

# Equestrian & Rural



## Angley Stud

Angley Park, Angley Road, Cranbrook TN17 2PN

Batcheller  
Monkhouse



# ANGLEY STUD

A comprehensive equestrian enterprise set down a long drive adjoining the Angley Park Estate. Impressive indoor arena 55m x 23m with viewing gallery, outdoor arena 60 x 20m, 19 loose boxes. Claydon 4-horse walker, lunging pen, other outbuildings and tack rooms. Fenced paddocks with some light woodland, amounting to nearly 60 acres in all, ring and deer fenced. Comfortable owners accommodation converted from brood mare stabling with 2/3 bedrooms.

- 5 Stable complexes with, in all, 19 boxes
- Superb Indoor arena 55m x 23m with Robert Brazil softtrack surface, auto sprinklers and viewing gallery
- Outdoor arena 60 x 20m
- Claydon 4 horse walker
- Monarch lunging pen
- Heat Room
- Tack Rooms
- Various other outbuildings
- Ample parking for lorries and cars
- Grounds, paddocks and woodland - in all about 60 acres
- Very comfortable, well-appointed detached **single storey house with**
- 2 Reception Rooms
- Kitchen
- 2/3 Bedrooms
- 2 Bathrooms

**Aerial video available - <https://vimeo.com/125069009>**

## AMENITIES

Angley Stud is in a wonderful, rural location on the western outskirts of the popular small town of Cranbrook. The stud is situated down a long drive which is shared for the initial 350 yards to the imposing brick entrance pillars of Angley Stud and becomes private for a final 150 yards.

Cranbrook itself is an excellent local town with a mix of shops, restaurants and cafes and the popular Hartley Dyke Farm Shop is only 1.4 miles away. Hawkhurst is 4 miles while Bedgebury National Pinetum and Forest ([www.forestry.gov.uk/bedgebury](http://www.forestry.gov.uk/bedgebury)) offers many miles of riding tracks, (accessible with a TROT permit, [www.tollrides.org.uk](http://www.tollrides.org.uk)) and is also 4 miles distant. Riding in Hemsted Forest is also 4 miles.

The A21 at Lamberhurst is 7.3 miles away and provides direct access to the M25. The larger town of Tunbridge Wells is about 14 miles. There are excellent communication facilities with Ashford and the Eurostar service about 19 miles and Dover about 40 miles. Mainline station at Staplehurst (5.5 miles) with access to London Bridge, Waterloo East and Charing Cross.

Equestrian competition centres within reach are the world famous Hickstead, Oldencraig Centre and Felbridge for showing, show jumping and dressage, eventing venues such as Brightling Park International, Chilham Park, Eridge and Ardingly are also easily accessible and for racing Lingfield Park and Plumpton. The Weald Sports Centre and Gym is within walking distance.

Schools within the area include the extremely popular Cranbrook School, a co-educational grammar boarding and day school; Angley secondary school, Cranbrook Primary and Dulwich Prep.

## DESCRIPTION

Angley Stud is a comprehensive equestrian enterprise with extensive stabling and fantastic facilities including two arenas, a horse walker and a lunging pen as well as 60 acres of well maintained, post and rail fenced paddocks and woodland.

The magnificent indoor arena 55m x 23m was re-roofed in 2013 and has a viewing gallery and auto watering system for the Robert Brazil Softtrack surface while the outdoor arena 60m x 20m has a







Robert Brazil fibre mix surface. The owner's accommodation, set in the midst of the facilities, is well presented and comprises a single storey dwelling with accommodation presently arranged as follows:-

- Kitchen/Breakfast Room with 2-oven Sandyford, built in fridge and freezer units and range of storage cupboards.
- Sitting Area/Dining Room with French doors to a terrace and wood burning stove
- Study/Office
- Double aspect Sitting Room with woodburner
- Two further Rooms
- Two/three Bedrooms, two with en suite Bath/Shower Rooms.
- Utility Room
- Cloakroom

## OUTSIDE

### The Equestrian Complex comprises:-

Main stable block of steel frame construction, timber clad with concrete floor, corrugated metal roof and double sliding doors at both ends, measuring externally 49' x 33'7". Internally there are 6 stables, automatic water and fitted mangers, with heating to prevent freezing. Heat room 7'5" x 11' with secure store and tack room with stainless steel sink. Lobby with plumbing for washing machine.

Situated on either side of the main stable block are two further yards each with L-shaped range of timber clad stables comprising:

**South Stable Block** with 3 loose boxes each 11'6" x 11'4", Box 4 is 16'4" x 11'6". Tack Room and plumbing for washing machine. Gated concrete yard. Planning Permission has been granted ref 06/03733/FUL to convert two of the stables and store in the south block into a staff rest room with w.c and shower

**North Stable Block** with 5 boxes of varying sizes and a foaling box. All boxes have automatic water and feed mangers. Covered storage area. Concrete yard with wash down area. Adjacent portacabin office 12 x 9 (external dimensions). 2-Bay open fronted barn 30' x 20'. Lean-to workshop 30' x 16' double doors to drive.

Further yard, some distance up the drive, with horse examination area and ramp for assisted loading.

**Indoor Arena** 55m x 23m with Robert Brazil Softrack surface with auto sprinklers. Viewing Gallery. Double metal sliding doors.

**West Stable Block** beyond the indoor school with L-Shaped range of timber-clad boxes around a concreted yard. 3 Boxes each 11'6" x 11'6" and large box 16'6" x 11'6". Tack Room. **Two fenced Stallion Enclosures**

**THE LAND** is arranged principally to the north and east of the stable blocks and is divided into fenced paddocks all served by a







concrete track along the southern boundary with further access tracks, the whole is ring and deer fenced. The land includes about 11 acres of woodland (excluded from the Section 106 agreement) with separate access and a copse on the eastern and western boundaries as well as the adjoining woodland on the northern boundary, gives much seclusion. A **wildlife pond** has been created on the eastern side. The grounds extend to about 60 acres. The land in our client's opinion lends itself to the creation of a gallop.

## DIRECTIONS

From Cranbrook town centre, proceed in a south westerly direction up the high street and at the T-junction with the A229 Hartley Road, turn right. Follow this road for 0.8 miles and after passing Angley School, take the first left marked Angley Park. Continue down the drive for a further 0.3 miles and Angley Stud is the last property on the drive.

### Additional Information:

**Local Authority:** Tunbridge Wells Borough Council Tel: 01892 526121 [www.tunbridgewells.gov.uk](http://www.tunbridgewells.gov.uk)

**Services:** Mains 3 phase electricity, water and private drainage (not checked or tested). No mains gas. Oil fired central heating.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.highways.gov.uk](http://www.highways.gov.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX 109776

### The Stud:-

Originally a stud for breeding thoroughbreds with mares from Mohammed Al Maktoum, under the present ownership from 2000 the stud has been used to breed quality Sportshorses. Stock from the stud has excelled across the world in all equestrian disciplines, including a dressage reserve for the 2012 Olympics.

**Please use this link for an aerial video of Angley Stud:**  
<https://vimeo.com/125069009>



**GUIDE PRICE £1,750,000**

**VIEWINGS** For an appointment to view please contact our Battle Office, telephone 01424 775577

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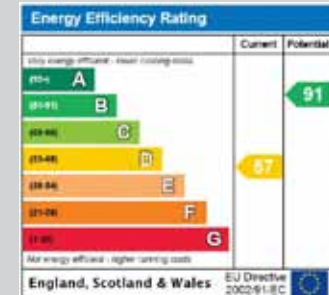






### Planning Notes:-

The dwelling shall be occupied only by the manager of the Stud as set out in planning application TW/98/00393/FUL/RCC and the dwelling and land shown in the applicant's ownership shall be retained as a single holding and shall not be subdivided, sold away or let to any party not the occupier of the dwelling. This excludes the woodland. The mobile home, is leased to a neighbouring property for the lifetime of the current occupier. It has a certificate of Lawful Development TW/05/00335/CEU/AJB.



### NOTE:

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