



NORMANDIE STUD
BOXALLAND, KIRDFORD, WEST SUSSEX





NORMANDIE STUD

BOXALLAND

KIRDFORD

WEST SUSSEX

RH14 0NN

One of the South of England's premier stud farms with palatial stud buildings and truly outstanding record

*Billingshurst 5 miles • Wisborough Green 2 miles
Guildford 18 miles • London 50 miles*

Stud buildings including:

**Stud Cottage, Office, Foaling Unit and 73 boxes.
Stud Groom's and Stud Hand's Houses**

**Boxalland Farmhouse Listed Grade 2, barns
and stores requiring complete renovation.**

**About 165 acres of railed paddocks.
Lakes, woodland and grassland.**

**In all about 200 acres (81.3 ha)
For Sale Freehold as a whole or in 3 lots**



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01672 521155

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www.windsorclive.co.uk

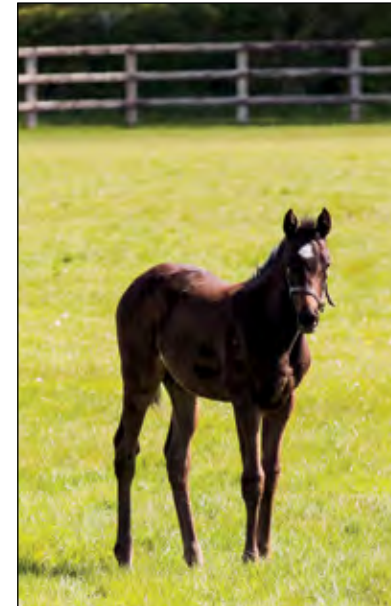
INTRODUCTION

For the past 20 years, Normandie Stud has been run as a private stud producing foals of the highest quality and the stud's racing and breeding record is remarkable. Progeny includes Sultanina, winner of the Group 1 Nassau Stakes; Duncan, winner of the Group 1 Irish St Leger; and Fallen for You, winner of Group 1 The Coronation Stakes at Royal Ascot. Fallen for You's yearling colt by Dubawi sold for a joint sales topping 2.6m gns in the 2016 Tattersalls October Sales.

While the policy of breeding excellence is to continue, it has been decided to sell the stud farm, so opportunity has arisen for a new owner to benefit from the wonderful facilities at Boxalland.

For further history and information visit www.normandiestud.co.uk.

This is a truly remarkable opportunity for the breeder requiring the very best.



LOCATION

50 miles from London, and reached by the A3 past Guildford, Normandie Stud is close to the picturesque villages of Kirdford and Wisborough Green, and between the towns of Petworth and Billingshurst. In pretty countryside, just outside the South Downs National Park, Normandie Stud is in an area which has a number of well known stud farms and equestrian establishments.

Goodwood Racecourse is 16 miles away, and Cowdray Park is 11 miles away. Golf courses are at Slinfold, Wildwood and Foxbridge, and sailing is available in Chichester Harbour.

Kirdford village has a pretty church, two pubs, and a thriving cricket and sports club. Village schools are in Wisborough Green and Plaistow.

Trains to London take 1 hour 10 minutes from Billingshurst or 35 minutes from Guildford. Gatwick is 27 miles away and Farnborough 28 miles.

LOT 1

NORMANDIE STUD

The main entrance to the stud is just outside the village of Kirdford via double gates from the Kirdford to Wisborough Green road. The principal buildings of the stud farm are close to the entrance with the foaling and administration unit, 2 stable barns and a hay/utility barn with most of the ancillary facilities.

On the right is the impressive foaling unit, built in 2005 of brick, under a tiled roof, with tile hung and sandstone elevations finished with stone pillars. This was granted an award by the Sussex Heritage Trust in the Commercial category 2008, and comprises:

OFFICES

Ground floor: Hall, Reception Office, kitchen, cloakroom, WC

First floor: Landing, and fine offices with built in sliding doors capable of screening off rooms if required.

FOALING UNIT

Two turn out pens, each 13.6m x 13.6m, timber lined, with corner mangers, artificial surfaces, and roof lights above.

With their own entrance, and from the turn out pens:

Hay store; tack room; 4 foaling boxes, each 4.7m x 4.7m, with rounded corners, built in heat lamps and roof lights, with stable doors to the driveway and to the central passage; vets room, hay store and sitting up room with separate WC. The finish is to clinical standards, befitting a first rate stud farm.

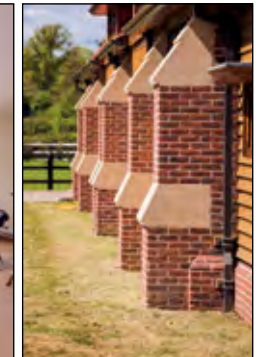
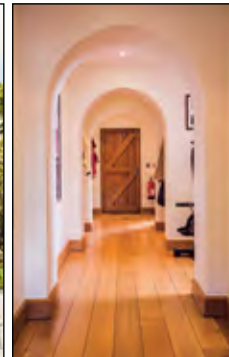
NORMANDIE COTTAGE

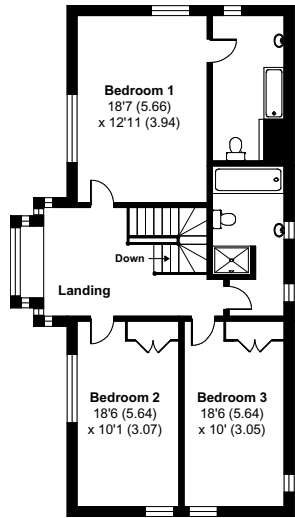
With a fine outlook over the stud paddocks

Ground floor: Hall with WC and link to foaling unit, sitting room and kitchen, and laundry room

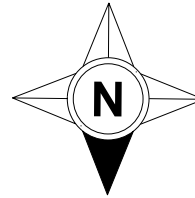
First floor: main bedroom with en-suite bathroom; 2 further bedrooms with built in cupboards and a bath room.

The attic with loft access is boarded out and has hot water tank and storage cupboards.

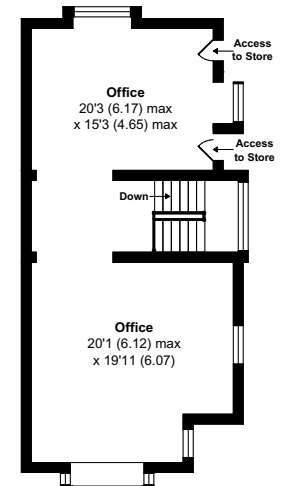




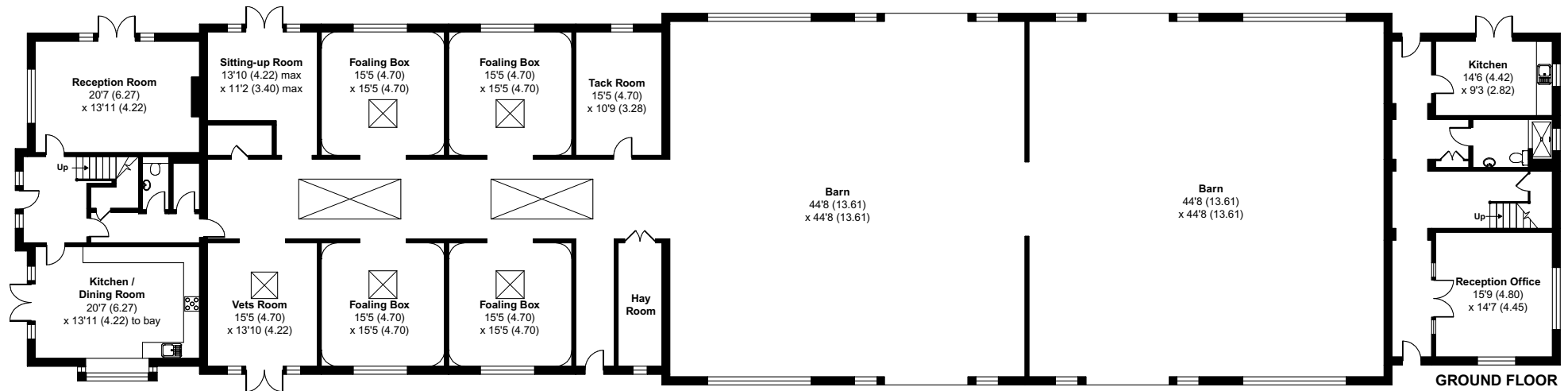
FIRST FLOOR



NOT TO SCALE



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 3574 SQ FT 332 SQ METRES (EXCLUDES BARN)

STABLE BARN (41 BOXES)

Surrounded by wide areas of hard standing, there are three barns opposite the foaling complex:

Two timber clad barns with Yorkshire boarding to the stables under fibre cement roofs with vented ridges. Including:

A double barn:

- A Utility Barn with a lockable feed store, and general store, both with a mezzanine floor above. The remainder is used as a horsebox/equipment garage.
- A Mare and Foal unit with 14 mare and foal boxes in 2 rows with swivel mangers and automated drinkers.

A barn with ranges of 13 and of 14 boxes with swivel mangers automated drinkers, and a lockable store with a generator and bran mash boiler.

A 3 bay timber clad hay barn.

Behind the stable barns are:

- Covered lunge ring,
- covered 5 bay horse walker with double panels,
- muck heap
- loading ramp.



THREE OAKS (RH14 0LU)

An extremely useful 4/5 bedroom staff house adjoining the stud, and with its own driveway from the village road, this consists of:

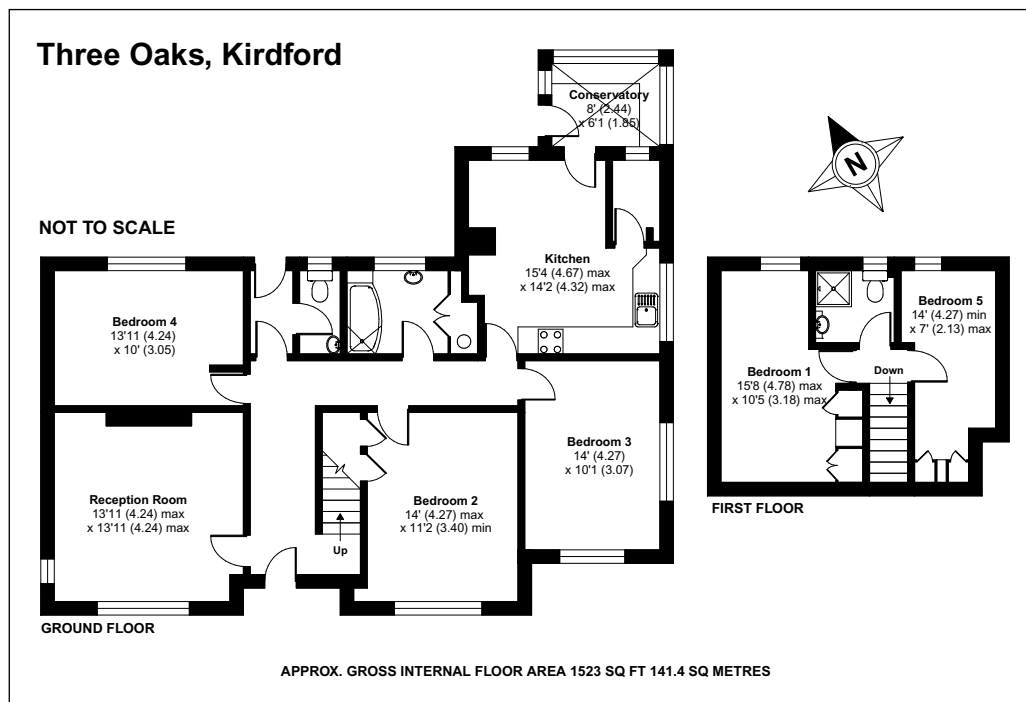
On the ground floor: sitting room; WC; kitchen with larder and access to the back garden via a sun room; bathroom with bath with shower unit and basin; and 3 bedrooms.

On the first floor: bedroom, shower room and dressing room/child's bedroom.

Three Oaks has a single garage and good gardens backing on to the stud. There is a need to obtain permission from the Church to develop Three Oaks and its garden.

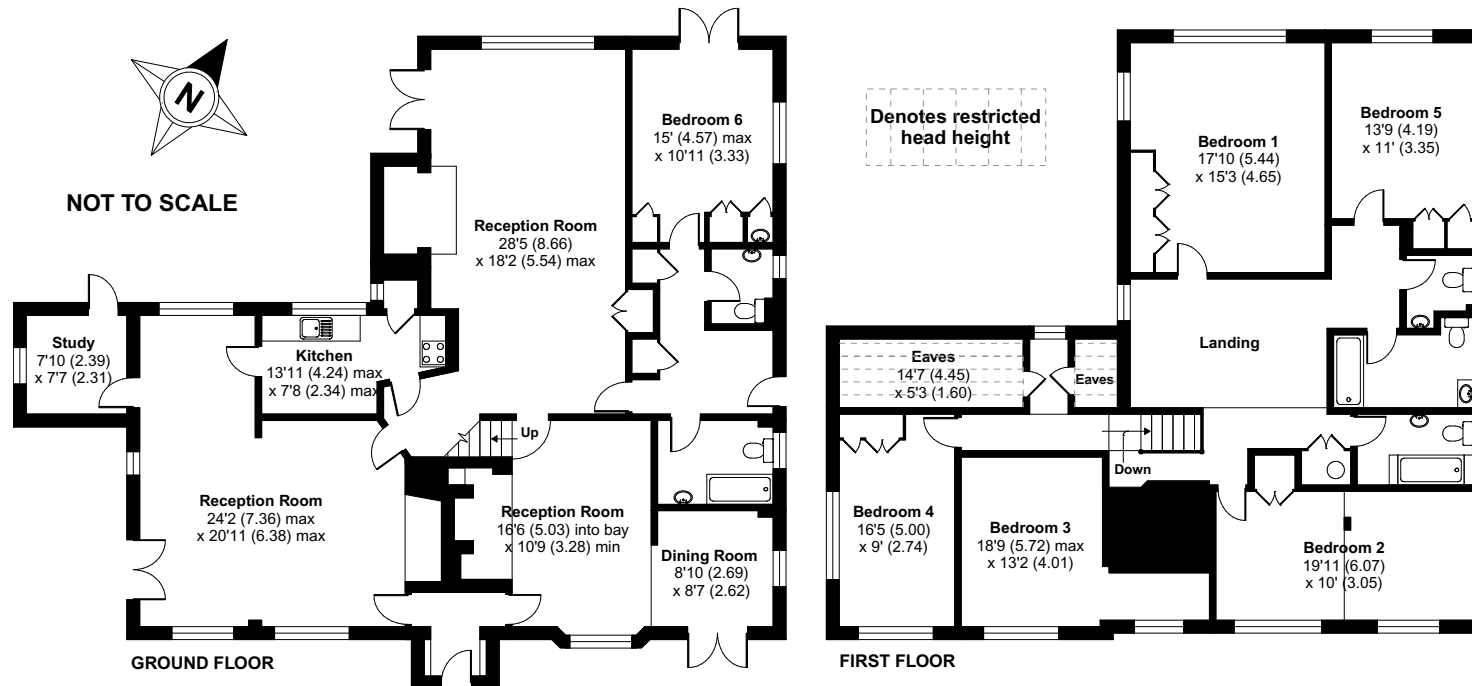
SITE FOR STUD MANAGER'S HOUSE

By the main entrance to the stud, planning approval was granted in 2011 for a 3 bedroom stud manager's house in a style to match the foaling complex. This has not been implemented, and has therefore lapsed.





Boxalland Farmhouse, Kirdford



BOXALLAND FARM BUILDINGS

In an isolated location with a separate access from the village by a long avenue, and with the ability to be a separate unit of about 75 acres, this is a most attractive farm steading in its own right, near the Boxal Brook which runs through the stud. The traditional buildings are in need of complete renovation. Planning approval and Listed Building Consent have been granted to redesign and refurbish the house.

BOXALLAND FARMHOUSE

A traditional farmhouse Listed Grade 2, built of brick under tiled roof. With some timber interiors, with on the **ground floor:** hall; living room; study; sitting room; dining room; kitchen; bathroom and cloakroom.

On the first floor: 5 bedrooms; two bathrooms; and separate WC.

Close to the house is a laundry room and a separate WC.

Planning approval and listed building consent have been obtained to transform the house by taking down a 1960's extension and adding on to create a house with 3 reception rooms, 4 bedrooms and 5 bath/shower rooms.

The farm buildings include a traditional 5 bay Sussex barn, part timber clad under a tiled roof, an adjoining lean to with timber stanchions, a brick and tile smaller store and a store under a corrugated roof.

The Sussex Barn and adjacent pitched roof store are worthy of retention if there are further proposals to undertake work to the buildings.

Viewers are asked not to enter either Boxalland Farmhouse or the adjacent barn – they are not safe.

YEARLING BARN

Beyond Boxalland Farm is the timber clad Yearling Barn with Yorkshire boarding. In a quiet location, this has been specifically designed for yearlings and retired stock. It has 25 boxes and a feed room.

SHEEP BARN

Across the Boxal Brook is a sheep barn, currently used for storage.

THE PADDOCKS AND THE LAND

There are approximately 142 acres of paddocks with more than 10 acres of walks between them, superbly railed and sheltered, laid out so that the bloodstock can be well segregated enabling mares, foals, colts and fillies to be kept apart.

The remaining land is made up of pasture, woodland and pools. Running through the north eastern part of the stud farm is the Boxal Brook, in a hidden valley with some lovely pools which are a haven for wildfowl. A track from the stud buildings curves round, through the valley, over a bridge towards Boxalland Farm. This would be a beautiful approach once it is opened up.

LOT 3 - EXTRA LAND AT BOXAL BRIDGE

19.465 acres of railed pasture (16.437 acres), woodland and verges (2.995 acres), with a field shelter at Boxal Bridge are available by separate negotiation. This is a valuable addition to the stud farm.





LOT 2

ONE BUTTS ORCHARD, PETWORTH ROAD, KIRDFORD RH14 0ND

A 4 bedroom cottage with entrances from both the village green and from the stud itself, this is used as the stud groom's cottage. It also has a small paddock and is an invaluable addition to the stud, however being on the very edge of the village there appears to be potential for development. *This lot is not included in the price guide given for Lot 1.*

On the ground floor: Sitting Room with sliding French windows and views over the stud; kitchen, WC.

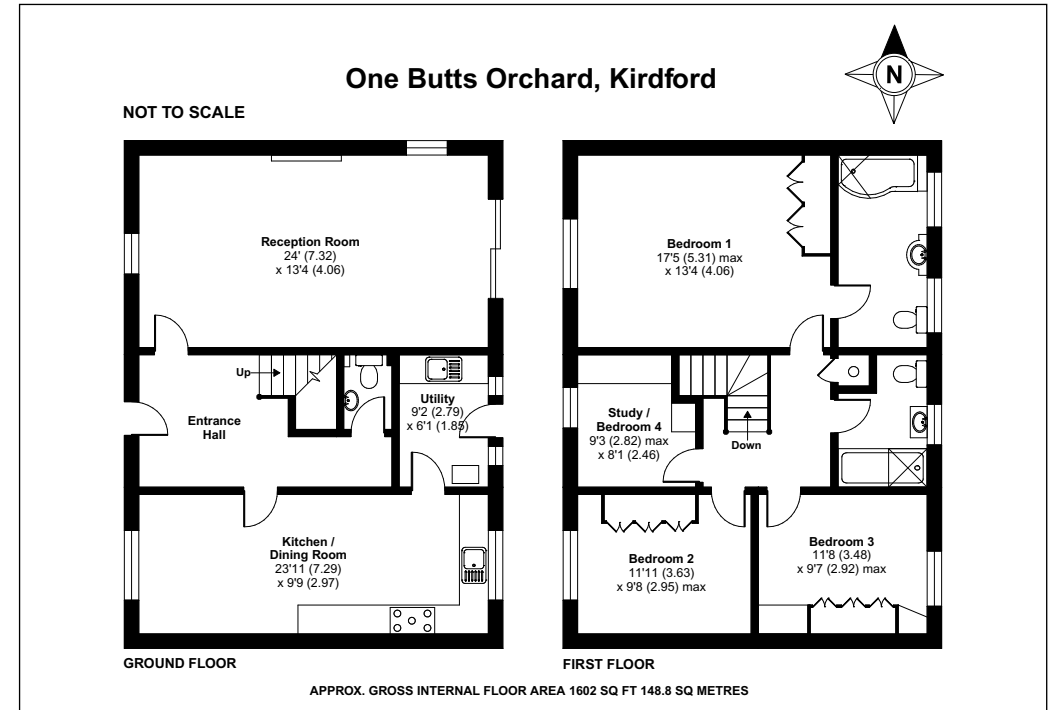
On the first floor: 4 bedrooms and 2 bathrooms, 1 of which is ensuite.

One Butts Orchard has a double garage, a garden behind, and a shared driveway from Petworth Road.

Services: Oil heating with underfloor heating in some rooms, mains water, electricity and drainage.

There is also a row of 3 timber boxes fronting onto the paddock, which has a gateway onto a track owned by the stud.

About 1.78 acres (.072 ha)



GENERAL REMARKS

METHOD OF SALE

Normandie Stud is offered for sale as a whole or in lots by private treaty. The vendors reserve the right to exclude parts of the property from the sale.

SERVICES

The residential properties and the stable barns are connected to mains water and electricity. Normandie Cottage, the Foaling Unit and the Stud Office have oil fired central heating and septic tank drainage. Three Oaks and One Butts Orchard have oil fired central heating, and mains drainage. Boxalland Farmhouse has mains water and electricity and septic tank drainage. There is a telephone connection to all dwellings.

EPCs and Council Tax	EPC Rating	Council Tax Band	Payable 2017/18
Normandie Cottage	71	C	£1,510.59
Boxalland Farmhouse	N/A	G	£2,832.37
Three Oaks (RH14 0LU)	32	F	£2,454.72
One Butts Orchard (RH14 0ND)	42	G	£2,832.37

Business Rates	
Rateable Value	£30,250
Rates Payable (2017/18)	£14,489.75

LOCAL AUTHORITY

Chichester District Council, 1 East Pallant, Chichester PO19 1TY Tel: 01243 785166

PLANNING APPROVALS

There are a number of recent planning approvals. Apply to the agents for a schedule. In particular:

Boxalland Farmhouse has planning approval and listed building consent (ref KD/16/03037/LBC) to extend and refurbish.

The original approval for the foaling unit includes approval for a stud manager's house in a style to match the foaling complex, which is yet to be implemented.

OVERAGE

There are two areas which will be subject to an overage arrangement in the event of achieving planning approval: The paddock behind One Butts Orchard in Lot 2, and the area (0.543 acres) to the east of the entrance to the lane leading to Boxalland Farm.

SPORTING, TIMBER AND MINERAL RIGHTS

These are included in the sale so far as they are owned.

FIXTURES, FITTINGS AND STUD FARM MACHINERY AND EQUIPMENT

The fixtures, fittings and equipment may be available to purchase at a reasonable valuation; however they are not necessarily included in the sale of the property.

EMPLOYEES

There is a highly professional team of stud farm employees. Transfer of Undertakings (Protection of Employment) legislation is likely to apply. The employees occupy accommodation under service occupancy arrangements. A list of employees together with details of their employment is available from the agents.

STUD FARM NAME

The vendor will retain the trading name Normandie Stud. Purchasers may use the name Boxalland Stud.

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, draining water and gas and other pipes whether mentioned in these particulars or not.

There is a public footpath from the main entrance past the stud buildings and along the track to the east. A second footpath that follows the village access for a short distance, then goes outside the western boundary away from the paddocks

VAT

Any price guide quoted or discussed is exclusive of VAT. In the event that any sale of any part of the stud farm becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition. VAT is likely to be chargeable for any equipment and other items sold with the stud farm.

HEALTH AND SAFETY

As the property is a working stud farm, viewers are requested to be vigilant avoiding horses in paddocks or stables and working machinery. Do not enter Boxalland Farmhouse and Barn.

DIRECTIONS POSTCODE RH14 0NN

From London, go to the M25 junction 10; take the A3 past Guildford to Milford; then the A283 to Chiddingfold; and left at the village green into Pickhurst Road, which becomes Fisher Lane, for 4 miles to a T junction. Turn right through Plaistow to Kirdford and at the T junction, turn left towards Wisborough Green. After a few hundred yards turn left at the T junction by the war memorial towards Wisborough Green. The entrance to Normandie Stud is on the left as you leave the village.

From Newmarket, M25, Dartford tunnel, M23, past Gatwick to Pease Pottage. Take the A264 towards Horsham, then the A259 and A29 towards Bognor Regis to Billingshurst, then the A272 towards Petworth to Wisborough Green. Turn right at the village green towards Kirdford, then left on the green to Kirdford. Normandie Stud is on the right at the entrance to the village.

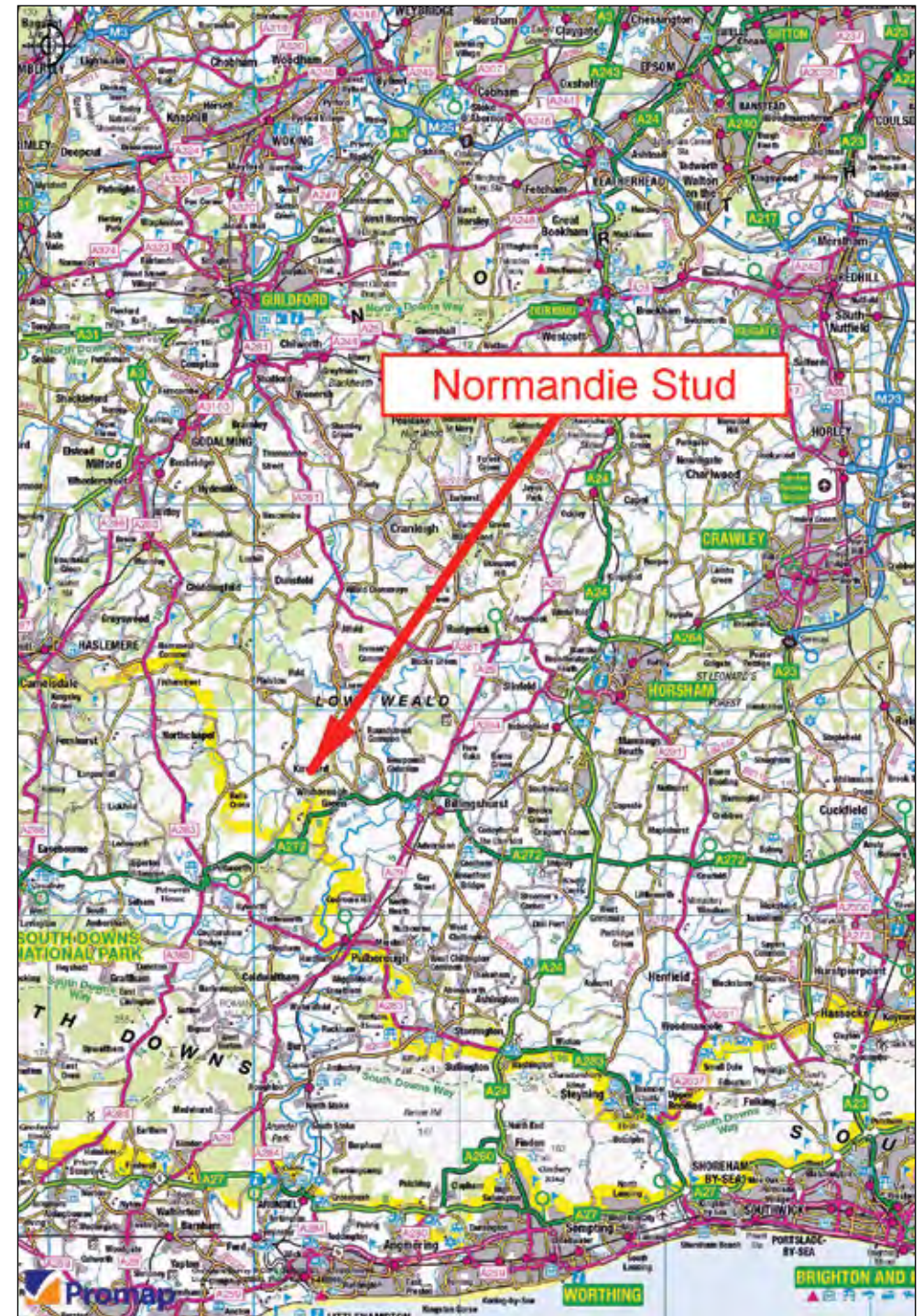
VIEWING

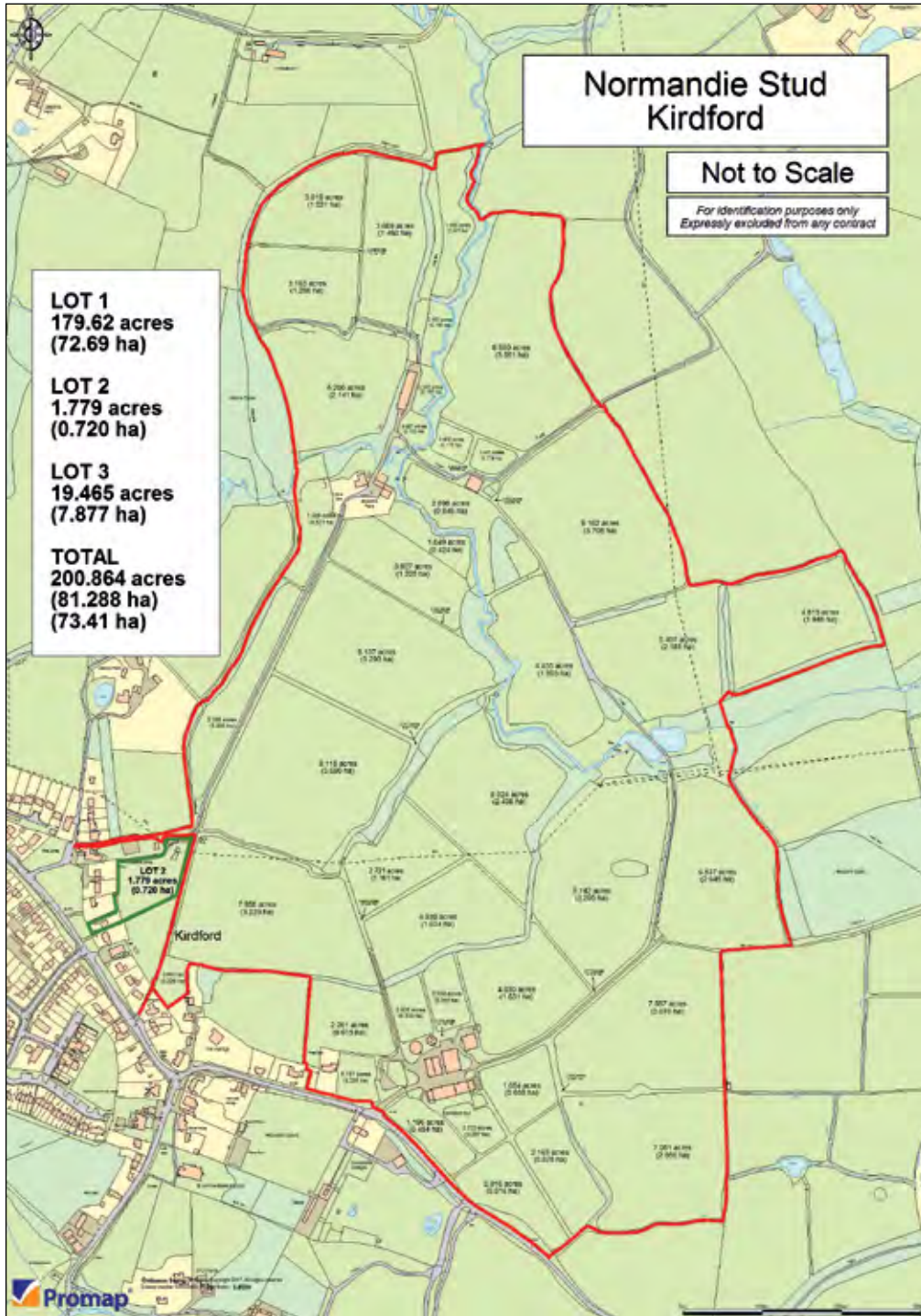
Strictly by appointment with the sole agents Windsor Clive International. Tel: 01672 521155.

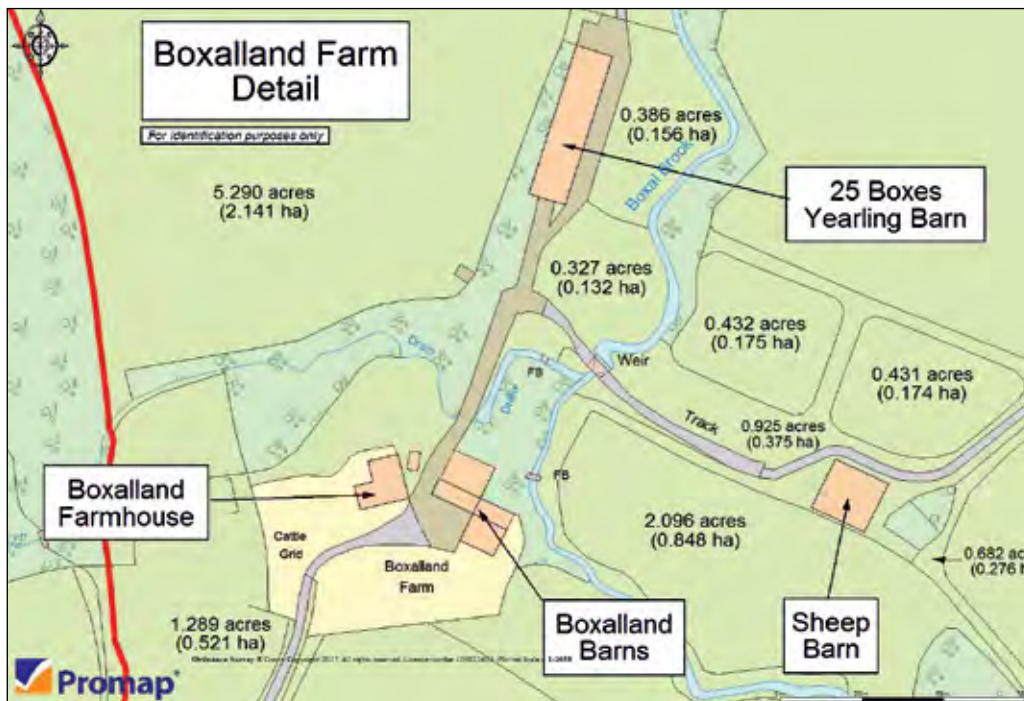
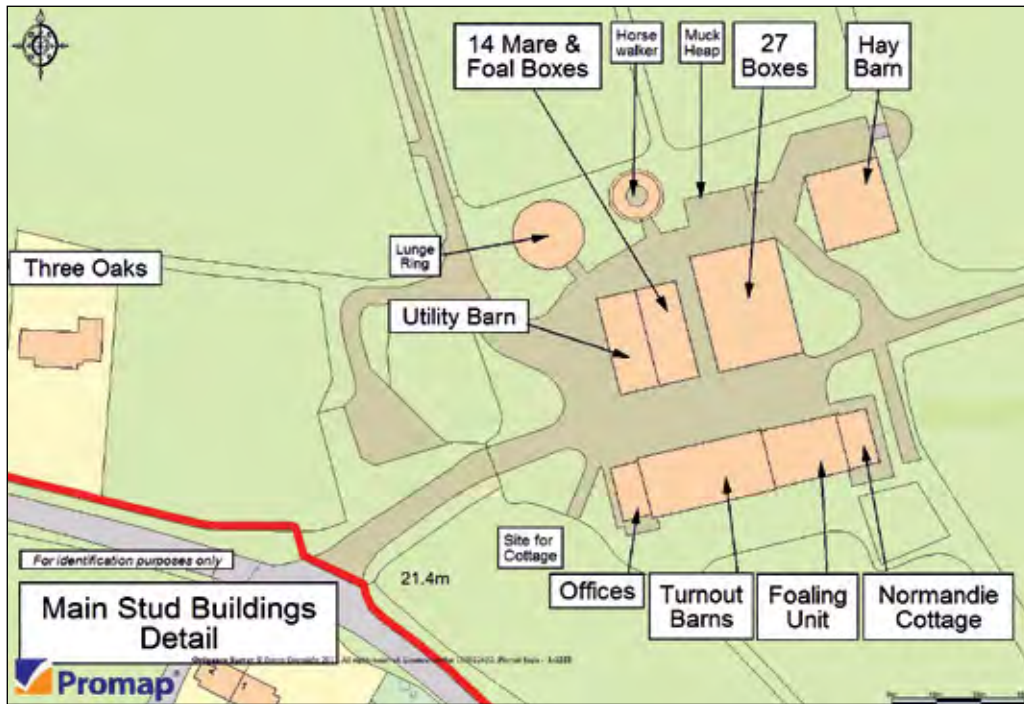
IMPORTANT NOTICE

Windsor Clive International give notice to anyone who may read these Particulars as follows:

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.
2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Windsor Clive International nor any of its employees have any authority to make or give any representation or warranty in relation to the property.
3. Any reference to alteration to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.
4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey. Where revisions have been made by the Agents a full land survey has not been carried out, consequently where enclosures have been divided or altered, the position of the new boundaries together with the plotting of any new or altered building and any other information, whilst believed to be basically correct, are indicative only.
5. Whilst every attempt has been made to ensure the accuracy of the floor plans provided with these particulars, the measurements therein are approximate and no responsibility is taken for any error or omission. They are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given for the square footage marked on the plans. Any figure given is for initial guidance and should not be relied upon as a basis of valuation.







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