

TUDOR RACING STABLES



TUDOR RACING STABLES

ELTON, WESTBURY ON SEVERN,

GLOUCESTERSHIRE, GL14 1JN

Gloucester 10 miles • Chepstow 18 miles • Cheltenham 20 miles

A COMPACT TRAINING YARD WITH ITS OWN GALLOP

**30 Boxes • Trainer's House and Office • Outdoor
school • Paddocks**

• 5-furlong all weather gallop

• In all about 21.185 acres (8.573 ha.)



01672 521155

www.windsorclive.co.uk

gfwc@windsorclive.co.uk

Price guide: £800,000

Introduction

Tudor Racing Stables are a real opportunity for the racehorse trainer, point to point handler or pre-trainer as it is well laid out, and has both pasture and gallops extremely close to the stables. For the past 10 years it has been the base for Sophie Leech, who has trained National Hunt horses to run both in Britain and in France.—In the last year she has trained winners at the Dublin Racing Festival, Cheltenham and the most valuable handicap hurdle in France

Location

Just off the A48, between Gloucester and Chepstow, Tudor Racing Stables are ideally placed for Chepstow and Cheltenham, with Hereford, Ludlow and Bath in easy reach. Just a few hundred yards to the A48, and only 8 miles from the dual carriageway, it is well placed for horsebox access. Trains from Gloucester to London take 1hr 45 mins.

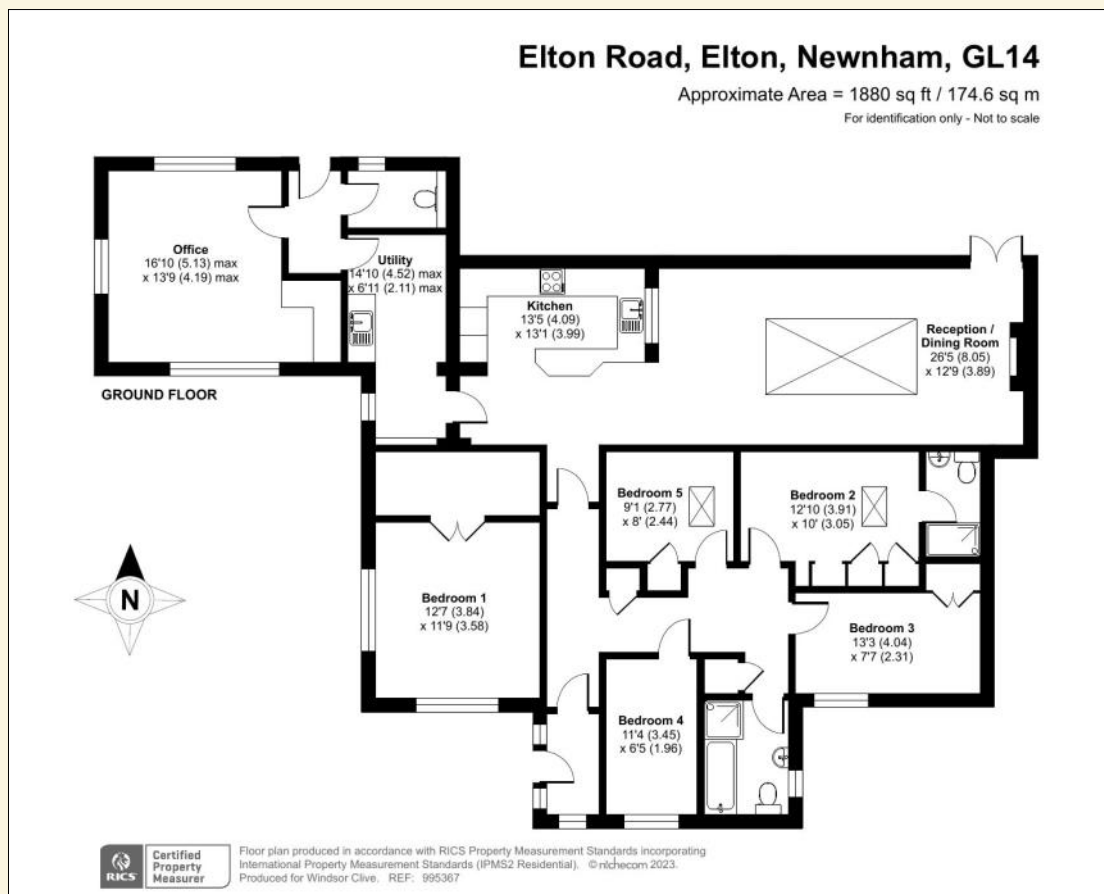
Elton is in lovely rolling country between the Forest of Dean and the River Severn. Westbury on Severn is 1½ miles away, with a range of shops, a village school and a pub.



Description

Approached by a drive from Lumbars Lane, just off the A4151, Westbury on Severn to Cinderford Road, Tudor Racing Stables are built for ease of management with the trainer's house being part of the main quadrangle.

The house has 4 bedrooms a box room, a bathroom and shower room. The reception rooms consist of the living room, the kitchen cloakroom and office. The office has its own doorway to the yard. While the fabric of the house needs improvement, the layout works very well with stable yard. See the floor plans below.



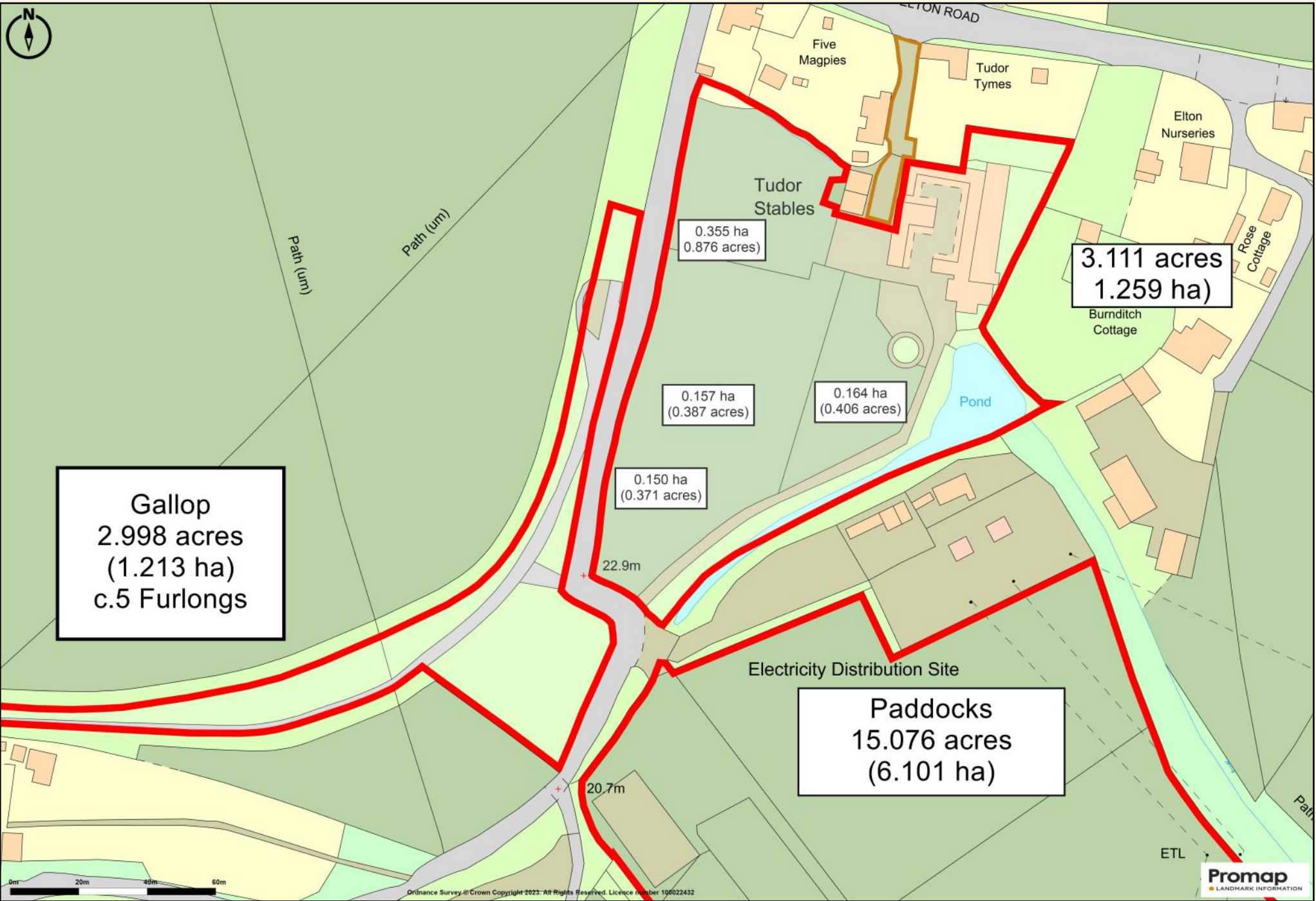
The Yard

There are 30 boxes in total. The main yard of 20 boxes has a tack room, feed room, and rug room. Behind the main yard is a range of 10 further boxes.

There is ample parking, and a muck heap outside the yard. There is a horsewalker, in need of repair, by the drive.

Immediately by the yard are two good railed paddocks. To the left of the main gate are a further 15 acres of level grazing, divided into paddocks, and with a woodchip outdoor school, approximately 30m x 15m.





Gallop
2.998 acres
(1.213 ha)
c.5 Furlongs

0.355 ha
(0.876 acres)

3.111 acres
1.259 ha)

0.157 ha
(0.387 acres)

0.164 ha
(0.406 acres)

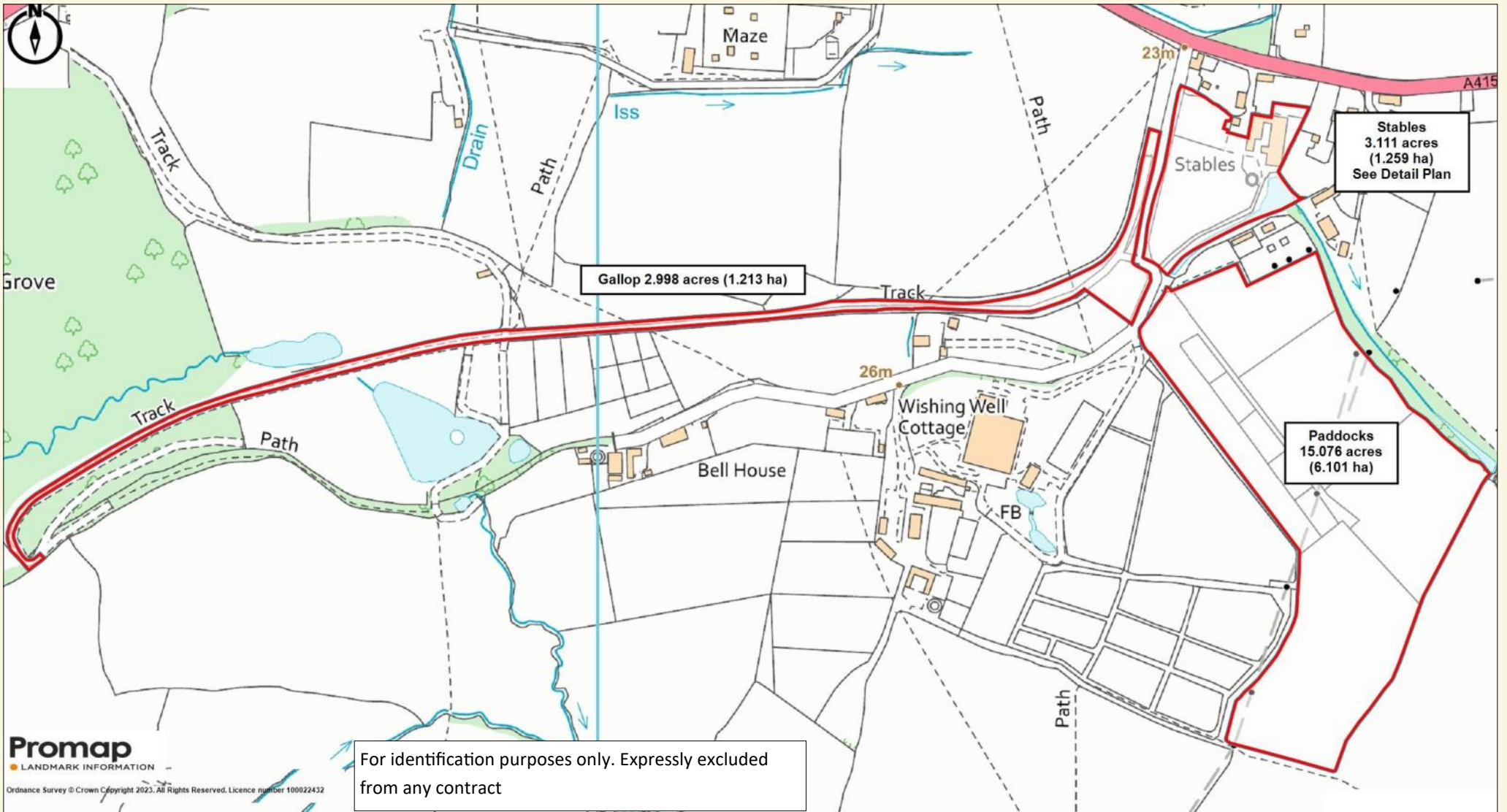
0.150 ha
(0.371 acres)

Paddocks
15.076 acres
(6.101 ha)



The Gallop

Opposite the main gate is the woodchip all weather gallop, recently topped up. This runs for 5½ furlongs with a gentle climb, on the collar for most of its length. This is a well proven gallop, good for general work. The record of winning horses being trained at Tudor Racing Stables demonstrates its usefulness. There are various crossing points for the neighbours.



General Remarks

Method of Sale: For sale by private treaty.

Tenure and Possession: Vacant possession is available upon completion.

Title: There is one title; GR404305

Planning: The accommodation is subject to an occupancy restriction limiting its occupancy to those employed in the racing stables. The stables shall be used for racehorses only. Part of the house was extended over 4 years ago without planning approval.

Rights of way—There is a right of access shown edged brown on the site plan of the yard in these particulars.

Services: Mains electricity and water. Septic tank drainage (which may not comply with current regulations). Gas fired central heating, using canisters.

Energy Performance Certificate— Band D

Council Tax - Band C

Local Authority: Forest of Dean District Council

Business Rates—Rateable Value: £16,000 . A copy of the current Rates bill is available. Business Rates are currently subject to 75% relief.

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.

Photographs taken June 2023

Particulars prepared June 2023, revised 2024

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.

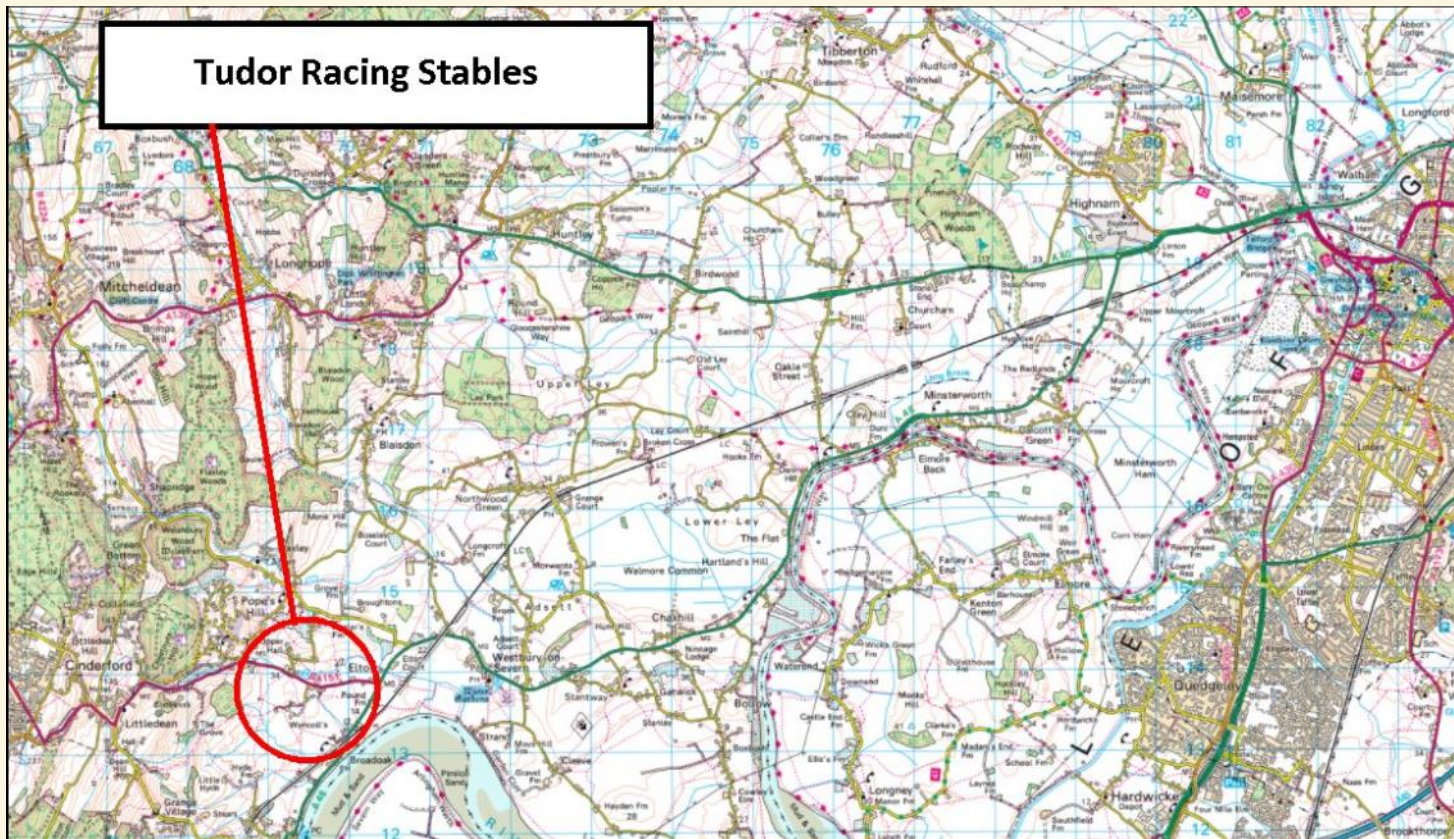


Balak Estate Office,
Ramsbury, Marlborough
SN8 2HG

01672 521155

www.windsorclive.co.uk

gfwc@windsorclive.co.uk



Viewing

To be arranged strictly with the agents, Windsor Clive International. Tel 01672 521155

Directions

From the the A40 west of Gloucester, take the A48 to Westbury on Severn, and after a further mile, turn right onto the A4151 towards Cinderford. In half a mile there are a few houses on the left and at the last one turn left into a narrow lane, (Lumbar Lane). The entrance is on the left at the first double bend .

Postcode

GL14 1JN

What3words

<https://w3w.co/angry.phantom.smile>