

**FAIR WINTER FARM**  
**SINGLEBOROUGH, GREAT HORWOOD**  
**BUCKINGHAMSHIRE**



**FAIR WINTER FARM**  
**SINGLEBOROUGH, GREAT HORWOOD**  
**BUCKINGHAMSHIRE, MK17 0RB**

**An immaculate and successful stud farm**

*London 55 miles • Buckingham 4 miles • Bletchley 6 miles • Newmarket 65 miles*

**Fair Winter House with 4 Reception rooms, 4 bedrooms and 3 bathrooms**

**Fair Winter Farmhouse with 2 reception rooms, 4 bedrooms and a bathroom**

**Fair Winter Cottage with 2 reception rooms, 3 bedrooms and a bathroom**

**Stud buildings including: 38 boxes in 4 yards, Foaling unit, barns, horse walker and lunge ring, 116 acres of railed paddocks**

**In all 137 acres**

**For Sale Freehold as a Whole**



Balak Estate Office  
Ramsbury, Marlborough, Wiltshire  
SN8 2HG

**www.windsorclive.co.uk    01672 521155    info@windsorclive.co.uk**

## INTRODUCTION

Fair Winter Farm is being offered for sale by the Barnett family who created the stud farm and have owned it since 1981 to keep and develop their broodmare band following on from the success of Time Charter, who won the Oaks in 1982, the King George VI and Queen Elizabeth Diamond Stakes in 1983 and the Coronation Cup in 1984. The stud farm has a record of many Group winners, including Classic winner Pure Grain, and has been producing very attractive young stock, for example selling 3 yearling fillies in 2015 for an average of 360,000 gns.

The Barnett family, who live outside Great Britain, have now decided to board out their broodmares and will be continuing with their key families.



## LOCATION

Between Buckingham and Milton Keynes, Fair Winter Farm is extremely well placed: London is 55 miles away and Newmarket a quick 62 miles. There are excellent vets and farriers nearby and the easy access to the M40 and M1 makes it very attractive to the professional horseman from a variety of disciplines.

Trains to London take about 50 minutes from Bletchley, Racecourses at Towcester, Stratford, Warwick and Huntingdon are all usually within a hour by car and Newbury is one hour and a quarter away. For the competition horseman Addington Manor is only 5 miles away and there are many fine schooling locations within an hour's drive.

Winslow is the nearest town with local amenities. Village schooling is in Great Horwood and secondary schooling is in Buckingham or Winslow and grammar schools at Buckingham and Aylesbury. Private schools are at Stowe, Swanbourne, Akeley, Thornton and Beachborough.

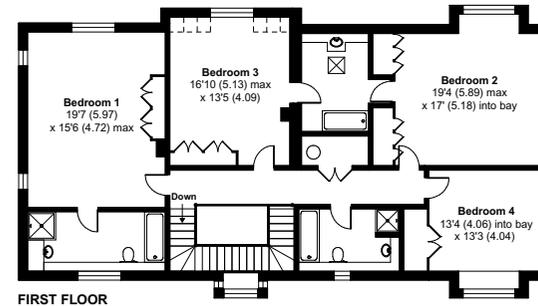
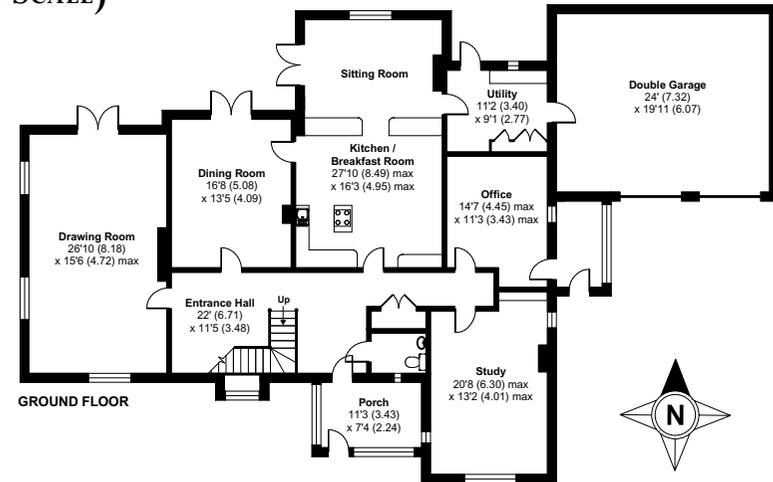
## FAIR WINTER FARM

With two entrances, one for the house, a 400 yard avenue from a minor road, or the stud entrance off the A421, the stud farm is well laid out and served with tarmac roadways with non-slip toppings. The main entrance off the A421 leads directly to the main group of stud buildings. Beyond these is the principal house:



On the first floor are 4 bedrooms, two ensuite bathrooms (one shared by two bedrooms) and a separate bathroom.

## FAIR WINTER HOUSE FLOOR PLAN (NOT TO SCALE)



### FAIR WINTER HOUSE (see floor plan)

At the core of the stud, overlooking its gardens and paddocks this was built in 1994 of brick under a tiled roof. The house is designed for ease of entertaining and has terracing and fine, sheltered gardens. It consists of:

**On the ground floor:** The glazed outer hall leads to the staircase hall, with fine staircase and timber flooring; cloakroom; drawing room, with stone mantelpiece and fireplace, and French windows to the gardens; study, with Jetmaster fireplace and fitted cupboards; separate office, dining room, with French windows and door to: kitchen, a well fitted kitchen and sitting area on two levels, with oil fired Aga, island with electric hob and cooker, sink, wall and floor units and French windows and door to: utility room, with sink and plumbing for washing machine and door to: 2 car garage; from the hall are also the office, and back boot room.



## THE MARES YARD (10 BOXES)

An attractive yard surmounted by a clock and a weathervane, with 9 boxes, (4.3m x 4.3m) a corner box (6.8m x 4.3m), WC, a vet box, with stocks; through the arch is a teasing board.



## THE FOALING UNIT

2 foaling boxes (4.1m x 4.1m) with corner mangers, drinkers, rubber floors. Sitting up room, with sink and cupboards. Access to the foaling boxes and CCTV facilities.

## THE AMERICAN BARN

A double pitch barn with:

- 16 boxes (4.1m x 3.55m) with swivel mangers and automatic drinkers, and barrow stores at the end.
- Workshop/storage (8.25m x 8.4m)
- 6 cage boxes (3.6m x 2.8m), vet stocks and treatment area
- Tack room (7m x 4m) with sink and base units, WC with basin and water heater.

Alongside the barn is a walk up strip for showing young stock. Behind are:

- Loading ramp
- Muck heap
- Boarded lunge ring
- 5 bay horse walker
- Diesel tank.

## TURN OUT BARN (15.3M X 20.6M)

With two sets of double doors this can be divided into two.

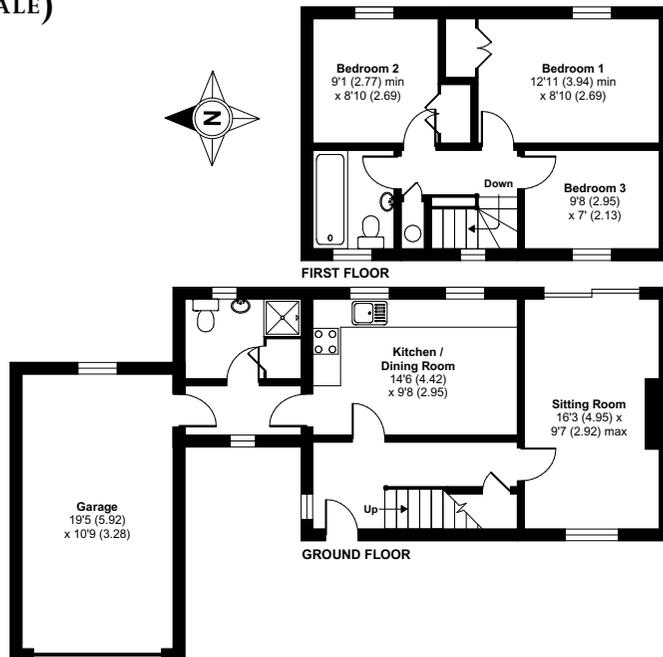


## FAIR WINTER COTTAGE

An attractive 3 bedroom detached cottage with adjoining garage, with Kitchen/Dining room, Sitting Room and downstairs shower room with WC, and bathroom upstairs, outside boiler and a sheltered garden.



### FAIR WINTER COTTAGE FLOOR PLAN (NOT TO SCALE)



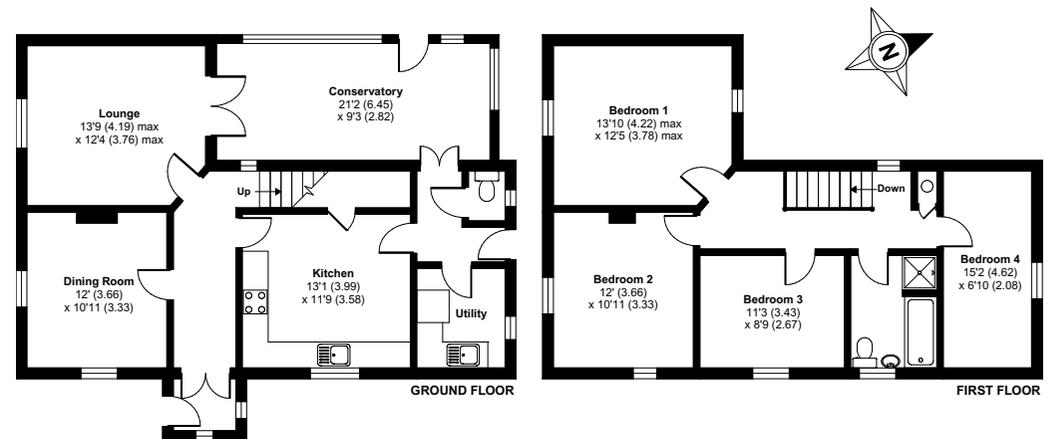
## FAIR WINTER FARMHOUSE

The original farmhouse with entrance hall/sun room, 2 good reception rooms, large conservatory and kitchen with larder, utility room, cloakroom, and back hall. Upstairs are 4 bedrooms and a bathroom.

The garden is about a quarter of an acre and well sheltered from the road.



### FAIR WINTER FARMHOUSE FLOOR PLAN (NOT TO SCALE)



## HAY/STRAW BARN

4 bays totalling 4.5m x 18m



## STAFF COTTAGE

An additional staff cottage in Great Horwood is available by separate negotiation. For details contact the agents.

## THE LAND

The land is nearly all down to immaculate paddocks, well railed and watered. There are shelter belts and hedges. Generally the smaller paddocks are closer to the buildings. The attention to detail is impressive.

There are 18 paddocks with a railed paddock area of 116 acres.



## GENERAL REMARKS

**METHOD OF SALE** - Fair Winter Farm is offered for sale as a whole 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. The houses have oil fired central heating and hot water. The houses have septic tank drainage and there are a number of septic tanks on the property.

**LOCAL AUTHORITY** - Aylesbury Vale District Council, The Gateway, Gatehouse Road, Aylesbury HP19 8FF  
Tel - 01296 585858

EPCs and Council Tax	EPC Rating	Council Tax Band	Payable 2017/18
Fair Winter House	E	G	£2,762.78
Fair Winter Cottage	E	D	£1,657.67
Fair Winter Farmhouse	F	F	£2,394.42

**BUSINESS RATES** - The Rateable Value is £14,000, The Rates Payable for 2017/18 are £6,524.00.

**TOWN & COUNTRY PLANNING** - Two of the houses have occupancy restrictions:

The occupancy of Fair Winter House and Fair Winter Cottage is limited to those employed or last employed in the locality in agriculture or in horse related activities and their dependants

**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.

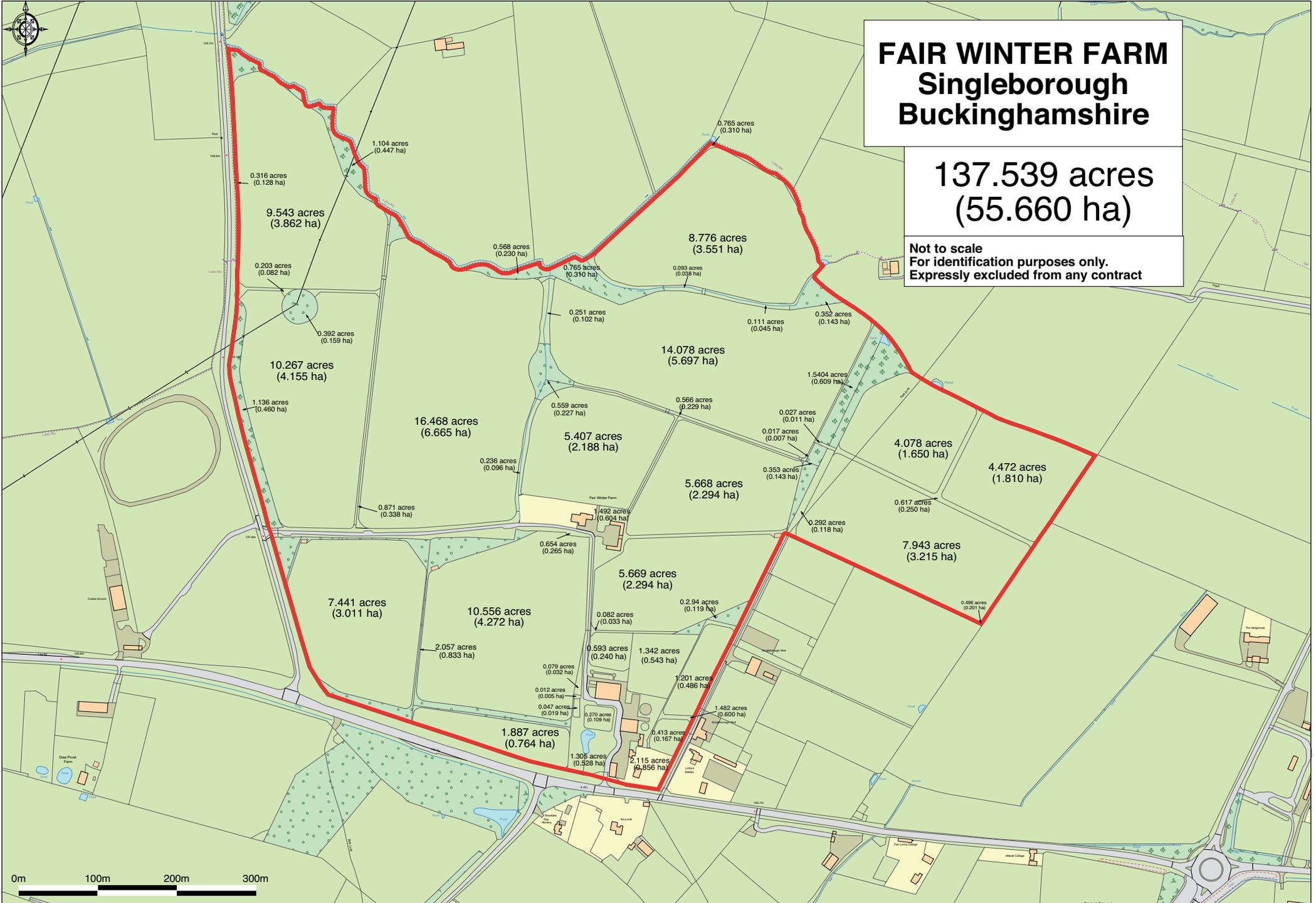
**STUD FARM NAME** - Purchasers may use the name Fair Winter Farm Stud.

**BASIC PAYMENT SCHEME** - The eligible area is 48.13ha. 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.

**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 that crosses part of the property. This is marked on the site plan.

**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.



# FAIR WINTER FARM

## Singleborough

### Buckinghamshire

**137.539 acres**  
**(55.660 ha)**

Not to scale  
For identification purposes only.  
Expressly excluded from any contract



## DIRECTIONS POSTCODE MK17 0RB

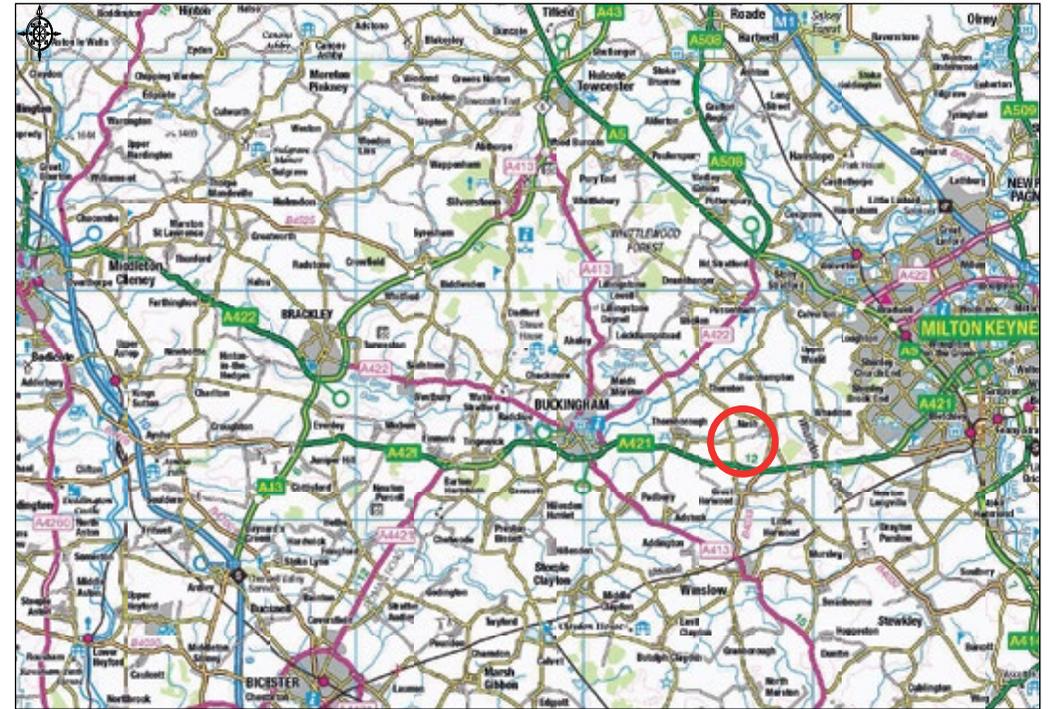
From London, take the M40 to junction 10, taking the A43 towards Brackley. After 3 miles turn right onto the A421 towards Buckingham. 4 miles after the A413 roundabout, Fair Winter Farm is on the left.

## VIEWING

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

## 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.



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## 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.