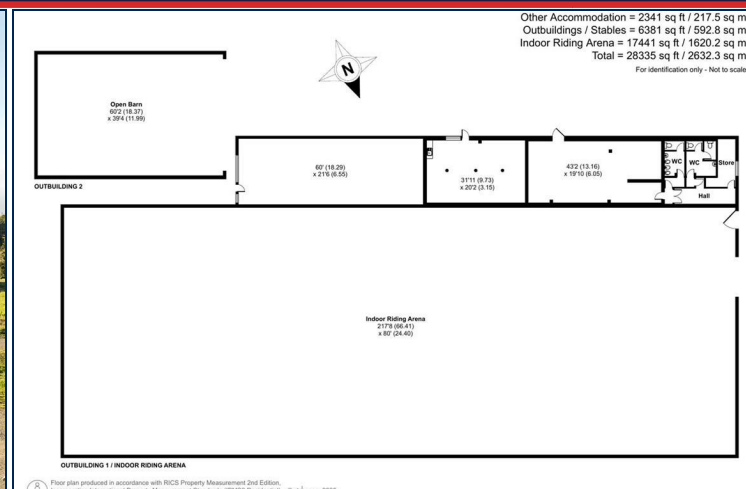


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