



QUAINTON
STUD





QUANTON STUD, NR AYLESBURY, BUCKINGHAMSHIRE HP22 4AG

A renowned ring fenced stud farm and equestrian competition centre with impressive facilities and opportunities for further development.

In all, extending to 237 acres (96 hectares)



Quinton 1.8 miles, Waddesdon 2.3 miles, Aylesbury 6.4 miles,
Bicester 14.5 miles, London Marylebone 65 minutes (by train)

Lot 1

Lower Denham Farmhouse

2 reception rooms • kitchen/breakfast room • utility room • 4 bedrooms • 2 bathrooms (1 en suite)

Annexe: sitting room • kitchen • 2 bedrooms • bathroom

Three staff flats and 1 bedsit

Extensive equestrian facilities including: 35 stables, an indoor school, an outdoor school,
a competition arena and cross-country schooling complex

About 90.75 acres of pasture land

Lot 2

146.42 acres of well-managed post and railed pasture

In all about 237 acres (96 hectares)

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS



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Marlborough, Wiltshire SN8 2HG

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01672 521155

Carter Jonas

Mayfield House, 256 Banbury Road,
Summertown, Oxford OX2 7DE

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SITUATION

Quainton Stud is superbly placed within easy reach of both the M40 and the A41 giving access to London and the Midlands. It is to the south east of Quainton, an attractive village between Aylesbury and the market town of Bicester. The village provides everyday facilities including two churches, a primary school and a public house. Local attractions in the surrounding area include Waddesdon Manor, Claydon House and Quainton Steam Railway with the nearby towns of Bicester, Aylesbury and Milton Keynes providing a more extensive range of social, recreation and educational facilities.

The property benefits from good transport links with the A41 lying 1.5 miles to the south and providing access to the wider road network via the M40 and M1. Frequent trains from Aylesbury Vale Parkway (only 3.5 miles away) reach London Marylebone in only 65 minutes.



Schooling in the area includes a secondary school in Waddesdon together with the grammar schools in Aylesbury and Buckingham.



Luton Airport (29 miles) and Heathrow Airport (44 miles).



Race meetings at Towcester, Warwick and Windsor and hunting with the Bicester and Whaddon Chase.



DESCRIPTION

Quainton Stud (also known as Lower Denham Farm) is an excellent equestrian operation with an attractive four bedroom house set centrally within its own grounds with planning consent for either a replacement dwelling or an extension. It also includes an annexe, staff accommodation, 35 loose boxes across three barns including a foaling unit,

an indoor arena with viewing gallery, an outdoor school, a dressage/competition area and a cross-country schooling complex, all set within a ring-fence of approximately 237 acres of post and rail pasture land.

This well-established stud farm and equestrian centre hosts a range of events for all levels of riders including

showjumping, dressage and showing competitions. In previous years, Quainton Stud has been responsible for breeding, sourcing, producing and caring for horses whose blood lines have been proven and have competed successfully at Olympic, World and European Championships.



LOT 1

Lower Denham Farmhouse

Approached via a tree lined private driveway which leads to the farmhouse with a courtyard and turning circle, the property currently comprises an impressive, detached four bedroom house built of brick (painted) under a slate roof. The drive leads round to the garden in front of the house from which steps lead up to the front door into the entrance hall, off which the drawing room, dining room, kitchen/breakfast room, utility room and cloakroom can be accessed. Stairs from the entrance hall lead up to the first floor landing off which are the master bedroom with en-suite bathroom, and a further three bedrooms and a family bathroom. The back door from the kitchen leads directly into the main courtyard.

Adjacent to the house is a single storey painted brick annexe under a slate roof which comprises a sitting room, kitchen, two bedrooms, a bathroom and separate wc. Resembling the annexe, at the other side of the house and also facing onto the courtyard is a detached, open fronted double garage with a garden store and workshop.

Outside, to the front of the house is an attractive garden predominantly laid to lawn and enclosed by mature trees and hedges. There is a heated outdoor swimming pool with a patio area for outdoor seating.

Whilst the house provides well-laid out living accommodation, planning permission has been obtained for either the demolition of the existing annexe and garages and replacement with a two storey extension to create a 10,000 sq ft dwelling (approx) (planning ref: 16/01625/APP), or for the demolition of the existing dwelling via permitted development (planning ref: 14/03518/ADM).





Equestrian Buildings

Accessed via double gates off the main courtyard, the equestrian buildings are at the centre of the farm with easy access to the land and other facilities.

Stable Barn 1	<p>Steel frame with part concrete block part fibre cement elevations under a corrugated fibre cement roof with a concrete floor.</p> <p>Internally, there are 10 loose boxes together with a tack room, solarium and a utility room with shower facilities. In addition, 4 further loose boxes face onto the courtyard area.</p> <p>Staff Accommodation</p> <p>Located within the yard and at the end of the barns are three studio flats and one bedsit for members of staff. Each studio has a bedroom/sitting room, kitchenette with electric hob and a shower room.</p>
Foaling Unit	<p>Steel frame with concrete block elevations under a corrugated roof. Part of the building is set up as a foaling unit with 5 foaling boxes, 5 loose boxes and a turn out area together with a veterinary box, vet room and kitchen. In addition, accessed off the main yard or via the internal turn out area is an office with a kitchenette together with a further vet room and kitchen.</p> <p>Lying adjacent to the barn are two static homes.</p>
General Purpose Building	<p>7 bay general purpose building of concrete frame construction with part fibre cement elevations under a corrugated fibre cement roof with a part concrete part earth floor. The building is currently used as a workshop/storage area with three bays used for deep litter winter turnout.</p>
Stable Barn 2	<p>Steel frame with box profile elevations under a corrugated roof. Internally there are 12 loose boxes together with a solarium, tack room and separate wc. Internal sliding doors give access to the indoor school (described below).</p>
Indoor Arena	<p>Measuring 54m x 20.4m with a waxed surface and a viewing gallery.</p>





Equestrian Facilities:

In addition to the buildings, Quanton Stud has the following extensive outdoor facilities which are let out, often with the indoor arena, for private schooling and events, producing a significant income:

All-weather loose schooling arena alongside the indoor school.

All-weather outdoor sand and rubber dressage arena measuring 90m x 45m with a judging box. There is also a pavilion with indoor and outdoor seating which may be available through separate negotiation.

6 bay Monarch horse walker with rubber matting and electric partitions.

Outdoor cross country schooling complex measuring 100m x 100m.

58 temporary stables are located around the property which may be available to purchase by separate negotiation.





The Land

Surrounding the main farmstead, the land is all down to pasture and can be accessed via a network of internal tracks and horse walks.

Broadly level but with some undulation, the land extends to 90.75 acres (36.73 hectares) and has been divided into a number of well-maintained turn out paddocks all of which are enclosed by post and rail fencing and are supplied with mains water.

Equestrian Enterprise

The business has been successfully run in-hand and produces a significant income. At present, there are two full time and one part time employees together with two full time farm hands who assist with the equestrian operation. Further information can be obtained from the selling agents.

Lot 2

With access directly off the The Willows, Lot 2 comprises a block of well managed pasture land divided into paddocks and enclosed by a mixture of mature hedges and post and rail fencing. In all, the land extends to approximately 146.42 acres (59.26 hectares) and benefits from mains water with internal tracks and horse walks providing access to individual fields.



Quinton Stud, Lower Denham Farm, Quinton, Aylesbury
Approximate Gross Internal Area

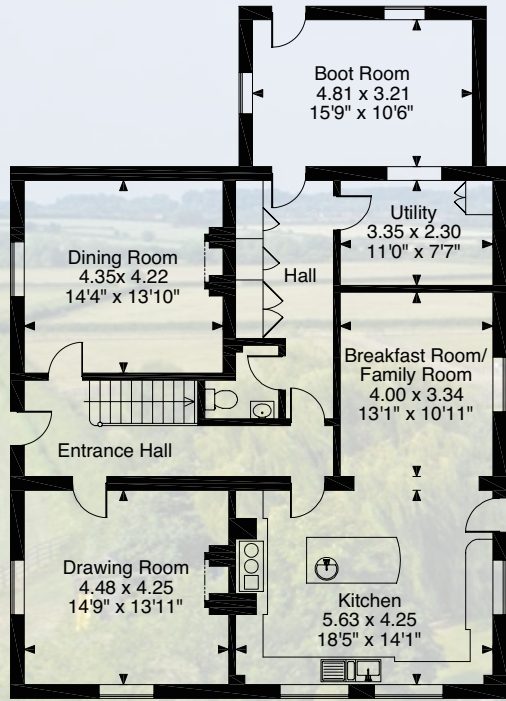
Lower Denham Farm House = 2614 Sq Ft / 243 Sq M

Garages = 583 Sq Ft / 54 Sq M

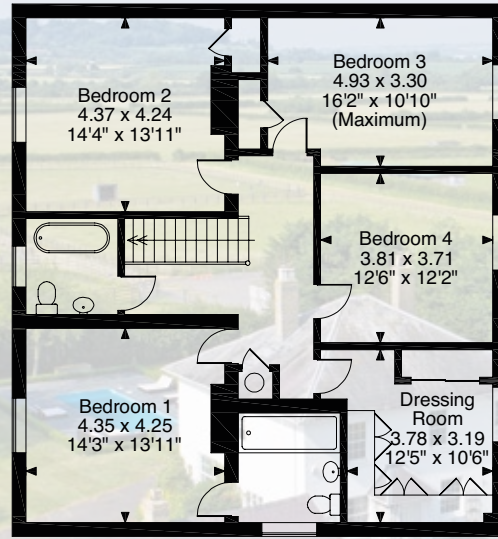
Store & Garden Store = 768 Sq Ft / 71 Sq M

Annexe = 918 Sq Ft / 85 Sq M

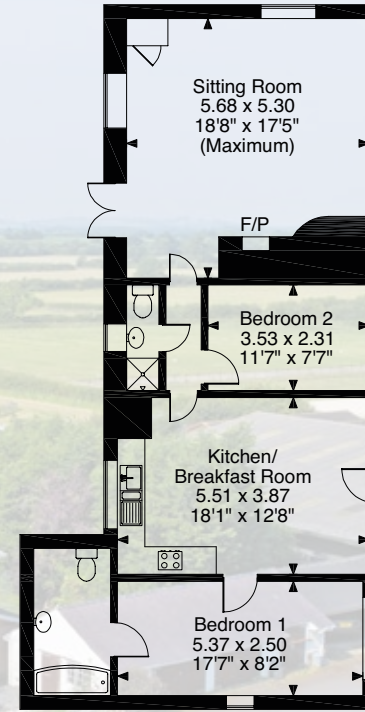
Total = 4883 Sq Ft / 453 Sq M



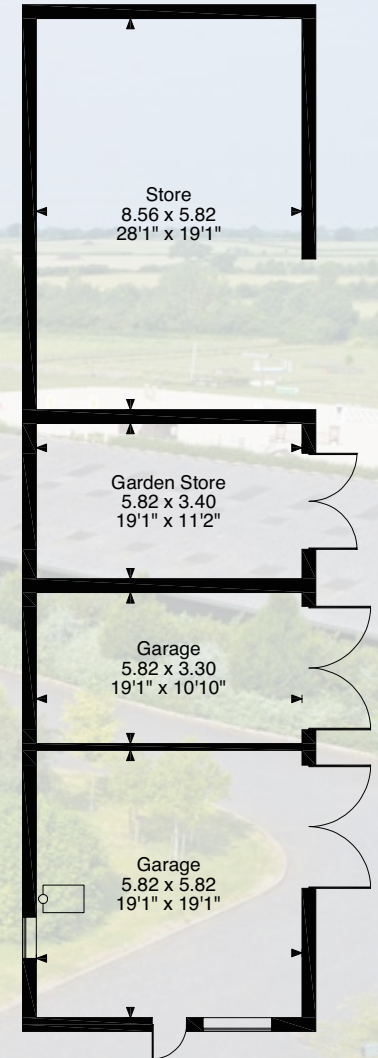
Ground Floor



First Floor



Annexe

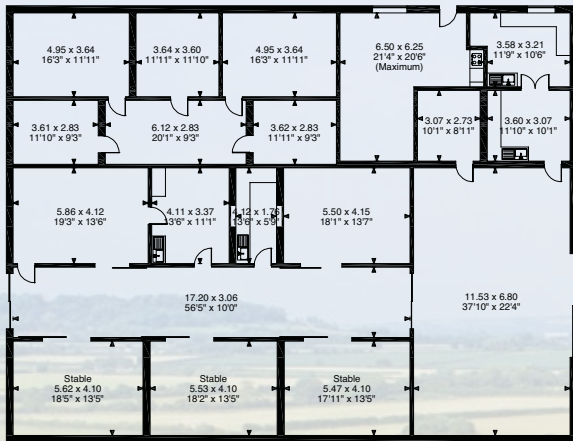


Lower Denham Farmhouse

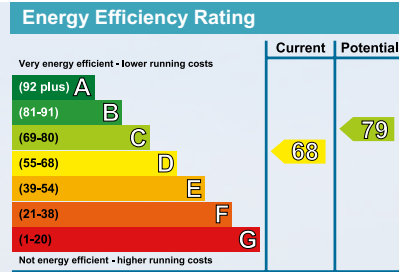
Annexe

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	75
	32
Not energy efficient - higher running costs	

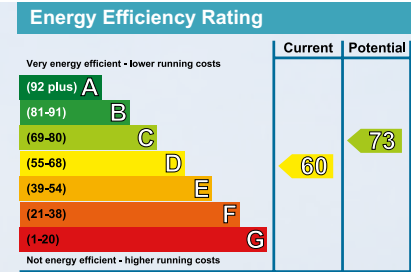
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(39-54) E	
(21-38) F	
(1-20) G	
	81
	40
Not energy efficient - higher running costs	



Foaling Unit



Flat 1 & 2



Flat 3

Quinton Stud, Lower Denham Farm, Quinton, Aylesbury

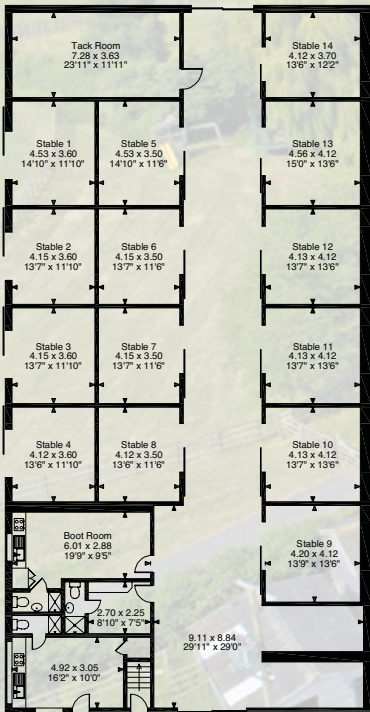
Approximate Gross Internal Area

Stable Barn 1 = 5430 Sq Ft / 504 Sq M

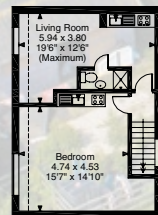
Stable Barn 2 = 16585 Sq Ft / 1541 Sq M

Foaling Unit = 4778 Sq Ft / 444 Sq M

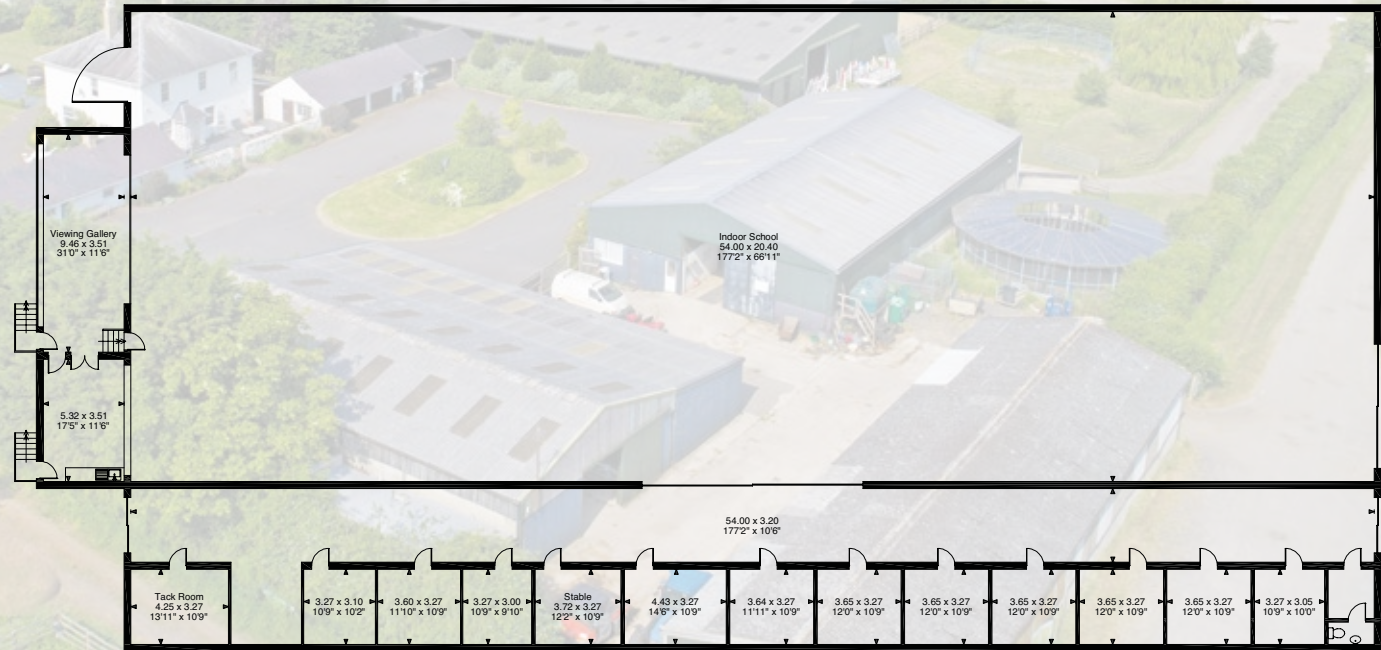
Total = 26796 Sq Ft / 2489 Sq M




Stable Barn 1



Floor above Barn 1



Stable Barn 2



Outdoor school and cross country schooling complex

Stable Barn 2 & Indoor School

Stable Barn 1

General purpose building

Lower Denham Farmhouse

Foaling Unit

General Information

Method of Sale

The farm is being sold as a whole or in two lots by private treaty.

Tenure & Possession

Freehold with vacant possession

Planning

Planning permission was granted in May 2016 to demolish the existing annexe and garages and replace with a two storey extension to the principal house (planning ref: 16/01625/APP). If implemented, the proposed development would create a 10,000 sq ft dwelling (approx.). In addition, permitted development was approved in December 2014 for the demolition of the existing dwelling (planning ref: 14/03518/ADM). In October 2014, planning permission was approved for the removal of redundant stables and erection of a freestanding pool house (planning ref: 14/02421/APP). Further information can be obtained from the selling agents.

Land Classification

The land is classified under the MAFF Land Classification as predominantly Grade 3. The soils on the land are predominantly of the Denchworth Series, being slowly permeable loam and clay soils.

Basic Payment Scheme

The farm has been registered on the Rural Land Register. The Basic Payment Entitlements may be available by separate negotiation.

Mineral Rights

All included in the sale in so far as they are owned

Intellectual Property

Quainton Stud is the trading name of the equestrian business operating from Lower Denham Farm, and the business currently uses the website of www.quaintonstud.co.uk for many of its equestrian bookings. The business, domain name and trading name of Quainton Stud may be available to the purchaser by separate negotiation.

Designations

The property is within a surface water Nitrate Vulnerable Zone (NVZ).

Overage

Overage provisions apply in respect of Lot 2. Details of the overage can be obtained from the selling agent.

Fixtures & Fittings

A full list of fixtures and fittings that will remain at the property can be obtained from the selling agents

Easements, Wayleaves and Rights of Way

The farm is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The footpath which previously ran up the main drive has now been diverted. In the event that Lot 2 is sold separately from Lot 1, access shall be via the existing track off The Willows. The vendor reserves a right of access for the benefit of his retained land over the track hatched brown at all times and for all purposes.

Services

The property benefits from mains water and electricity with drainage to a septic tank.

Council Tax Band G

Solicitors

Howard Kennedy LLP, No.1 London Bridge, London SE1 9BG
Tel: 020 3755 5556 (Edward Landau and Pervaze Ahmed)

Information Pack

An information pack is available to prospective purchasers. The pack provides further information on the property, including title, RLR plans, planning history, fixtures and fittings and other general information.

Local Authority

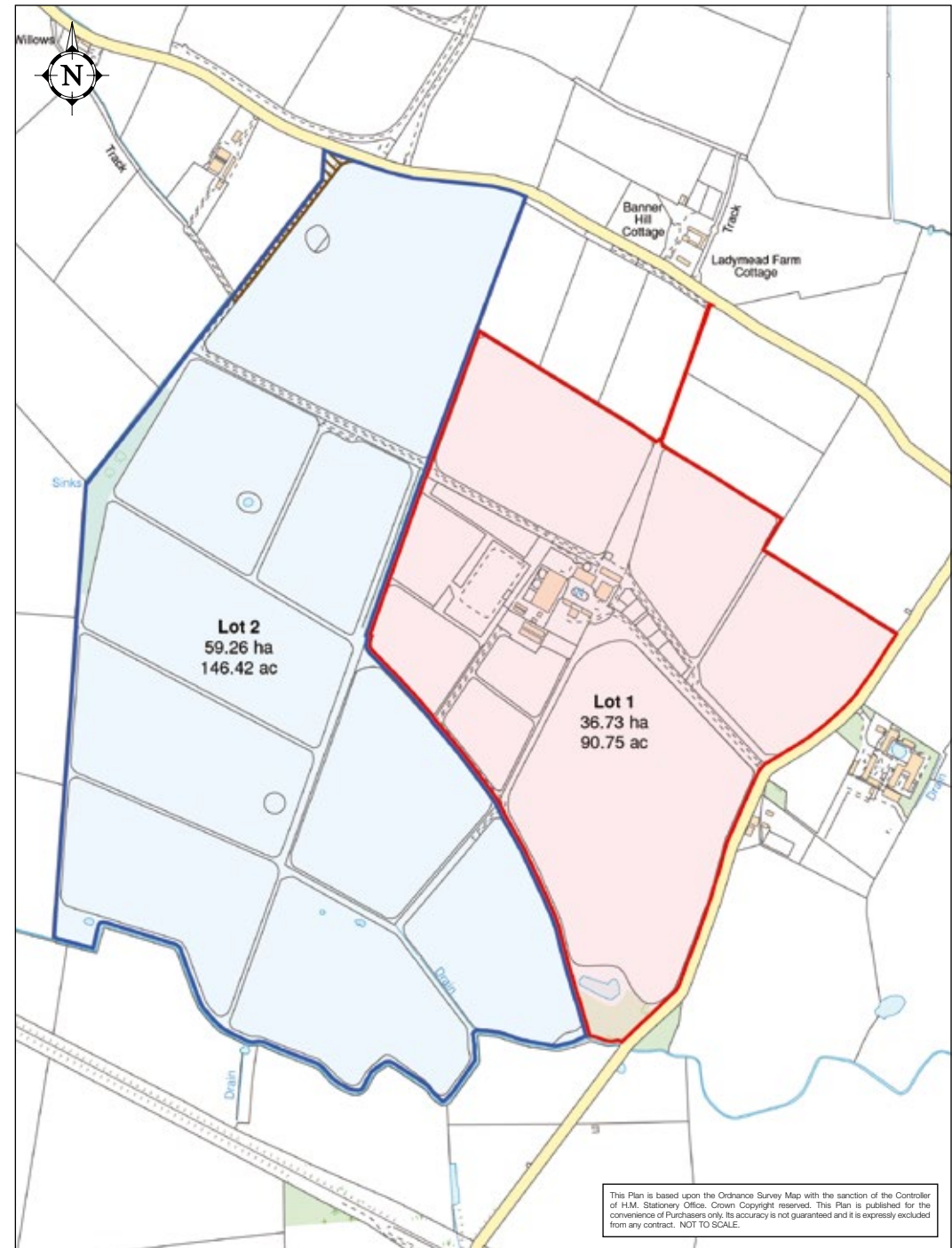
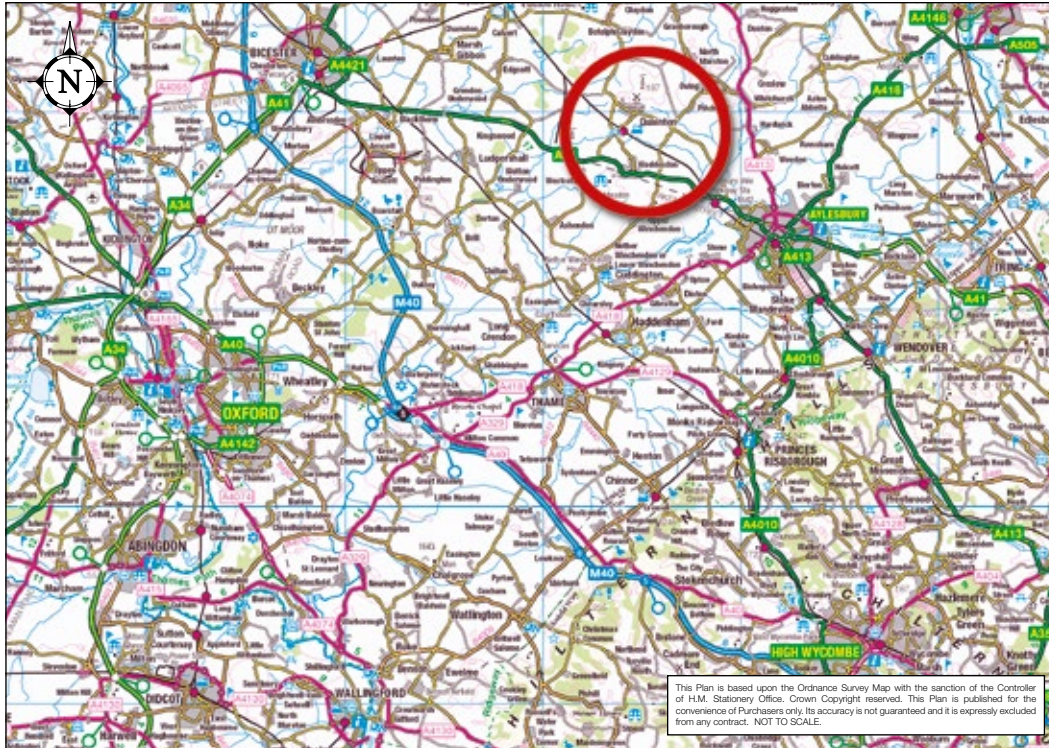
Aylesbury Vale District Council
Web: www.aylesburyvaledc.go.uk Tel: 01296 585858

Viewing

Strictly by invitation from the selling agents, Carter Jonas T 01865 404443 and Windsor Clive T 01672 521155. Given the potential hazards of an equestrian enterprise we would ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the equestrian buildings.

Directions (Post code HP22 4AG)

From Aylesbury, take the A41 towards Bicester and after approximately 7 miles, take the right turn signposted Quanton. Continue over the railway bridge and after half a mile, the entrance to Quanton Stud can be found on the left hand side.



Important information

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor Windsor Clive international Ltd in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.





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