

# LONGHOLES

NEWMARKET



# LONGHOLES

CHEVELEY | NEWMARKET | CB8 9EJ

Cambridge 16 miles | London 70 miles | Stansted 36 miles

**A renowned Newmarket Stud Farm  
with state-of-the-art facilities**

- Attractive stud manager's house
  - Well-appointed guest cottage
- A pair of excellent staff bungalows
  - A pair of log cabins
- A total of 88 boxes in barns, traditional and modern yards
  - Extensive spa and treatment buildings
    - Utility barns
  - Horsewalkers; lunge rings; canter; turnout areas
- 217 acres including paddocks, schooling grounds and a 6-furlong gallop

For sale as a whole or in two lots



T: 01672 521155  
E: [info@windsorclive.co.uk](mailto:info@windsorclive.co.uk)  
[www.windsorclive.co.uk](http://www.windsorclive.co.uk)



Paddy Prichard-Gordon T: 01279 213343  
E: [paddy.prichard-gordon@knightfrank.com](mailto:paddy.prichard-gordon@knightfrank.com)  
Rupert Sweeting T: 020 7861 1078  
E: [rupert.sweeting@knightfrank.com](mailto:rupert.sweeting@knightfrank.com)  
[www.knightfrank.com](http://www.knightfrank.com)







## INTRODUCTION

Longholes has a long history; it was founded by Sir George Bullough in the 1920s and passed via his daughter to The Hon. John Lambton. The stud was bought by Sheikh Fahad Al-Thani who transformed it into one of the country's leading commercial pre-training and rehabilitation centres.

Preserving its rich heritage of historic buildings, the recent investment has transformed Longholes into one of the premier preparation and rehabilitation yards in the country. Longholes can either continue in its current role, be a boarding stud or a stallion station.

## LOCATION

On the Newmarket to Cheveley Road, the B1063, only two miles from the centre of Newmarket, Longholes is in prime stud farm country, surrounded as it is by Side Hill, Cheveley Park and Beech House Studs, this is a rare opportunity to own a renowned stud farm in a first-rate location.

The racecourses, Tattersalls and the training yards are all nearby as are some of the world's best equine vets. Newmarket's sobriquet of Headquarters is well justified.







## SUMMARY

Longholes has 217 acres, was designed particularly as a centre for the spelling, rehabilitation, pretraining, and care of racehorses. However, it could easily be adapted for use as a private or commercial stud farm. The principal houses are for the manager and for the owner's use while visiting the property and there is ample staff accommodation.

The original stud buildings have been adapted, and while retaining the original charm of the Suffolk barn, the majority of the stables are now in light and airy new barns.

The exercise and turn out areas are exceptional for any stud farm, including an oval all-weather canter and a 6-furlong gallop.

The paddocks are arranged traditionally so that the nursery paddocks are closest to the stud buildings; and there are about 110 acres of additional pasture which are used for schooling and for forage. They simply require fencing to bring into stud use.







## DESCRIPTION

(REFER TO NUMBERS ON THE DETAILED PLAN)

Approached by a driveway from the road which forks left to the main yard and right to the new yards, take the left fork.

### THE HOUSES

(see also the relevant floor plans)

1. **FLINT COTTAGE**, the manager's house of brick and flint under a slate roof with sitting room, kitchen/dining room, utility room and shower room on the ground floor and 3 bedrooms and a bath room on the first floor. There is a pretty garden.

2. **LONGHOLES COTTAGE**, near the office, an attractive, and extremely comfortable 2-bedroom bungalow with a veranda, hall, cloakroom, and a generously proportioned reception room with kitchen area and boot room. There are two double bedrooms each with bath or shower rooms ensuite.

3. **NOS 1 AND 2 LONGHOLES STUD BUNGALOWS**, A pair of semi-detached bungalows, each with sitting room, 3 bedrooms, kitchen and bathroom. Both are about 900sq ft and have their own gardens.

4. **THE LOG CABINS**, A pair of Finnlog cabins by the Top Yard constructed in 2015 as housing for staff. Each has a lobby with a shower room off, a generous sitting room with a kitchen area off, a bathroom and 4 bedrooms.

5. **THE OFFICE**, To the left of Flint Cottage, with office, two stores and WC.





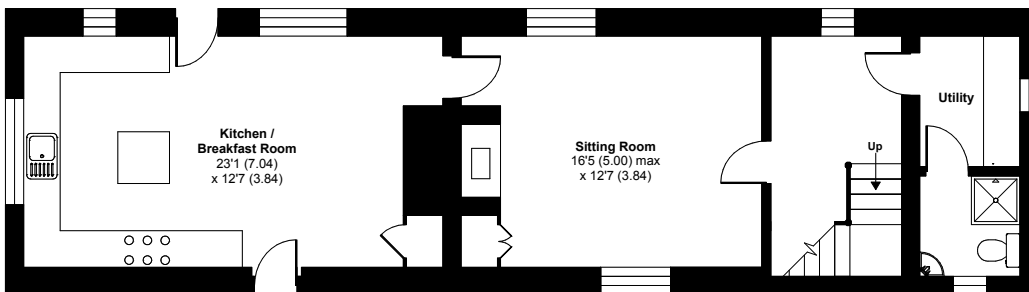


## FLINT COTTAGE

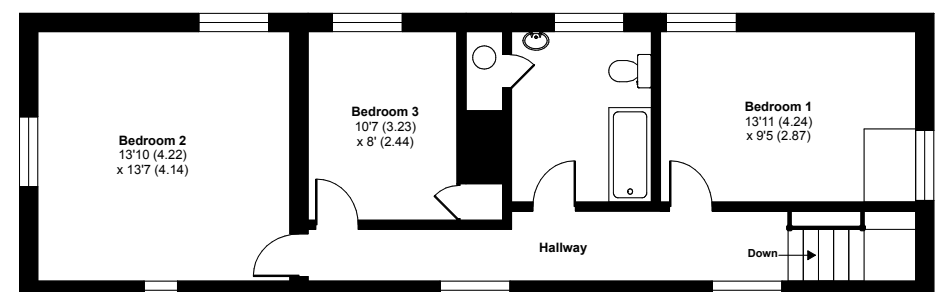
Approx. Gross Internal Floor Area:  
1,358 sq.ft / 126.1 sq.m (excludes restricted head height)



Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR





THE LOWER COURTYARD



LONGHOLES STUD COTTAGE



HYDRO BARN



## THE STABLES AND BUILDINGS - THE LOWER YARDS (36 BOXES)

**6. THE LOWER COURTYARD**, Flanked by two pairs of boxes, the Lower Yard is an attractive 10-box yard with a staff/tack room and central flower bed. Outside the yard are 2 'Cottage' boxes.

**7. THE HYDRO BARN**, an impressive unit of 4½ bays, currently fitted with: a salt therapy chamber, Icelandic water treadmill with filter and plant machinery, wash down bay and 2 ECB Equine Spas.

**8. THE SUFFOLK BARN**. A 9-bay timber barn on a brick and flint base with a slate roof, housing a fluid motion treadmill, Vitafloor plate and a tack room.

**9. A DUTCH BARN** of 6 bays used for equipment storage.

**10. LUNGE RING**, Covered Horse Walker (5 Bays), Triangular all-weather loose school and trot up area.

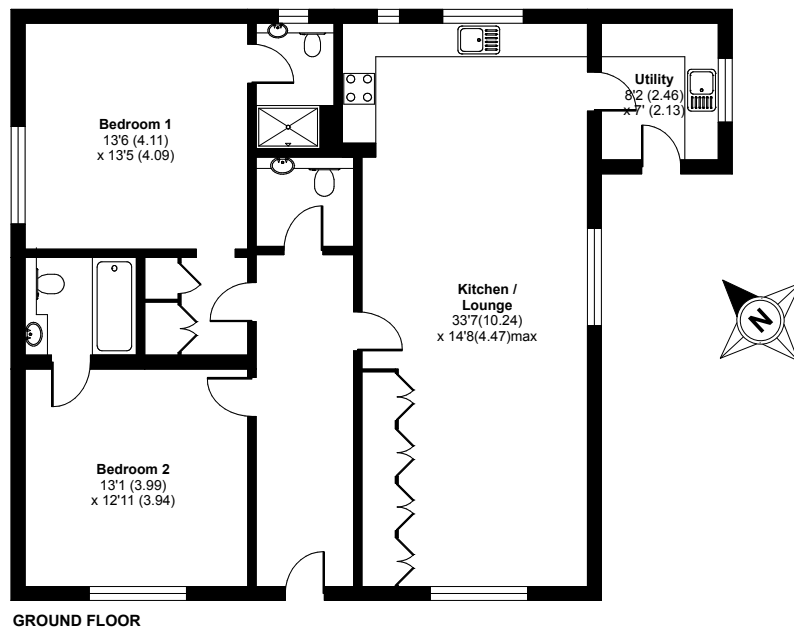
**11. HANGAR BARN** with 5 internal boxes and 3 brick stallion boxes.

**12. AN OPEN FRONTED RANGE OF 4 BOXES** opening onto the drive.

**13. THE 12 BOX YARD**. A light airy yard with 12 cage boxes under an open fronted roof. In addition is a staff, tack and mess room.

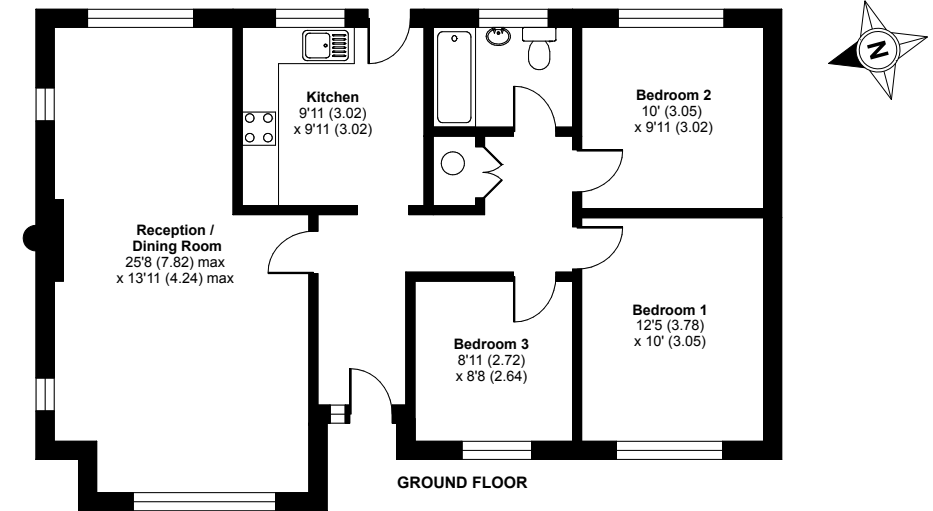
## LONGHOLES STUD COTTAGE

Approx. Gross Internal Floor Area: 1,197 sq.ft / 111.2 sq.m



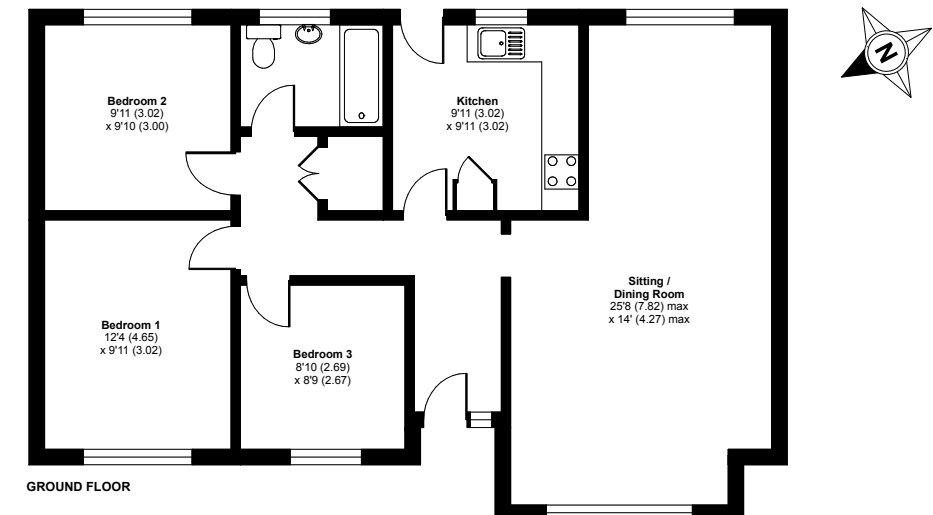
## 1 LONGHOLES STUD BUNGALOW

Approx. Gross Internal Floor Area: 911 sq.ft / 84.6 sq.m



## 2 LONGHOLES STUD BUNGALOW

Approx. Gross Internal Floor Area: 914 sq.ft / 84.9 sq.m







LONGHOLES STUD BUNGALOWS



TOP BARNs

#### THE TOP BARNs (40 BOXES)

The Top Barns were built in 2015 to double the capacity of the stud. These are impressive new buildings

14. TOP BARNs 1 AND 2, each with 12 bays, of brick and part-rendered sides, under sheet steel roof with box profile cladding. The barns each house 20 boxes of 14' x 14'; with feed, tack, rug rooms and wash bays. There is a WC in the left hand barn.

15. HAY AND STRAW BARN of 5 bays of concrete panels with box profile cladding and gale breaker screening one side. Machinery store of 2 bays of block with sheet cladding and roller doors one side.

16. COVERED LUNGE RING, 20m diameter

17. COVERED OVAL HORSE WALKER by Kraft with 10 bays.

18. AN OVAL 2½ FURLONG (500m) all weather canter, fully railed with racecourse rails.

19. MOBILE HOME

20. PLANT ROOM AND ELECTRICAL SUB-STATION

21. THE ISOLATION BOXES (12 BOXES) A range of 12 timber boxes, close to the northern edge of the stud; with separate access to the gallop and grounds.



12 BOX YARD











## THE LAND

Well accessed, within a ring fence a total of 217 acres, the original stud is extremely well fenced with 31 paddocks. The land is free draining, on chalk and is South facing.

There is a 6 Furlong woodchip gallop.







## GENERAL REMARKS

**METHOD OF SALE** Longholes is offered for sale as a whole or in 2 lots, by private treaty. Offers for the pasture and schooling grounds (edged blue on the site plan) will only be considered once a sale has been agreed of the stud buildings and around 91 acres (edged red on the site plan).

## COUNCIL TAX, EPC AND OCCUPANCIES

Property	EPC Band	Council Tax Band	Payable 2020	Tenure
Flint Cottage	F	E	£2,243.82	Service Occupancy
Longholes Stud Cottage	E	C	£1,631.87	Vacant
1 Longholes Stud Bungalow	D	B	£1,427.88	Service Occupancy
2 Longholes Stud Bungalow	D	B	£1,427.88	Service Occupancy
1 Longholes Stud	Exempt	A	£1,223.90	Service Occupancy
2 Longholes Stud	Exempt	A	£1,223.90	Service Occupancy

**TENURE AND POSSESSION** The freehold is available with vacant possession subject to the occupancies described. The property is held in two titles.

**SERVICES** All dwellings have oil fired central heating. There is mains water throughout and mains drainage, with the exception of Flint Cottage and the Hydro barn, which have septic tanks and the Top Yard which has mains drainage and a soakaway. There is mains electricity throughout, with the Top Yard, Suffolk barn and Hydro barn having a 3-phase supply.

**SPORTING, MINERALS AND TIMBER** The sporting rights, the minerals and timber in so far as they are owned are included in the sale.

**PLANNING AND OCCUPANCY CONDITIONS** The property is offered for sale subject to any current or past development plans, tree preservation orders, town planning schedules, applications, permissions and resolutions which may or may not have come into force.

1 and 2 Longholes Stud (the log cabins) have been erected under an approval granted in 2015. In particular: the occupation of the log cabins shall be limited to those working on Longholes.

**EMPLOYEES** Where appropriate, the Purchaser will be responsible for complying with statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulation 2006. (TUPE) In relation to employees at the property.



**LOCAL AUTHORITY** East Cambridgeshire District Council, Nunholt Lane, Ely, CB7 4EE. Tel: 01353 665555

**BUSINESS RATES** Rateable Value £51,000. The rates payable for 2020/21 are £26,316. Current multiplier: 51.6 in the £.

**BASIC PAYMENT SCHEME (BPS)** The subsidy for the current year will be retained by the vendor. The vendor will use reasonable endeavours to arrange the transfer of the BPS Entitlements to the purchaser with effect from the date of completion. The purchaser will indemnify the vendor in respect of all actions, costs claims and demands made in respect of any failure on the part of the purchaser to comply with the cross-compliance regulations for current year. There are 28.42 Ha of entitlements.

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

**FIXTURES AND FITTINGS** The fixtures, fittings and equipment, such as: the salt therapy chamber, Icelander water treadmill, ECB spas, Fluid Motion treadmill, horse walkers and Vitafloor plate may be available to purchase at a reasonable valuation; however, they are not necessarily included in the sale of the property.

**BOUNDARIES, PLANS, AREAS, SCHEDULES AND DISPUTES** The Boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof.





Should any dispute arise as to the boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of them, such questions shall be referred to the selling agents whose decisions acting as an expert shall be final.

**SOLICITORS** Pinsent Masons LLP, 30 Crown Place, Earl Street, London, EC2A 4ES. Contact: Richard Hart, Tel: 0207 054 2667

**VIEWING** Viewing is strictly by appointment with either:

**WINDSOR CLIVE INTERNATIONAL** (01672 521155) or

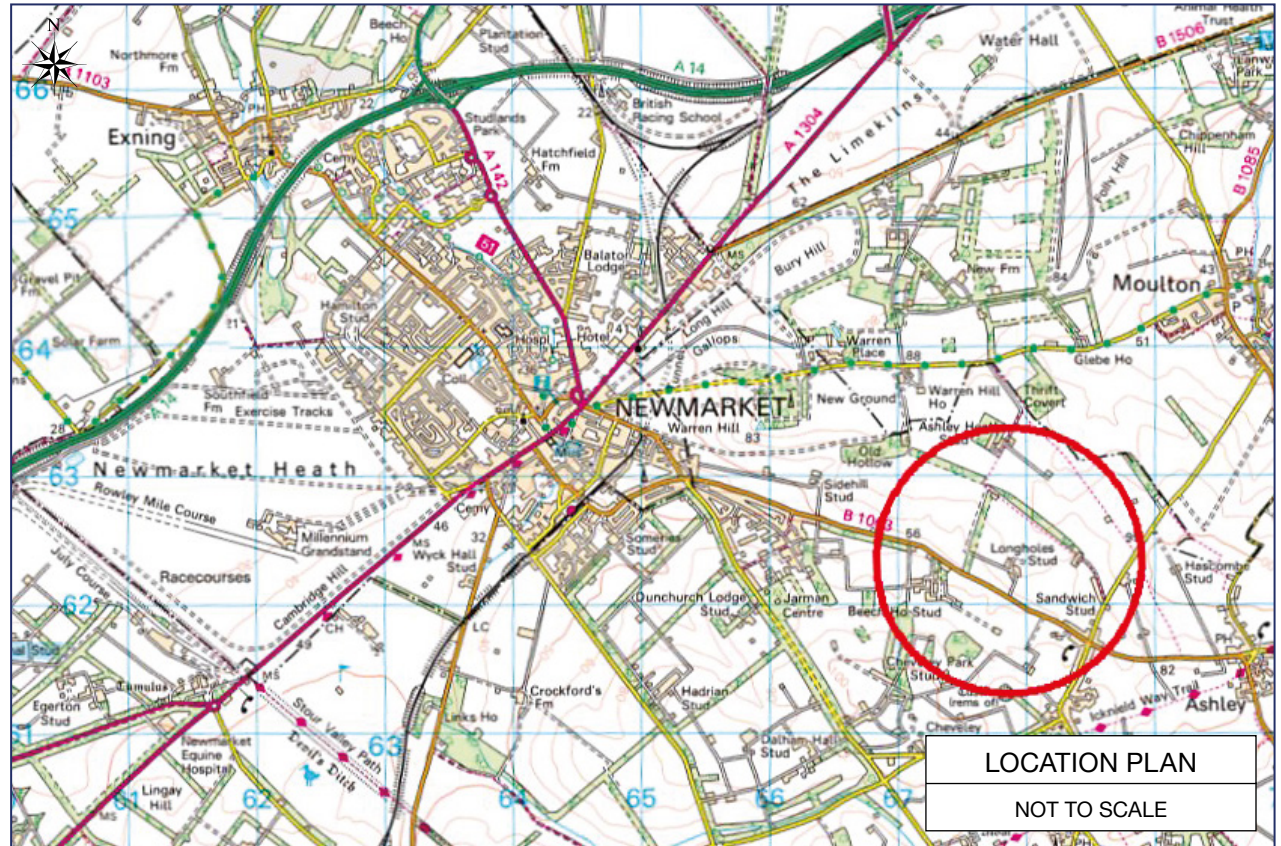
**KNIGHT FRANK**

Paddy Pritchard-Gordon (01279 213343)

Rupert Sweeting (020 7861 1070)

**HEALTH AND SAFETY** When viewing please be aware that Longholes is a working property with horses and prospective purchasers should not enter boxes or paddocks unless accompanied by the agent or a member of staff.

**DIRECTIONS (POST CODE: CB8 9EJ)** From the clock tower take the Cheveley Road for around ½ a mile before turning left on to the Ashley Road for 1¼ miles. The entrance to Longholes is on the left.



**IMPORTANT NOTICE** Windsor Clive International and Knight Frank 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, Knight Frank nor any of their 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. Photographs taken March 2017, May and November 2019. Particulars prepared February 2020. Brochure by wordperfectprint.com.





