

SAVILLE HOUSE
Newmarket



SAVILLE HOUSE

ST MARY'S SQUARE, NEWMARKET, CB8 0HZ

Cambridge 16 miles • London 67 miles • Stansted Airport 36 miles

A well known training yard with a fine house at the centre of Newmarket with access to both Bury and Racecourse side training grounds.

- A substantial house with 3 reception rooms, 5 bedrooms and 3 bathrooms • Private gardens
 - An attractive stable yard with 39 boxes
- Outdoor School • Horse Walker
- About 1.4 acres



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Introduction

Dating from the 19th Century, Saville House is one of Newmarket's most historic town centre yards. Purchased and renovated by the current owners in the 1980's, further boxes and the outdoor school were built to complement the traditional stables to create a commercial yard accommodating 39 horses. There is space to erect more boxes if required.

History

First occupied as a training yard in 1881, when William Gilbert was installed as a private trainer for Capt. Henry Saville, a succession of trainers has passed through the gates with success ever since. An early winner from Saville House was the 1885 Oaks winner Lonely trained by Gilbert. In the early 20th century, William Halsey trained Eclipse winner Hapsburg, Cesarewich winner Troubadour and Irish Derby winner Waygood from Saville House.

The current owner, Willie Musson, trained at the property from 1986 until 2016, producing numerous winners under both codes; including Listed and Group winners on the flat .

Since 2016 the yard has been let to Tom Clover, James Ferguson, and Ben Brookhouse all sending out black type or Listed winners. It is now rented by Charlie Clover. This is a well proven yard.

Location

Between St Mary's Square, and Exeter Road, with particularly quick access to Warren Hill, Saville House has the benefit of being half way between the Bury Side and the Racecourse Side training grounds.

Newmarket is the headquarters of British horseracing with facilities that include 2,500 acres of gallops and two racecourses. Newmarket is also home to Tattersalls, Europe's leading Bloodstock Auctioneers; outstanding veterinary practices, equine hospitals; and services for every aspect of racehorse training and breeding. There is excellent access to the A14 and A11 (M11) - Stansted Airport is 32 miles away and Cambridge has direct trains to London.

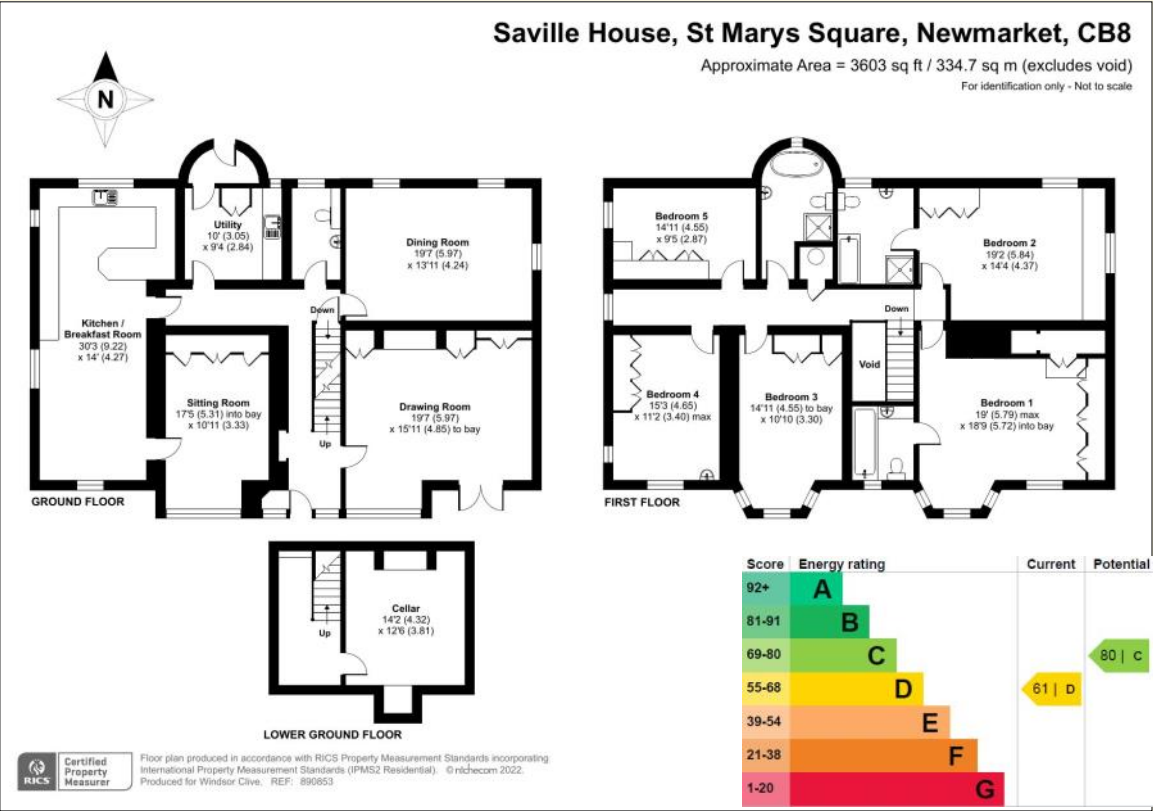


Saville House

Saville House is a substantial detached house surrounded by mature gardens. Extending to about 3,600 ft² it has two storeys and a cellar. It is conveniently placed within walking distance of both the High Street and Tattersalls.

On the ground floor, there is a large kitchen and three reception rooms. On entering, the hallway feels light with double height ceiling. On the right is the main drawing room with an open fireplace and French doors to the terrace and garden. The kitchen, which is the depth of the house from front to back, has a gas Aga and an extensive dining area, Off the kitchen is the sitting room. The utility room leads to a rear porch, boot room and back door. At the opposite end is the dining room. Access to the cellar is under the stairs. Off the passage leading to the dining room is a cloak room.

On the first floor are five bedrooms, two of which have ensuite bathrooms. All bedrooms have fitted storage. There is also a large family bathroom and an airing cupboard.



The Yard

The yard has 39 boxes laid out in two ranges. The traditional boxes to the front date from the 1880's. Within the main row of boxes are the office and tack room. A loft above houses the racing tack room and further storage.

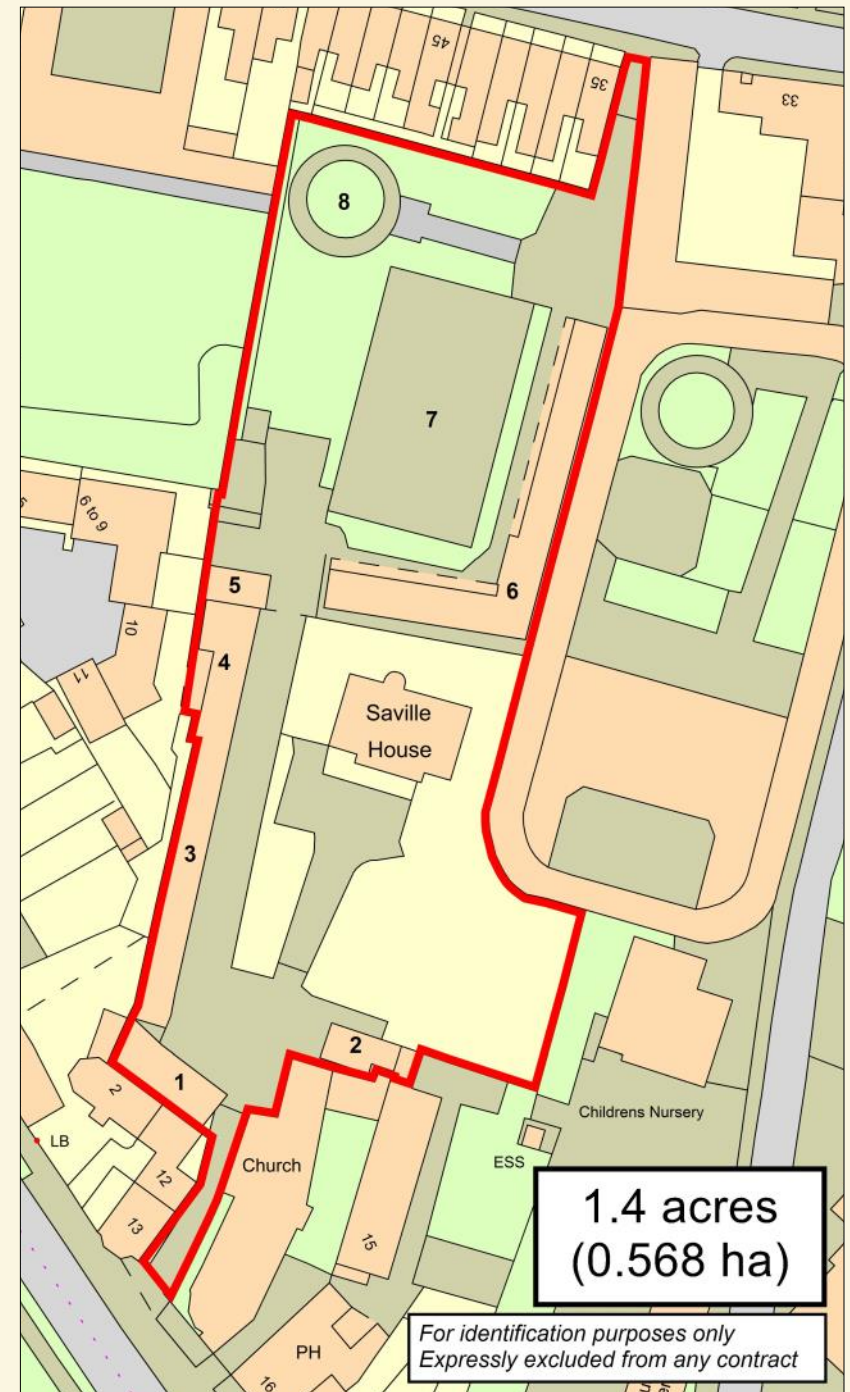
To the back of the property, 18 boxes overlook the 20m x 30m outdoor school. And the 7-bay Claydon horse walker. There is an area for staff parking and horseboxes. There is space to build further boxes, subject to planning approval.

Access to the horse walk to the gallops is directly from the back gate via Exeter Road.

The yard is currently let to Brookhouse Racing Ltd. with vacant possession in November 2025. A copy of the lease is available from the agents.

Numbers refer to the site plan.

1. 5 stables with loft over.
2. 3 stables and garden store
3. Row of 11 boxes, with loft over and feed room.
4. 2 Stables, Office, WC's, tack room, washing and drying room.
5. Utility barn
6. 18 loose boxes
7. Outdoor school
8. 7-bay horse walker



General Remarks

Method of Sale — For sale by private treaty.

Tenure and Possession— Vacant possession is available on expiry of the lease to Charlie Clover.

Title— The property is held in title SK126956.

Services— Mains electricity, gas and water and drainage. Gas central heating and 4 oven gas Aga

Energy Performance Certificate— Band D

Council Tax—Band F

Local Authority— West Suffolk Council <https://www.westsuffolk.gov.uk/>

Business Rates— The rateable value from 1 April 2026 is £34,500. The current small business rates multiplier is 43.2p/£. Rates payable for 2026/7 of £14,904

VAT— It is understood that none of the property is elected for VAT, although should any sale of the property, or any right attached to it, become a chargeable supply for the purposes of VAT, such tax shall be payable by the buyer in addition to the contract price.

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 on the interpretation of any of them, such questions shall be referred to the selling agents whose decisions acting as an expert shall be final.

Fixtures and Fittings—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.

Gallops— Arranged through Jockey Club Estates Tel. 01638 664151 <https://jockeyclubestates.co.uk/>

Photographs taken 2023 and 2024, Particulars revised July 2026



Directions

From the A11, on approach to Newmarket, turn left onto Hamilton Road signposted Rowley Mile Racecourse. After 250m turn right onto Rowley Drive. Follow Rowley Drive to St Mary's Square. At St Mary's Square turn left and immediately right. Saville House is in front of you behind electric gates.

Postcode

CB8 0HZ

What3Words

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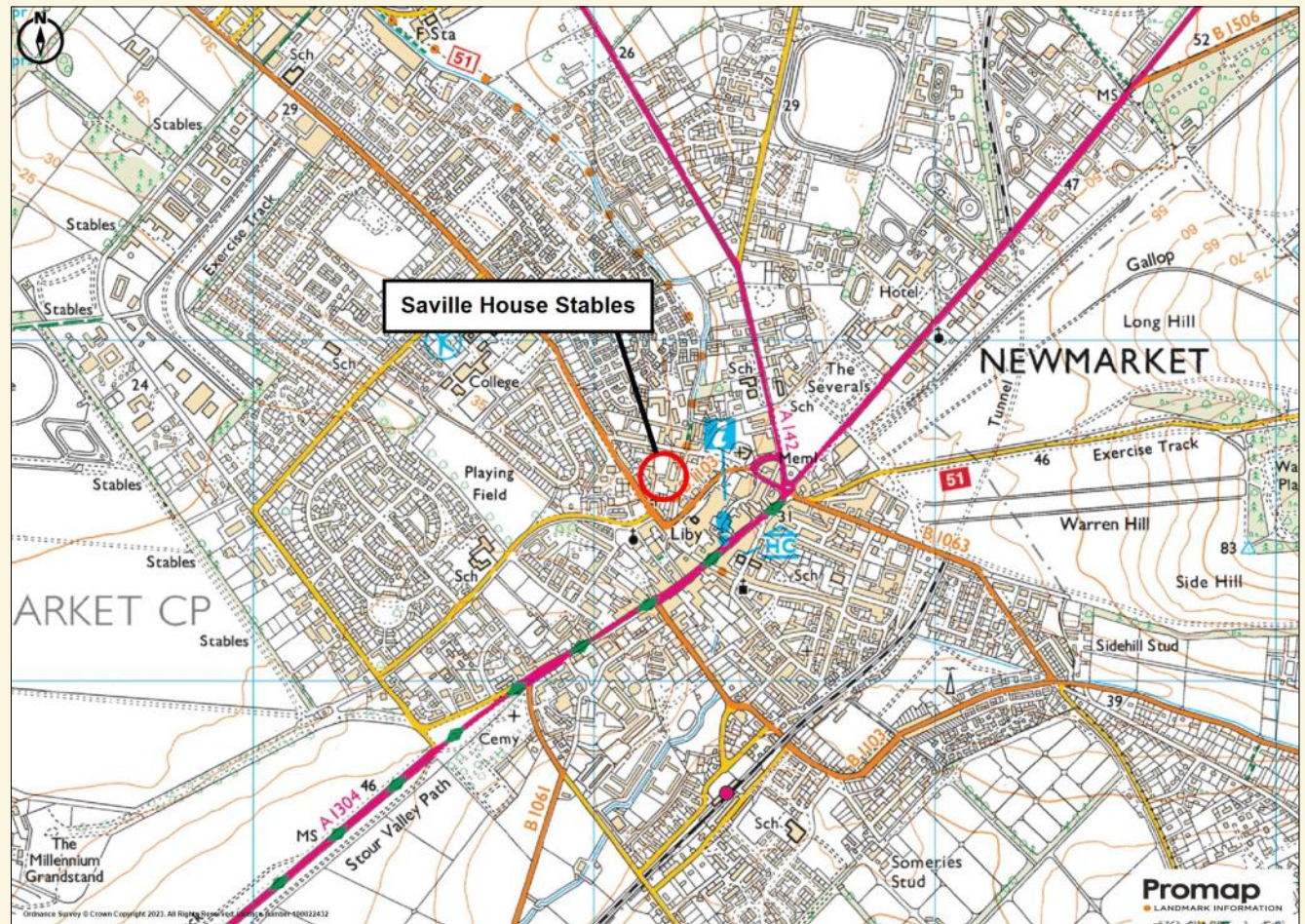
At the gates press the 'Musson' button and drive direct to the front of the house.

Viewing

Strictly by appointment with the sole agents:

Windsor Clive International Ltd

01672 521155 info@windsorclive.co.uk



IMPORTANT NOTICE

Windsor Clive International give notice to anyone who may read these Particulars as follows:

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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.
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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.



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