



EQUUS

Country & Equestrian



TOAD HALL FARM





TOAD HALL FARM, Raspberry Hill Lane, Sittingbourne, Kent ME9 8SL

Set in 18.37 acres of pastureland (*TBV) a privately owned Equestrian Property, with permissions to run as a Livery Yard and including stabling for 16 horses, two outdoor riding arenas, sizes 60m x 20m and 40m x 20m of rubber mix surfaces, various storage barns, tea room, x2 secure sea containers near the main yard and a further 3rd container close to the riding arenas with storage for jumps and rails. Spacious vehicle and horsebox parking areas.

Since purchasing the equestrian complex the owners have made various improvements to the facilities including the addition of mains electricity and water to the site. NOTE - There is currently no permission for permanent residential accommodation at the location but there may be scope to add a portable unit for use as a clients communal day room subject to the usual consents and planning permissions.

The property occupies a unique, yet convenient, countryside setting located in a rural area in a slightly elevated position with panoramic views over the tidal waters of the river Medway, plus the benefit of excellent off road riding on the doorstep. Agents note: Any interested parties should be aware that the property is being sold on the basis of a freehold sale with vacant possession and not as an existing business.

*please contact Equus in regard to the planning permissions relating to the property on 01892 829014

LOCATION & AREA AWARENESS

The equestrian centre is located near to the modern village of Iwade, situated to the north of Sittingbourne, offering easy access to the A249, connecting you to the M2, M20, and M25 motorways. The village boasts a range of amenities, including a primary school, village

store, coffee shop, chemist, pub/restaurant, various dining options, village hall, church, and a medical centre, all within close proximity. Local events, such as farmers markets contribute to a thriving community environment. Frequent bus services provide reliable transportation to Sittingbourne's schools for all ages, with high street shopping facilities and mainline railway station connecting to London.

LAND & GROUNDS

The whole is 18.37 acres *TBV. The land is gently sloping toward the Medway estuary which is some way off from the lane and does not affect the site in any way, but, the land does drain well. 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.

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: Equestrian stabling and riding facility
 PROPERTY CONSTRUCTION: Predominantly timber on concrete
 NUMBER & TYPE OF ROOM/S: N/A x16 stables for horses & store feed room/s
 PARKING: Multiple
 LOCAL AUTHORITY: SWALE BOROUGH COUNCIL
 TAX BAND: Exempt - Small business exemption.
 EPC RATING: N/A non domestic or office.

SERVICES

WATER SUPPLY: Mains
 ELECTRICITY SUPPLY: Mains
 BROADBAND: see useful website links | MOBILE COVERAGE: see useful website links.

VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent. Equus Country & Equestrian, South East/South West.

Please book a date and time to visit.

T: 01892 829014

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

Use this post code. ME9 8SL. There are a number of entrances which may look like the drive into the yard, but they are not the entrance. The yard is clearly named. Gates are locked most of the time.

Guide price £495,000





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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