

**OLD MILL STUD
CHIPPENHAM, NEWMARKET**



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A COMMERCIAL STUD FARM WITH A GREAT REPUTATION.

Newmarket 4 miles, A11 2.5 miles, Ely 9 miles, Cambridge 15 miles.

**A 4 bedroom house built round an old mill and a cottage/annex.
48 boxes, turnout barn, horse walkers and lunge ring,
85 acres of railed paddocks.
In all about 95 acres.
For sale Freehold**



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INTRODUCTION

Old Mill Stud is being offered for sale by and David and Carol Shekells, who have built up Old Mill Stud since 1981. Run as a private and boarding stud, some fine horses have been bred and raised at the farm, including: Mister Cosmi (Gr.2 winner), Auditorium (Gr. 2 winner), Cruzspiel (Gr. 3, Royal Ascot winner) and two winners of the Lincoln (Sweet Lightning and Ocean Tempest). This is a working stud farm in a fine location.

LOCATION

Old Mill Stud is just to the north of the village of Chippenham, extremely conveniently placed to access the hub of the commercial thoroughbred world at Newmarket – it is 5 miles from Tattersalls, the Racecourses, and most of the training yards in the town. Vets, transport and all necessary bloodstock services needed are on hand, and it is close enough to the main stallions to walk mares in. This is an ideal stud farm for the professional breeder or consignor.

The A11 and A14 are under 3 miles away, giving easy access to Cambridge and the motorway network. Cambridge and Ely have direct trains to London.

Chippenham has a thriving pub, and a range of a range of community activities such as a bowling green, cricket pitch and tennis courts. Isleham has several shops, a primary school and sports centre. The historic and picturesque Chippenham is one of the most highly regarded villages in the vicinity of Newmarket.



OLD MILL STUD

Off the B1104, Chippenham to Isleham Road, an avenue leads to the Old Mill house on the right and beyond to the stud buildings.



OLD MILL HOUSE

A distinctive 4 bedroom house built in 1986 in an L-shape, incorporating the base of a former windmill. With, on the ground floor, a good hall, 3 reception rooms, excellent kitchen and utility rooms, and a shower room; and on the first floor, 4 bedrooms and a bathroom, the house is an ideal core to the stud farm. Behind the house is a sheltered garden with a garden store and LPG tank.

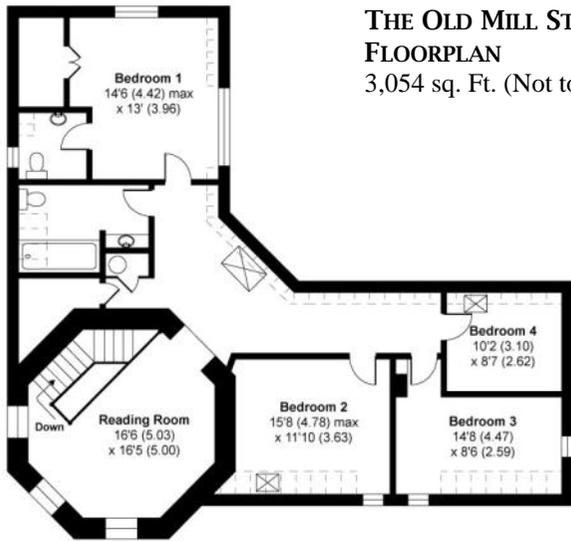
Adjacent to the house is the:

COTTAGE/ANNEX

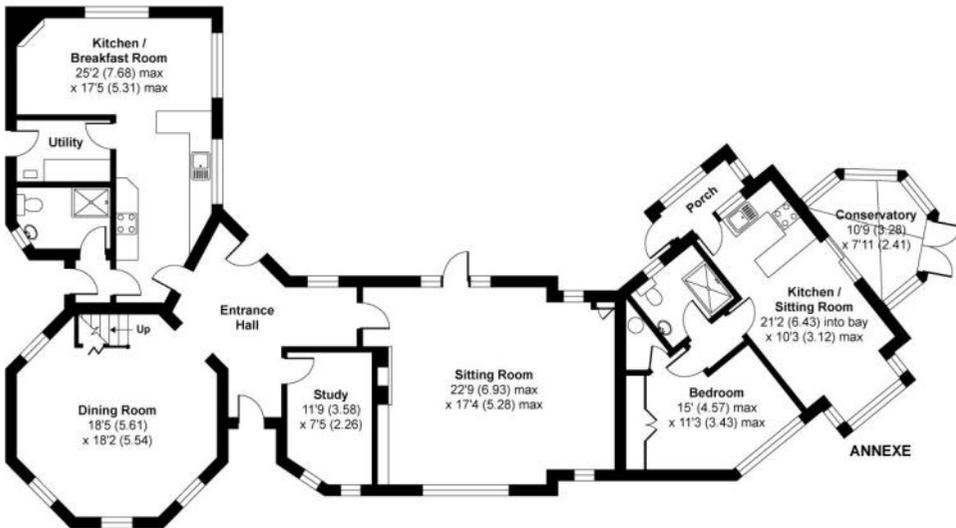
With a separate entrance this has, porch, kitchen/living room and conservatory, and a bedroom with en-suite shower room.



THE OLD MILL STUD HOUSE AND ANNEX
FLOORPLAN
 3,054 sq. Ft. (Not to Scale)



FIRST FLOOR



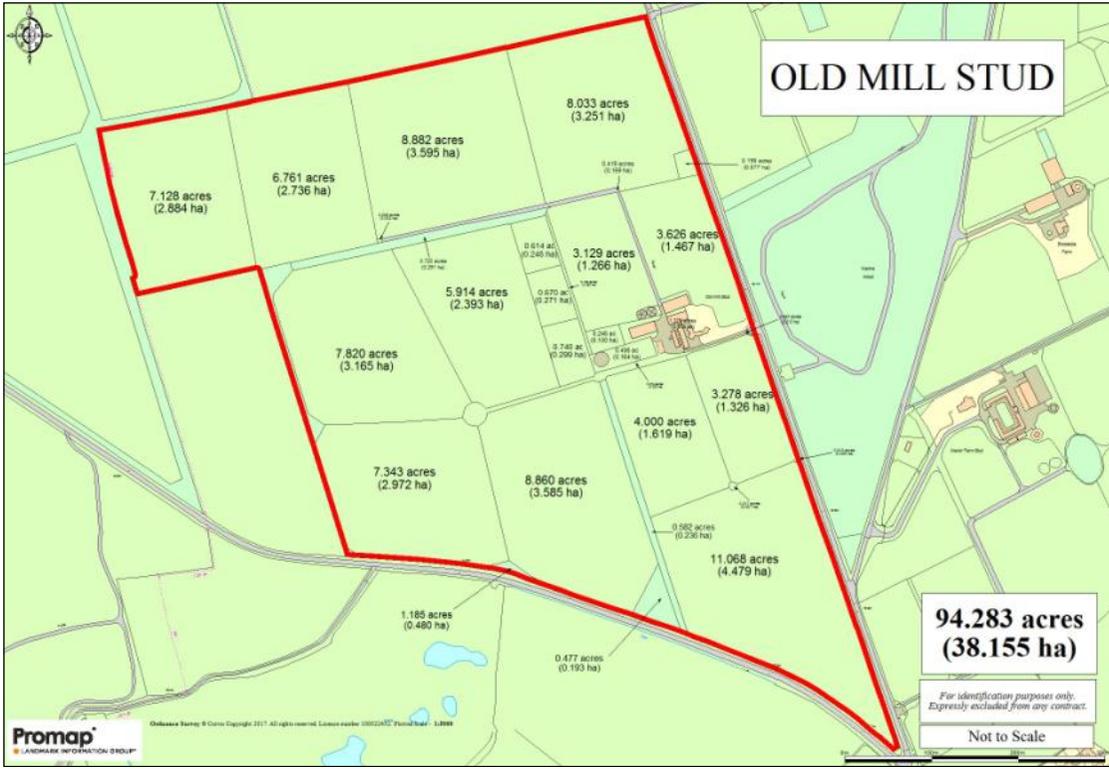
GROUND FLOOR



STUD BUILDINGS

Well arranged for ease of working, with stables mainly in barns, a turnout barn, horsewalkers and lunging ring, the buildings make Old Mill Stud ideal for bthe preparation of young stock as well as boarding mares. The stud buildings have been built on the farm since 1981 and consist of:

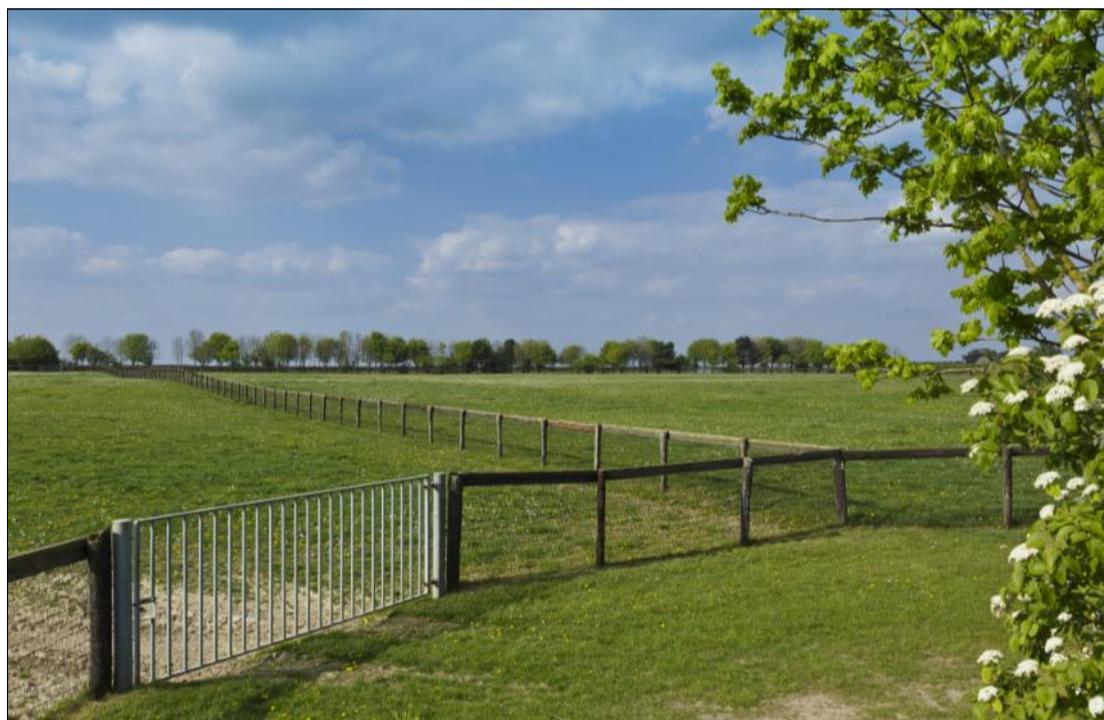
- A yard of 12 boxes and a store arranged in two ranges facing each other.
- A 3 bay Dutch barn
- A barn of 12 boxes
- A barn of 12 boxes, feed room, and staff room with a wifi connection, and hot water heater.
- A barn of 12 boxes and an indoor turn out pen
- 2 Horse Walkers
- Lunge Ring
- The muck heap has a separate access off the road.





THE PADDOCKS AND THE LAND

There are 88.5 acres divided into 20 railed and watered paddocks with some hedges and shelter belts. The total area of the stud is 94.283 acres (38.155 ha).



GENERAL REMARKS

METHOD OF SALE

Old Mill is offered for sale as a whole by private treaty.

SERVICES

The residential properties and the stable barns are connected to mains water and electricity. Old Mill House is served by LPG central heating and septic tank drainage. There are solar panels on the rows of boxes greatly reducing, and some of the time eliminating, electricity costs throughout the year – apply to the agents for the details of the relevant feed in tariff.

ENERGY PERFORMANCE CERTIFICATE RATING

Old Mill House	54
Annex	32

LOCAL AUTHORITY

East Cambridgeshire Council, The Grange, Nutholt Lane, Ely CB7 4EE Tel: 01353 665555

SPORTING, TIMBER AND MINERAL RIGHTS

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

FIXTURES, FITTINGS, 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

Transfer of Undertakings (Protection of Employment) legislation is likely to apply, however none of the employees have been in service for more than a year.

STUD FARM NAME

Purchasers may continue to use the name Old Mill 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 where mentioned in these particulars or not. There are no public footpaths affecting the property.

PLANNING

The occupation of the dwelling shall be limited to a person solely employed in the locality in stud farming including any dependants.

BASIC PAYMENT SCHEME

The vendors will use their reasonable endeavours to transfer the entitlement to future payments under the Basic Payment Scheme to the purchaser. The current growing year entitlements are reserved for the vendor.

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.

HEALTH AND SAFETY

As the property is a working stud farm, viewers are requested to avoid horses in paddocks or stables. We also ask viewers to be vigilant near any horses or working machinery.

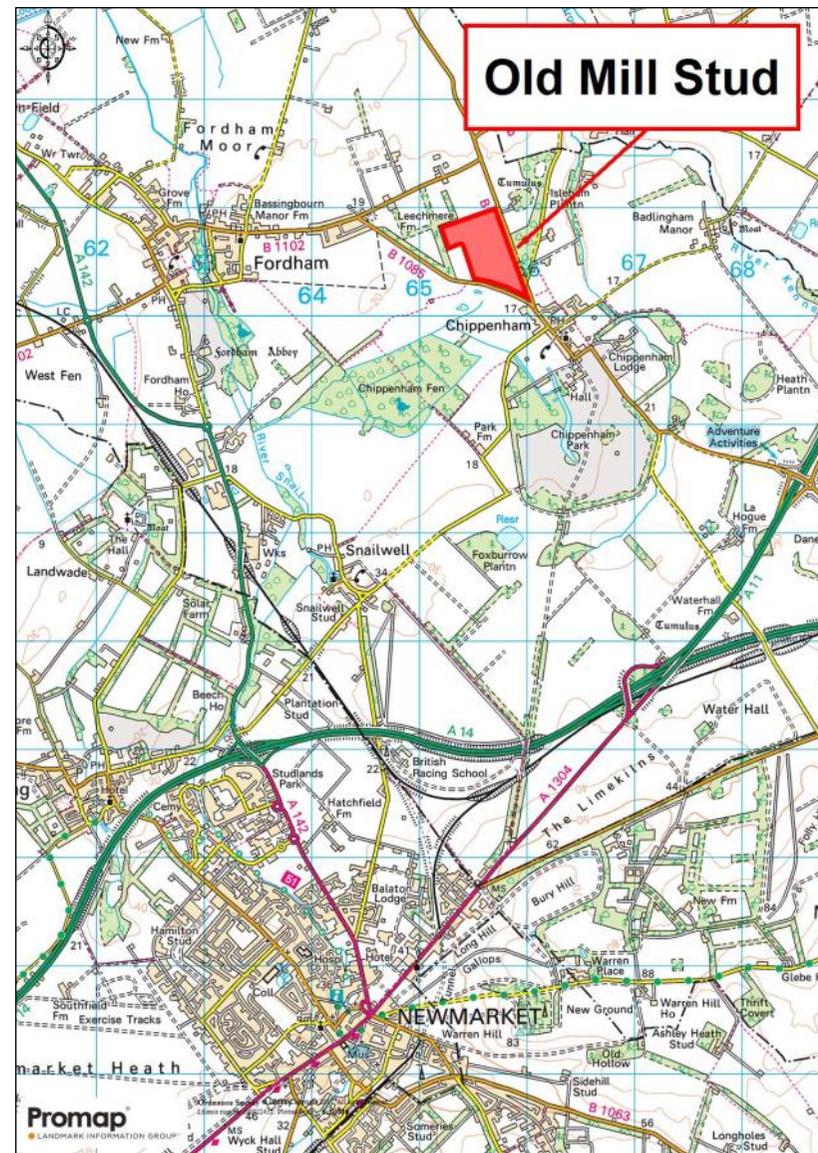
VIEWING

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.



DIRECTIONS (CB7 5QJ)

From Newmarket take the Bury Road, keeping straight on to the A11, turn left onto the B1085 towards Chippenham, keep right on the B1104 towards Isleham, and Old Mill Stud is the first entrance on the left.

