

POND HOUSE STABLES

EXNING | NEWMARKET



WINDSOR CLIVE
INTERNATIONAL

POND HOUSE STABLES

CHURCH LANE | EXNING | NEWMARKET | CB8 7HF

A compact and immaculate training yard built
to the highest specifications

Cambridge 15 miles • Stansted Airport 34.7 miles • London 69 miles
A14 1 mile

- 3 / 4 bedroom house • 20 Boxes • Horse Walker
Access to gallops

All in about 0.354 Acres



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SITUATION

The property is situated in Exning on the northern outskirts of Newmarket, which is the recognised headquarters of British Racing. The A11/M11 gives access to Stansted Airport and London.

Newmarket has two and a half thousand acres of extensive gallops between the Bury and Racecourse Sides. The finest veterinary practices are based in the town, as is the Tattersalls sales complex.

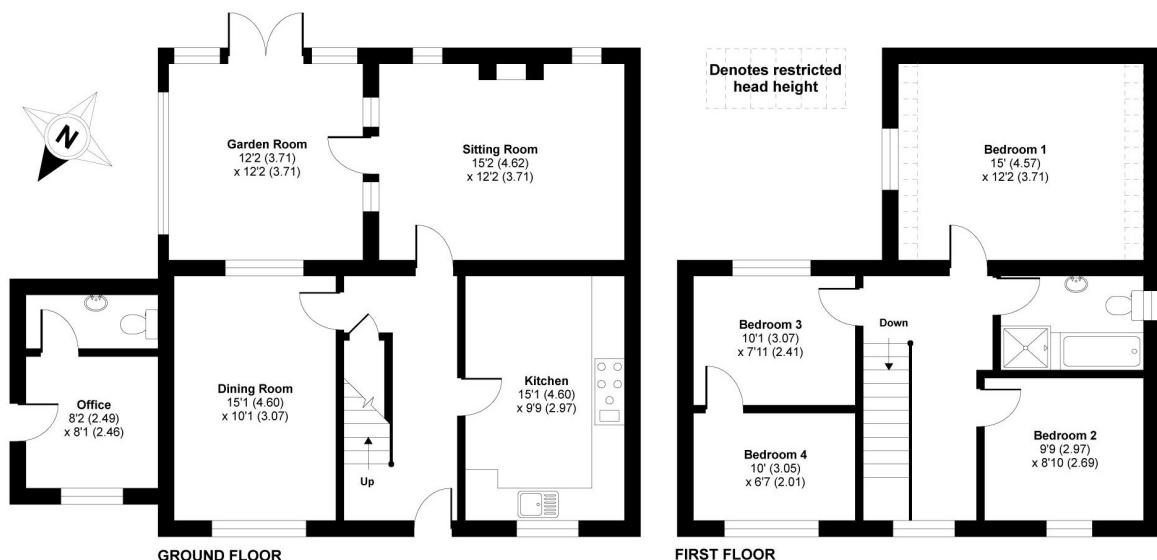
Pond House Stables is conveniently located a short walk from the horse walks leading to the Racecourse side Training Grounds.

POND HOUSE



POND HOUSE FLOORPLAN (NOT TO SCALE)

1,523 Sq. Ft.



POND HOUSE

Built in 2000 Pond House is an attractive house of around 1,500 sq. ft. built of brick under a slate roof. The front door faces away from the training yard, on the ground floor there is a kitchen, dining room, garden room and sitting room with a self-contained office with WC opening directly on to the yard. On the first floor there are four bedrooms and one bathroom.

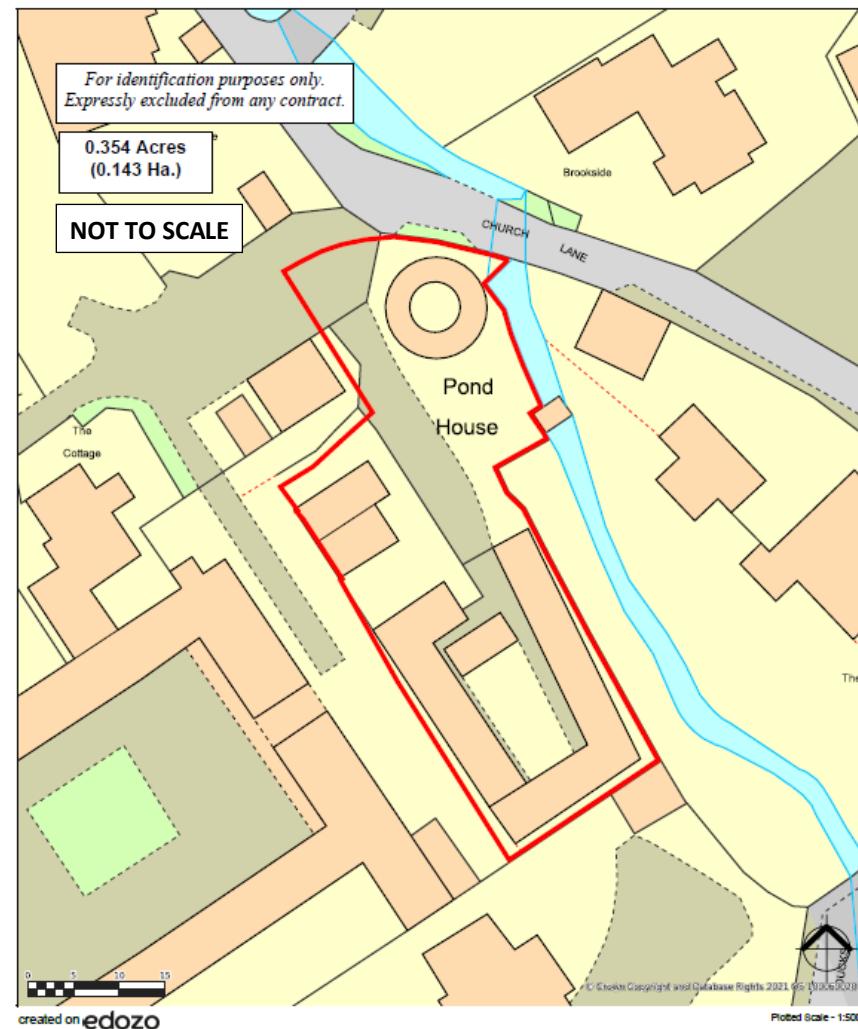


POND HOUSE STABLES

The stabling is arranged in a practical and traditional quadrangle of 18 brick boxes and 2 timber boxes. There is a tack room, feed room and timber covered store. The central yard is an attractive lawned area, providing an excellent position from which to show horses. There is a 5 bay horse Monarch horse walker adjacent to the main, gated entrance and backing on to the stream.



POND HOUSE STABLES SITE PLAN



GENERAL REMARKS

TENURE AND POSSESSION

The property will be sold freehold and with vacant possession on completion.

SERVICES

Mains water, gas, electricity and drainage. Mains gas central heating.

GALLOPS

Access to the gallops is arranged through the Jockey Club Estates (01638 664151)

RIGHTS, EASEMENTS AND BOUNDARIES

The property is sold subject to and with the benefit of all outgoings, rights of way, easements whether mentioned in these particulars or not.

LOCAL AUTHORITY

West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk, IP33 3YU

Tel: 01284 763233

PLANNING

The occupation of the residential accommodation...shall be limited to a person or persons wholly or mainly employed upon the bloodstock establishment.

ENERGY PERFORMANCE CERTIFICATE

Pond House has an EPC Rating of D.

TITLE

The property is sold in 2 titles; SK233877 (The house) and SK233875 (The Yard).

ACCESS

The property has a right of access over the adjacent property for access purposes.

BUSINESS RATES AND COUNCL TAX

Business Rates

The rateable value is £15,250, the rates payable for 2021/22 are £7,609.75. The current multiplier is 49.9p in the £.

Council Tax

Band E, £2,311.58 Payable 2021/22.

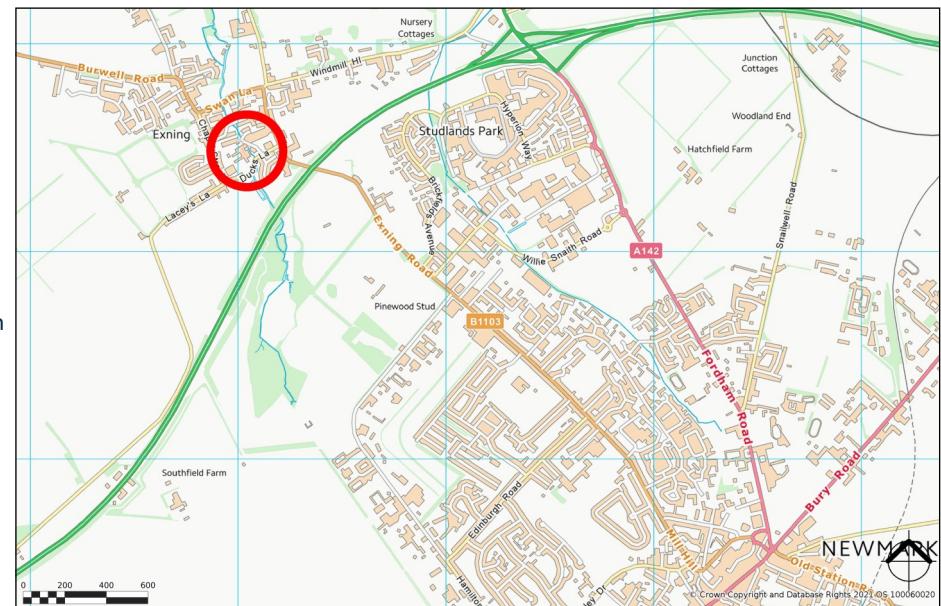
VIEWING

Viewing will be strictly by appointment with the Agents: **Windsor Clive International 01672 521155**

DIRECTIONS (Post Code: CB8 7HF)

From Newmarket: Take the B1103, Exning Road for just over 2 miles, after going under the Bypass, A14 take the first left in to Ducks Lane before turning right in to Church lane. After around 70 metres turn left in to Harraton Square.

LOCATION PLAN



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.