

# HUMMERSTONE & HAWKINS

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## EQUESTRIAN FACILITY IN SIDCUP FOR SALE



EQUESTRIAN CENTRE IN A  
DESIRABLE AREA FOR SALE.

SITE MEASURES c. 14.05 ACRES /  
56,869SqM. (TBV)

UP TO 14 STABLES RANGING  
FROM 10ft X 10ft TO 16ft X 12ft.

PADDOCKS PROVIDING AMPLE  
GRAZING AREAS.

FLOODLIT SAND SCHOOL /  
AMPLE ON SITE PARKING.

SUITABLE FOR PROFESSIONAL,  
BUSINESS OR PRIVATE USE.

**HALCYON MANOR FARM**

**67 PARSONAGE LANE**

**SIDCUP, DA14 5EZ**

**Tenure: FREEHOLD**

**Asking price: £975,000**

Hummerstone & Hawkins  
Tel: 0208 303 1061

**LOCATION:**

The subject property enjoys a desirable rural setting and yet has easy access to many local amenities which are found in the village of Bexley which is some 2.5 miles to the north. Sidcup is approx. 3.3 miles to the west.

The property also enjoys good transport links with Parsonage Lane being located just off the busy North Cray Road (A223) which connects to the A2 to the north and the A20 to the south which in turn leads to the M25. Mainline train stations can be found at nearby Bexley, Albany Park and Sidcup.

**DESCRIPTION:**

A rare and exciting opportunity to acquire an equestrian centre located within a much sought after and desirable area. The facility comprises of c. 14.05 acres / 56,869SqM. of open grazing land, paddocks, up to 14 stables, a hard standing area and a floodlit sand school. The centre includes toilet and ancillary facilities.

The facility and land which we feel is suitable for professional, business or private use has been in the hands of clients for approximately 15 years. Now and for genuine personal reasons the owners have reluctantly made a decision to take the property to market.

Access to the centre is via a gated unmade road.

**TENURE:**

We are informed that the property is freehold and is held on approx. 5 titles.

Title numbers

K112212

SGL 662544

SGL722522

SGL658648

SGL73396

**PLANNING:**

We are informed by our client that the grazing land is green belt. She also informs us that the areas with buildings may offer potential for an application for brownfield.

Properties and land situated on Parsonage Lane have in the past been the subject of various planning applications. As to whether part of the land at Halcyon Farm offers development potential then interested parties are advised to make their own enquiries.

**RATES:**

We understand from the Valuation Office Agency (VOA) website that the rateable value is £7,200 per annum.

Prospective purchasers may be able to obtain 100% rate relief under the small business rate relief scheme and should make their own enquiries with the London Borough of Bexley Business Rates Department.

**LEGAL FEES:**

Each party are to be responsible for their own legal costs

**VIEWING ARRANGEMENTS:**

**No direct approach may be made to the property. For an appointment to view, please contact the agent.**

Hummerstone & Hawkins T: 0208 303 1061



SAND SCHOOL



These particulars are issued on the distinct understanding that all negotiations shall be conducted through Hummerstone & Hawkins, to whom the result of inspection should be communicated. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and no tract. Responsibility cannot be accepted for inconvenience or loss viewing however caused, but appointments to view can be arranged by request.



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