EQUUS

Country & Equestrian

LOWER GALLANTS

LOWER GALLANTS, Lower Road, Maidstone, ME15 0JS

NEW PRICE - 14 acres (*TBV) - detached, well presented 6 bedroom property (over 3200sqft) occupying a rural setting surrounded by its own paddocks and grounds with well equipped equestrian complex of stables and outbuildings of over 3000sqft with the benefit of Equestrian business permissions to run from the property.
The whole comprises of an L shaped block of 11 loose boxes, tack room, feed room, tool room and Hay barn set around a concreted yard. 30m x 60m Olympic sized floodlit fenced riding arena (recently refurbished), Detached Equestrian Barn - currently open to the front and side with stairs to a first floor area. Pre Application letter submitted to the local authority Ref: 26/500556/PAPL / Requesting conversion of an existing approved equestrian barn at the location into essential equestrian worker accommodation connected to the operation of the equestrian business. Detached Gym/Home Office/Summer House and various fenced paddocks set mainly to the front with some to the rear.
This substantial family home, offers a glorious interior, mixing contemporary aspects with character features complemented by floor to ceiling glazing and doors in many rooms flooding natural light into the whole. The heart of the home is a stunning open plan kitchen/dining room opening into a vaulted garden room offering superb entertaining spaces in a modern indoor/outdoor theme and direct access out to the garden terraces.
For those with extended family living requirements the versatile ground floor layout, which includes 2 bedrooms and 'walk in Wet room/shower room' may offer options to adapt to incorporate a self contained annexe.
Outside a long private drive with large brick entrance and electric gates leads to the property with spacious parking for various cars/horseboxes and CCTV to the whole. The house enjoys a partly elevated position with rural views to the front and picturesque aspect to the rear over the river Medway (also with fishing rights).

EQUESTRIAN TIE & SECTION 106
EQUESTRIAN TIE - MAIDSTONE BOROUGH COUNCIL APPLICATION REF: MA/04/1010
In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly working, or last working in the operation of a commercial equestrian breeding and/or stud enterprise undertaken on land adjoining Lower Road and St. Helens Lane East Farleigh shown on the plan attached to this decision notice or in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants;
Reason for this occupation restriction: The site is in an area where new residential development is not normally permitted unless essentially required for the proper functioning of the enterprise concerned and in accordance with policy H34 of the Maidstone Borough-Wide Local Plan 2000.
SECTION 106 - (15.08.2005) An Agreement affecting the land edged blue on the title plan dated 10 August 2005 made between (1) The Maidstone Borough Council and (2) Mr xxxxxxxxxxxx and Mrs xxxxxxxxxxxxxx pursuant to section 106 of the Town and Country Planning Act 1990 contains provisions relating to development of the land in this title.
(In essence this agreement ties the land to the house and vice versa).

LOCATION & AREA AWARENESS
Set down a private drive with large brick entrance and electric gates remotely as well as CCTV at the house and yard, the property is located on the outskirts of East Farleigh, an historic village mentioned in The Domesday Book. Its position on the south side of the upper reaches of River Medway provided an excellent river crossing and the Grade I bridge, built in the Middle Ages is believed to be the oldest in Kent. It provided the crossing point for the Parliamentary forces in the Battle of Maidstone during the Civil War. The village 12th-century church is dedicated to St Mary, where two sons of William Wilberforce, were both vicars.
Along with the church there is a village hall, primary school, four country inns including The Bull in the centre of the village and a regular farmers market. Further shopping facilities are to be found in the nearby county town of Maidstone some 2 miles away, which offers a wide variety of in and out of town shopping centres, supermarkets, theatres, cinemas, restaurants and bars.

Positioned well for the commuter, East Farleigh railway station (some 1 mile away) provides services via Tonbridge to London Bridge, Waterloo, Charing Cross and Cannon Street. Maidstone East Station provides services to London Victoria in an hour or so. Tonbridge also connects to Ashford International which provides a fast service to St. Pancras and Europe.

The Motorway network (M20) can be easily accessed at Junction 3 or 4 near Maidstone.

Kent is renowned for the quality, choice and commitment to excellence of its educational system in both the public and private sector. Noteworthy schools in the area include: Sutton Valence Independent School (preparatory and senior) and the Maidstone Grammar Schools. Lower Gallants is also well placed for Benenden(girls) and Tonbridge(boys) Schools.

ACCOMMODATION
GROUND FLOOR - RECEPTION HALL leading to KITCHEN/DINING ROOM - beautifully designed bespoke kitchen with a feature Ragstone wall. There are ample windows and doors leading out to the terraces. Twin ceramic sink unit with mixer taps set into granite work surface. Central island with breakfast bar area. A range of fitted cupboards and drawers, dishwasher, fridge freezer and a range oven. Tiled floor with underfloor heating. GARDEN ROOM - windows and doors to both sides and rear and vaulted ceiling.
SITTING ROOM - triple aspect with 3 sets of double-glazed French doors. A stunning brick fireplace with a wood burner. Oak floor with underfloor heating.
UTILITY ROOM - stable door to garden. Space for 2 washing machines and dryers. Under-floor heating.
BEDROOM 1 - doors to the front with underfloor heating WET ROOM - walk in shower area WC and washbasin, DRESSING AREA with wardrobes.
BEDROOM 6 - with underfloor heating. This room has also been used as home office.
FIRST FLOOR - bespoke staircase leads to LANDING glazed skylight windows.
BEDROOM 2 -EN-SUITE SHOWER ROOM, with walk in shower WC, wash basin and a heated towel rail.
BEDROOM 3 - with DRESSING ROOM plus ENSUITE SHOWER ROOM, WC and wash hand basin.
BEDROOM 4 and BEDROOM 5 - these two bedrooms could be joined and the dressing room turned into a ENSUITE BATHROOM / SHOWER ROOM.
FAMILY BATHROOM - window to side large luxury bath, WC, wash basin and a heated towel rail. In all 3275sq ft.

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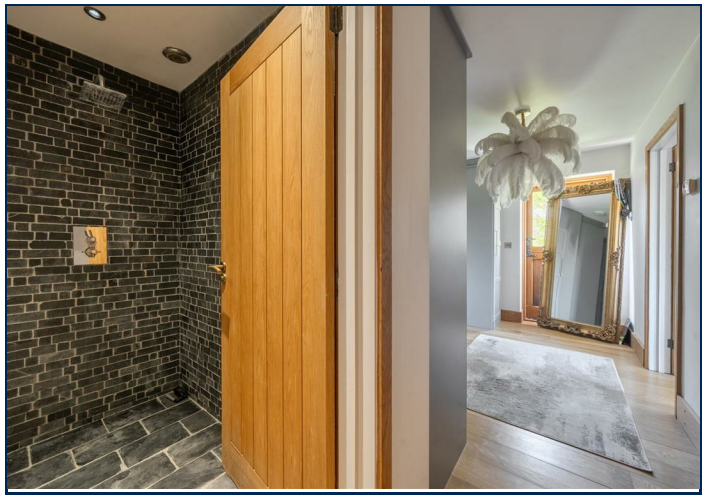

EQUESTRIAN FACILITIES & OUTBUILDINGS
Refer to the floor plans for shape and dimensions of the various stables and storage areas.
STABLES - The equestrian facilities comprise an 'L' shaped block of 11 stables, TACK ROOM, FEED ROOM, TOOK ROOM and HAY BARN. 10 or 11 stables depending on usage, set around a concreted yard with water, power and light.
OUTDOOR ARENA - 30m x 60m Olympic sized floodlit and fenced manége recently refurbished.
GYM / HOME OFFICE SUMMER HOUSE -
The paddocks are mainly to the front either side of the long private drive with some to the rear.

PRE APPLICATION PLANNING PERMISSION
EQUESTRIAN BARN - just off the driveway and parking area for the house, an open fronted and side barn with stairs to a 1st floor area. On the outbuilding an APPLICATION No: 26/500556/PAPL / PROPOSAL: Pre-application Letter - Conversion of an existing approved equestrian barn at Lower Gallants into essential equestrian worker accommodation, tied to the operation of the equestrian business.
Overall conclusion and planning balance “the principle is acceptable and aligns with LPRQD5 and LPRCD3 and the NPPF” the idea in principle of equestrian worker accommodation in this building could be acceptable. The full letter from Maidstone Borough Council “Overall conclusion and planning balance” can be obtained from the selling agent Equus on request..

LAND & GROUNDS
The whole site is 14.6 acres (*TBV) which include all the farm, buildings and drive. *The acreage and land shown or stated on any map, plan or particulars is TBV (To Be Verified). This means the land has not been formally measured or verified by Equus or the sellers. A Title Plan from the Land Registry will be available, where possible, showing the boundary and stated acreage. Interested parties wishing to verify the exact area should make their own enquiries via their solicitor and, if required, commission a suitably qualified professional to undertake a formal measurement.

RIVER MEDWAY ACCESS
The property enjoys river frontage to the River Medway with Fishing Rights. Furthermore, there are 3 X Double Fishing Swims directly on the River Medway newly refurbished. This is a good stretch of the River Medway between Barming Bridge and East Farleigh Lock, with lots of different species including big river carp.

MATERIAL INFORMATION & SERVICES
TENURE: Freehold
PROPERTY TYPE: Detached / PROPERTY CONSTRUCTION:
NUMBER & TYPE OF ROOM/S: see attached floor plans.
PARKING: Off road multiple / TITLE NUMBER/S:
LOCAL AUTHORITY: Maidstone / TAX BAND: F
EPC RATING: C 75/77 - Certificate number 0390-2992-3640-2426-4151 - Full ratings & advisories/estimated costs are now online at the .gov web site: https://find-energy-certificate.digital.communities.gov.uk/
SERVICES - HEATING: oil central Heating / SEWAGE: private water treatment plant / WATER SUPPLY: mains / ELECTRICITY SUPPLY: mains

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
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VIEWING ARRANGEMENTS
All Viewings are strictly by Appointment with the Vendors’ Agent
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DIRECTIONS
From the M20 - Junction 4 Exit: Proceed in a southernly direction towards Tonbridge, West Malling and Kings Hill (A228) Continue for approximately 4miles until reaching the Mereworth roundabout with the Tonbridge Road (A26) Turn left onto the Tonbridge Road towards Wateringbury and Maidstone. Continue through Wateringbury to Teston on passing through Teston turn right towards West Farleigh (B2163) crossing the railway line and the river (Teston Bridge) continue up the hill to the T junction. Turn left onto Lower Road (B2010) Proceed along for approximately 0.75 mile and the property can be found on the left hand side.

DISCLAIMERS
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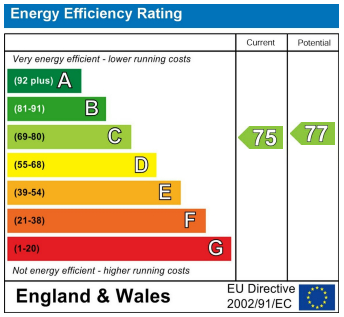
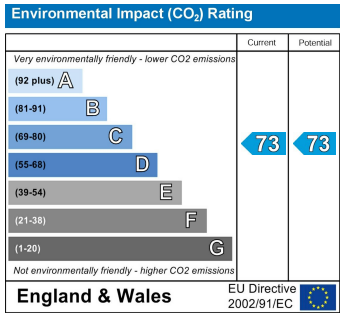
Offers in the region of £1,700,000

Approximate Area = 3278 sq ft / 304.5 sq m
Limited Use Area(s) = 80 sq ft / 7.4 sq m
Outbuildings = 3035 sq ft / 281.9 sq m
Total = 6393 sq ft / 593.8 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 2026. Produced for Equus Property. REF: 1439366





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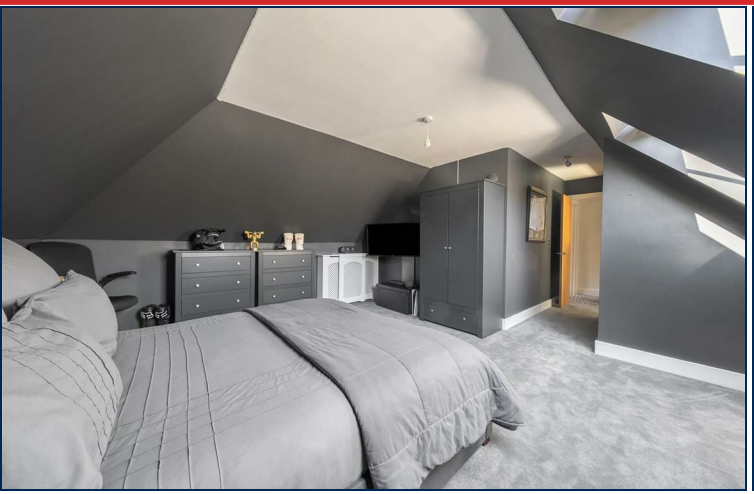

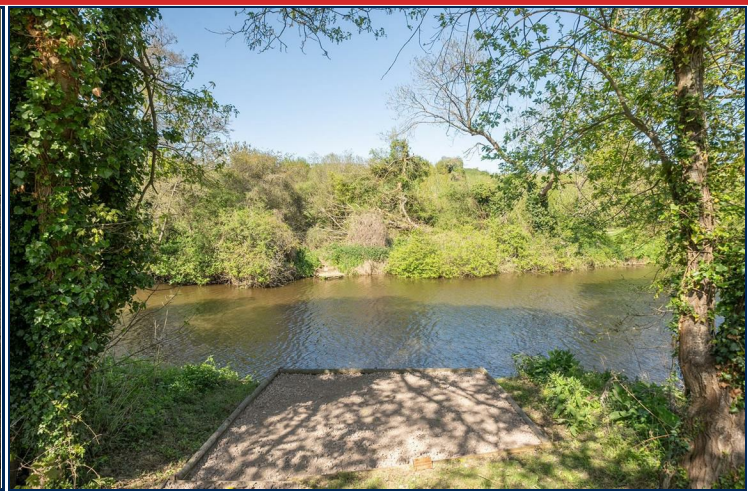

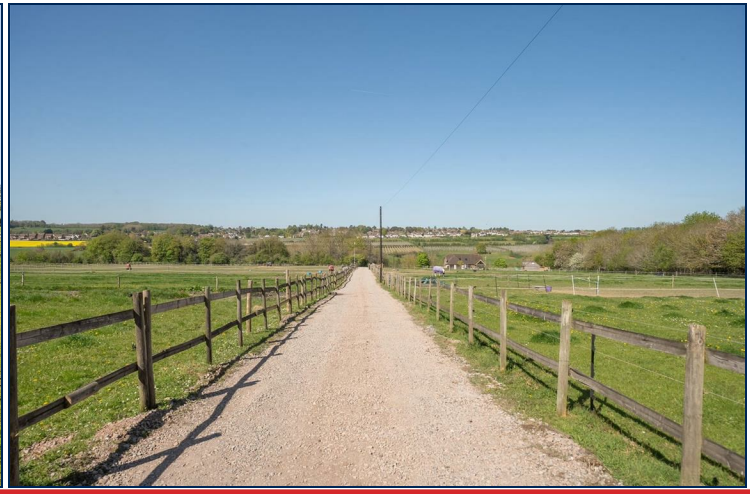

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