



## The Riding School, Kennels and Stable Courtyard, Waldershare

Eythorne, Kent

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## A remarkable former Kennel complex with indoor riding school offering scope for development

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Waldershare Park, Eythorne, Kent, CT15 5BA

Eythorne 1.4 miles, Dover 6.2 miles, Canterbury 13.9 miles, Central London 74 miles

### *Features:*

A range of buildings comprising Grade II listed partially converted stable yard, indoor riding school, seven cottages and two commercial units in a fine parkland setting

About 9.01 acres (3.64 ha)

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### *Situation*

The Kennel complex is part of the wider and historic Waldershare Park Estate which has been within the ownership of the Earls of Guilford for over 250 years.

Now offered for sale by the 10th Earl of Guilford, the property offers a diverse portfolio with great development potential subject to planning, in an accessible but rural east Kent location.

Local amenities include public house, Church and village store in the nearby village of Eythorne.

The property is approximately 14 miles from Canterbury's schools, shops and array of further amenities. Locally there are superstores at Whitfield (about 3 miles), and shops in Temple Ewell and River. There are good schools locally, both in the independent and state sectors.

The A2 and A20/M20 are easily accessed and the High Speed service to London St Pancras runs from Dover Priory and Ashford International, with journey times from 66 and 36 minutes respectively.

### *Historical Note*

The historic Manor of Waldershare has a long history dating back at least as far as the Norman Conquest when the lands were held under the Bishop of Bayeux. The Malmains and the Monins families, both of whom traced their families directly to the Norman conquest, held the estate for generations until its sale in the 18th century.

Waldershare Park was purchased by Sir Henry Furnese in 1705. Sir Henry was a successful merchant, born at Sandwich in Kent, before pursuing a successful career in London, rising to become Master of the Drapers Company and one of the original Directors of the Bank of England when it was founded in 1694. Sir Henry was also the Whig MP for Bramber and then for Sandwich. He was made Baronet in June 1707 becoming the first Baron Waldershare.

Sir Henry began work on the former mansion house and the establishment of the park, elements of which, including some fine parkland trees and avenues, remain to this day. Following the death of Sir Henry's unmarried son Robert Furnese in 1733, the estate passed by Marriage to Francis, first Earl of Guilford, in whose descendants' ownership it has remained. Of particular note was the second

Earl, who was a major statesman and political figure of the 18th century, holding all three big offices of state; Prime Minister, Chancellor of the Exchequer and Home Secretary. The second Earl was also a significant figure in the American Revolution, as British Prime Minister for much of the war, dividing his time between London and Waldershare Park.

Whilst much of the original park is now in arable production, a good deal of the character and layout remains, with the main driveway running west to east.

At the northern end of the estate, approached by a fine tree lined avenue are The Kennels, Riding School and associated cottages. The main riding school and stable courtyard date from 1871 and are built of yellow brick and red-brick dressings with slate roofs. It is rare to find an example of an indoor riding school from this period, and very few survive in their original unconverted state.







***The Riding School,  
Kennels and Stable Courtyard -  
About 9.01 acres (3.64 ha)***

A wonderful range of Grade II listed buildings dating from the late 18th century comprising partially converted former stable, indoor riding school, kennels and cottages set around a central courtyard.

The main riding school currently comprises one large open space, with a separate lobby and former raised viewing gallery at the eastern end. The building has been used for storage of vehicles and machinery in recent times, but is a light space, lit by rows of metal framed windows. This space offers huge potential to a purchaser, subject to obtaining all necessary planning and listed building consents.

To the south of the riding school, is a u-shaped range of former stables and cottages which are now converted to form 9 units as follows:

1 The Kennels - Two reception rooms, two bedrooms and a bathroom. Redecorated in 2020.

2 The Kennels - Two reception rooms, two bedrooms and a bathroom. Redecorated in 2020.

3 The Kennels - Reception room, two bedrooms and a bathroom.

4 The Kennels - Two reception rooms, three bedrooms and two bathrooms. Renovated in 2019.

5 The Kennels - One reception room, one bedroom and bathroom.

6 The Kennels - One reception room, two bedrooms and a bathroom.

7 & 8 The Kennels - Arranged as two commercial units.

9 The Kennels - Two reception rooms, two bedrooms and a bathroom.



## The Riding School, Kennels and Stable Courtyard, Waldershare Park



### Key

<span style="background-color: #f08080; border: 1px solid black; padding: 2px;">1</span> 1 The Kennels	<span style="background-color: #ff8c00; border: 1px solid black; padding: 2px;">6</span> 6 The Kennels	<span style="background-color: #f08080; border: 1px solid black; padding: 2px;">11</span> The Pump House
<span style="background-color: #90ee90; border: 1px solid black; padding: 2px;">2</span> 2 The Kennels	<span style="background-color: #90ee90; border: 1px solid black; padding: 2px;">7</span> Commercial Unit	<span style="background-color: #ffff00; border: 1px solid black; padding: 2px;">12</span> Old Riding School
<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">3</span> 3 The Kennels	<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">8</span> Commercial Unit	<span style="background-color: #d8bfd8; border: 1px solid black; padding: 2px;">13</span> Top Brooder House (store)
<span style="background-color: #ffcc00; border: 1px solid black; padding: 2px;">4</span> 4 The Kennels	<span style="background-color: #d2b48c; border: 1px solid black; padding: 2px;">9</span> 9 The Kennels	
<span style="background-color: #9370db; border: 1px solid black; padding: 2px;">5</span> 5 The Kennels	<span style="background-color: #a9a9a9; border: 1px solid black; padding: 2px;">10</span> The Old Store (store)	

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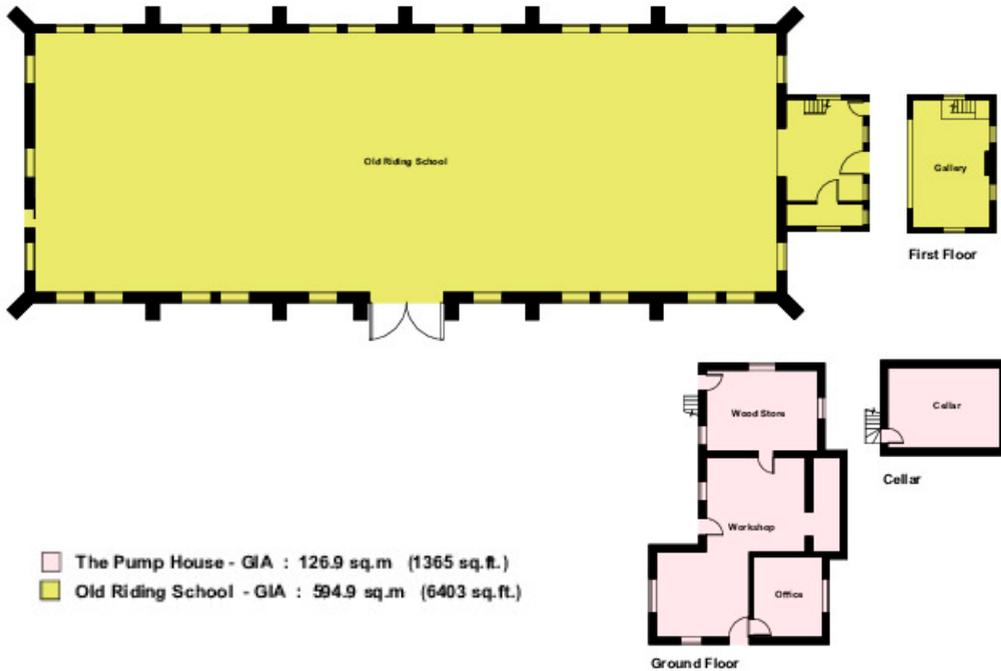
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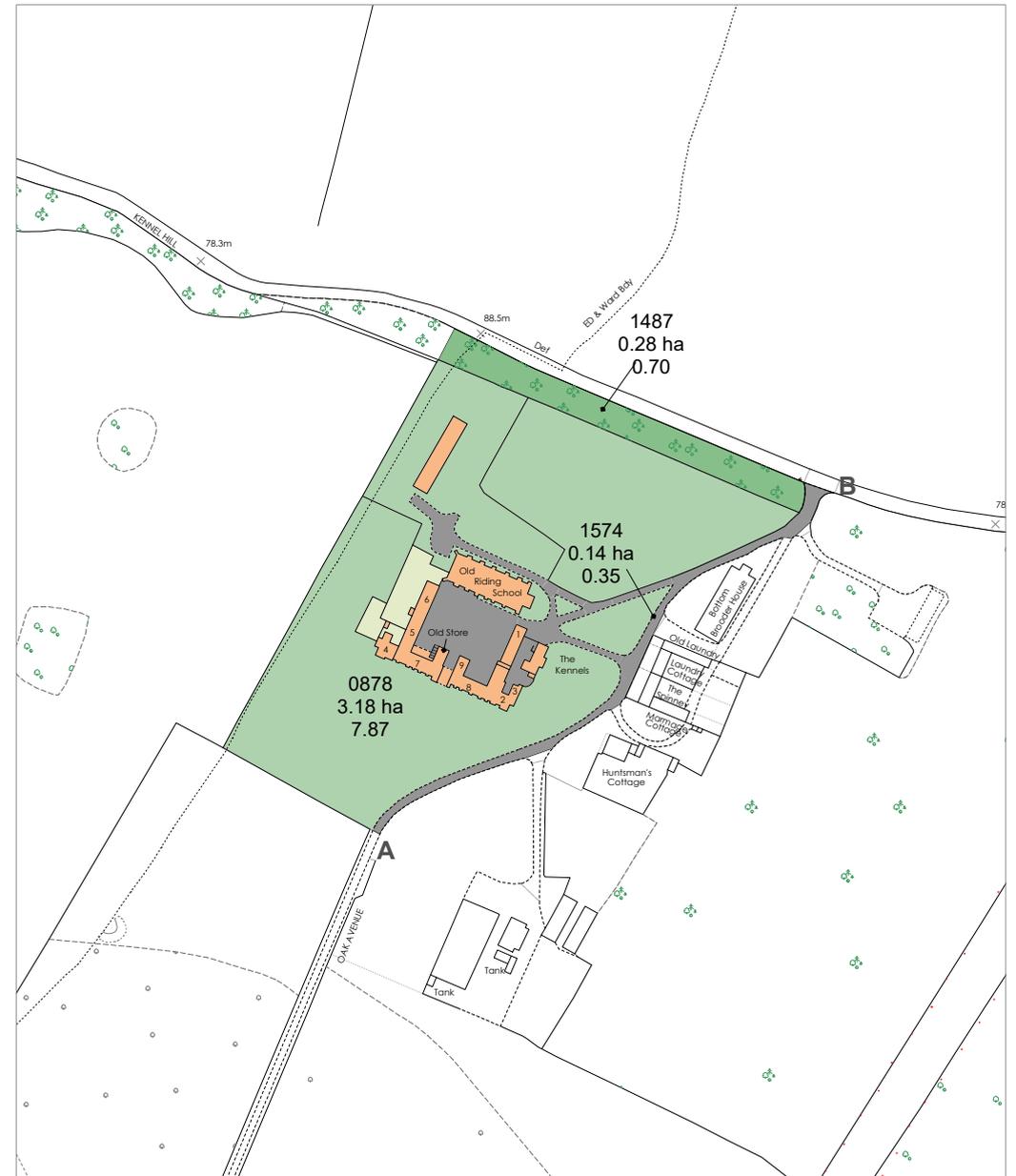


*The Riding School, Kennels and Stable Courtyard*

- 1 The Kennels - GIA : 76.4 sq.m (822 sq.ft.)
- 2 The Kennels - GIA : 85.1 sq.m (916 sq.ft.)
- 3 The Kennels - GIA : 62.8 sq.m (670 sq.ft.)
- 4 The Kennels - GIA : 130.0 sq.m (1399 sq.ft.)
- 5 The Kennels - GIA : 49.4 sq.m (531 sq.ft.)
- 6 The Kennels - GIA : 77.3 sq.m (832 sq.ft.)
- Commercial Unit - GIA : 157.2 sq.m (1692 sq.ft.)
- 9 The Kennels - GIA : 90.4 sq.m (973 sq.ft.)
- 10 The Kennels - GIA : 85.2 sq.m (917 sq.ft.)







### Waldershare Park - The Riding School, Kennels and Stable Courtyard



Total Area - 3.60 ha / 8.92 ac

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### General

Method of Sale: The Riding School, Kennels and Stable Courtyard is offered for sale as a whole by private treaty, subject to the occupancies laid out in the table below.

Services: The individual services for each property are detailed in the table adjacent. The estate's mains water supply comes through a series of private pipes, including through retained land. Current private drainage is not compliant with current regulations and advice has been sought from a third party contractor on the installation of new Klargest systems to address this. Further information on services is available from the selling agent.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

A right of way for all purposes at all times between the points A-B on the sale plan will be reserved for the benefit of the vendors (and their successors)' retained property.

Designations: Waldershare Park is situated within a Nitrate Vulnerable Zone.

Sporting, timber and mineral rights: All sporting timber and mineral rights are included in the freehold sale, in so far as they are owned.

Listings: The Following properties are individually Grade II listed: Riding School and Stable Courtyard Kennels Building.

Fixtures & Fittings: Items regarded as fixtures and fittings including carpets and curtains together with garden ornaments and statuary are initially excluded from the sale although certain items may be available by separate negotiation.

Data Room: A data room has been set up by the Vendor's solicitor and access to this and relevant documents can be provided to interested parties on an individual basis by request to the selling agent.

Local Authority: Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ.  
[www.dover.gov.uk](http://www.dover.gov.uk)  
01304 821199.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Tenure: The property is sold subject to the following agreements:

Property	Tenancy	Utilities	EPC	Council Tax band
1 The Kennels	AST	Mains Electricity, Mains Water, Electric Heating	E	C
2 The Kennels	AST	Mains Electricity, Mains Water, Electric Heating	E	C
3 The Kennels	AST	Mains Electricity, Mains Water, Electric Heating	F	B
4 The Kennels	AST	Mains Electricity, Mains Water, Electric/Oil Heating	E	C
5 The Kennels	Protected Shorthold Tenancy	Mains Electricity, Mains Water, Solid Fuel	G	B
6 The Kennels	AST	Mains Electricity, Mains Water, Electric Heating	F	C
7 The Kennels	Vacant	Mains Electricity, Mains Water, Electric Heating	G	NA
8 The Kennels	Vacant on 1st November 2025	Mains Electricity, Mains Water	G	NA
9 The Kennels	AST	Mains Electricity, Mains Water	G	B

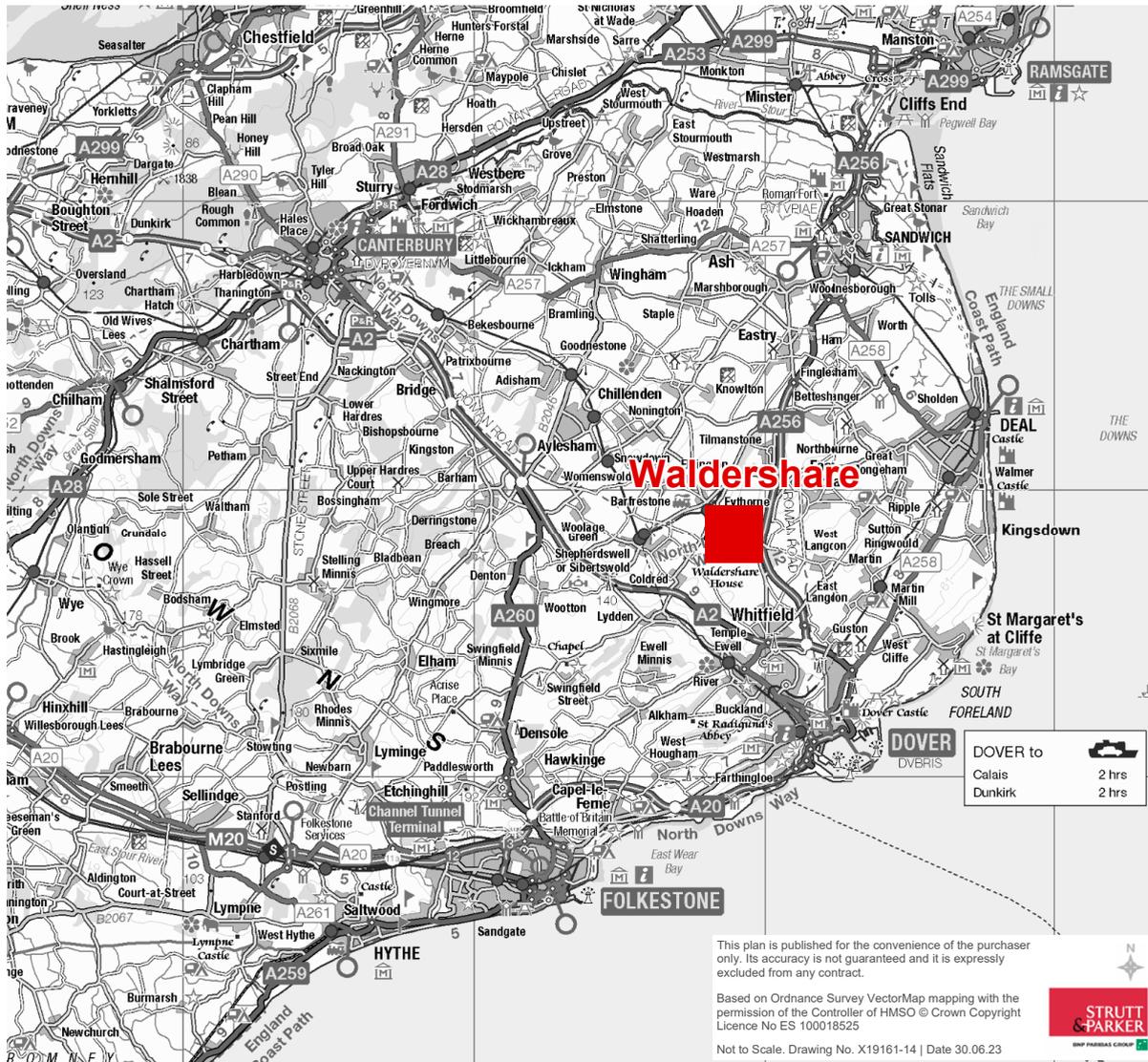
Health and safety: Given the potential hazards of a working estate we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors:  
Borges Salmon LLP  
One Glass Wharf  
Bristol  
BS2 0ZX  
Attn: Thomas Mark-Bell  
Phone: +44 (0)117 9392000  
DX: 7829 Bristol

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

Guide Price: Offers in excess of £1,750,000.





**Strutt & Parker National Estates & Farm Agency**

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Over 45 offices across England and Scotland,  
including Prime Central London

**Directions**

What3words: ///preheated.tiger.essential

**Viewings**

Strictly by confirmed appointment with the vendor's agent, Strutt & Parker in London on 020 7591 2214.



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