

TO LET:

SHARPRIDGE STABLES

BARBURY CASTLE ESTATE, ROCKLEY, MARLBOROUGH, WILTSHIRE, SN8 1RS



**43 Boxes • 6 Bay Horse walker • Indoor School (Around 18m x 45m)
Tack Room • Rug Room • Lad's Room • Paddocks
Access to outstanding grass and all-weather gallops
Pair of excellent 2 bedroom cottages (EPC B) • Log Cabin (EPC D)**



**RENT: £53,000 per annum
plus gallop fees of £120 per horse per month plus VAT**



info@windsorclive.co.uk

info@windsorclive.co.uk

01672 521155



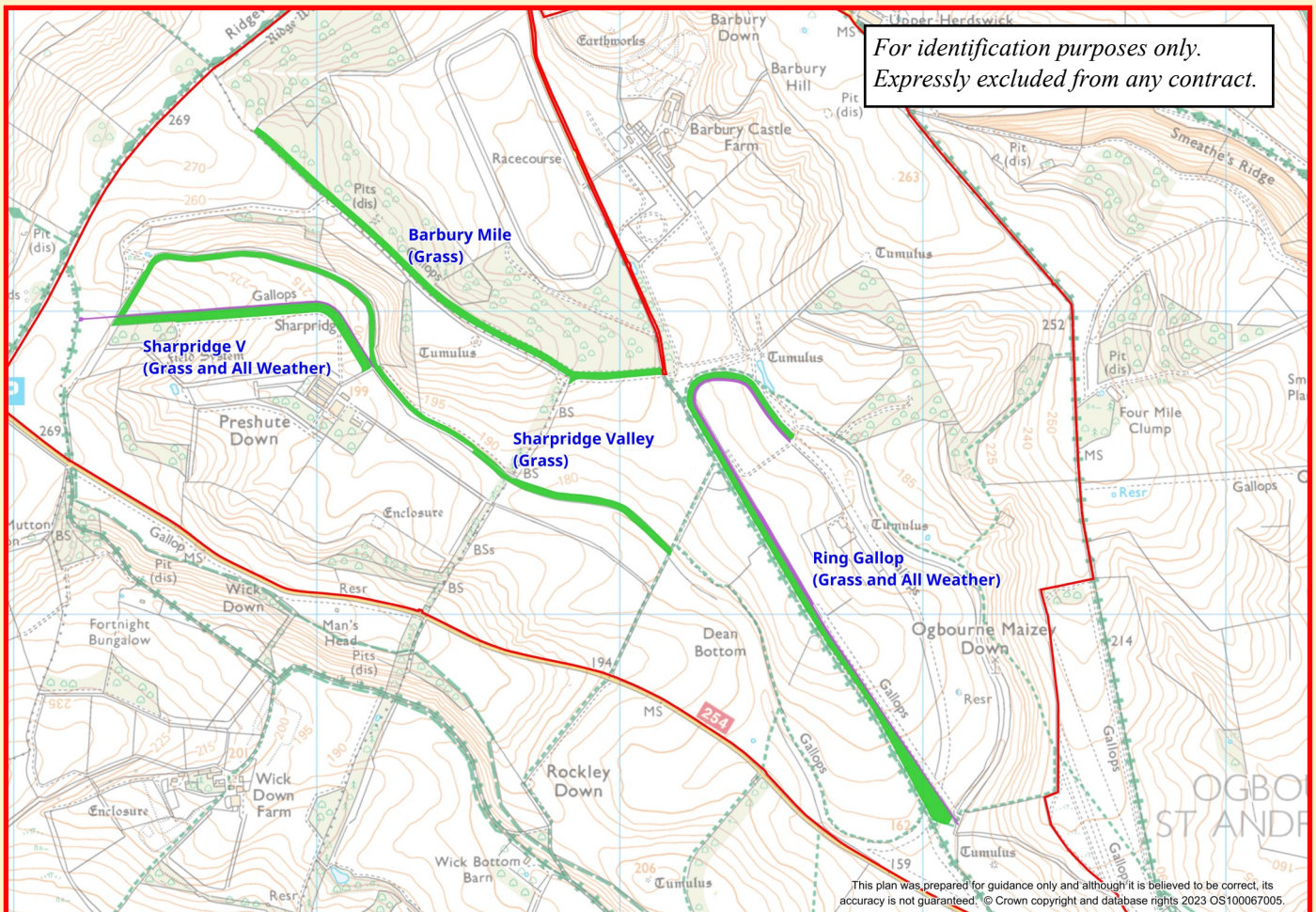
LOCATION: Sharpridge is only 5 miles from Marlborough, 10 miles from Swindon, 10 miles from Junction 14 of the M4 and within easy reach of Lambourn.

BARBURY CASTLE ESTATE: Horses have been trained on the Barbury downs for over a century, including Brown Jack who won the Champion Hurdle in 1928, and Cheltenham Gold Cup winner Morse Code and Poet Prince in 1938 and 1941 respectively. More recently Mikey Heaton–Ellis and Clive Cox have trained at Barbury, Alan King has been based at the Estate since 2002, with considerable success on the flat and with National Hunt horses. Alan continues to train at the Barbury Castle Stables having released this satellite yard.

FACILITIES: The Barbury Castle Estate has outstanding facilities, which are comparable with those of the Jockey Club Estates at Lambourn. There are four separate gallops easily accessible from the Sharpridge yard. In total there are around 35 furlongs of grass gallops and around 15½ furlongs of all weather gallops.

There are a number of fenced paddocks, that may be available depending on a tenant's requirements.

BARBURY CASTLE ESTATE GALLOPS PLAN (GALLOP DISTANCES: Ring Gallop: 10 furlongs, Sharpridge Valley Gallop: 12 furlongs, Sharpridge V: 5 furlongs).



GENERAL REMARKS

Title: The property to rent is in 2 titles WT179924 and WT462946.

SERVICES: The residential properties have mains electricity, a private drainage system, 2 and 3 Sharpridge Cottages have oil fired central heating. The stable buildings have mains electricity and drain to a Klargestere. The property has a private water supply.

RIGHTS OF WAY: A byway and a public footpath runs alongside the ring gallop.

LOCAL AUTHORITY: Wiltshire Council www.wiltshire.gov.uk 0300 456 0100

COUNCIL TAX: 2 & 3 Sharpridge Cottages are Band C, £1,877.28 2023/4. The Log Cabin is Band A, £1,407.97.

BUSINESS RATES: The rateable value is £29,250, the rates payable for 2023/4 are £14,976, Please note that the current assessment includes 5 furlongs of all-weather gallop, which will not be included in the lease.

SCHEMES AND SUBSIDIES: There are no entitlements included in the lease.

VIEWING: Viewing is strictly by appointment with Windsor Clive International (01672 521155).

LEASE TERMS:

Type of Lease: A commercial lease under the Landlord and Tenant Act 1954, excluding the security of tenure provisions.

Rent: £53,000 per annum.

Gallop Fees: £120 plus VAT per horse per month, subject to change in line with the Jockey Club Estates' rate for the Lambourn Gallops.

Deposit: 2 Months' rent plus VAT

Term: 5 years

Break Clause: Either party give 6 months' notice on either 1st April or 1st September at any time in any year during the term, after the first anniversary of the lease.

Maintenance: The Landlord shall maintain the roofs, structures and surfaces to include the gallop and indoor school surfaces. The tenant shall maintain the other parts of the property. This shall include the indoor school surface and being responsible for servicing the walker annually.

Utilities:

Electricity; the tenant shall be charged quarterly for the electricity supply serving the metered areas (the stable barn and log cabin) and 50% of the unmetered areas which are shared with the Landlord, as well as 57% of the standing charge and climate change levy.

Muck Removal: The Tenant shall be responsible for their own muck removal, unless agreed to the contrary.

Insurance: The Landlord will insure the property and reclaim the cost of the premium from the Tenant. The Tenant shall maintain their own public liability insurance.

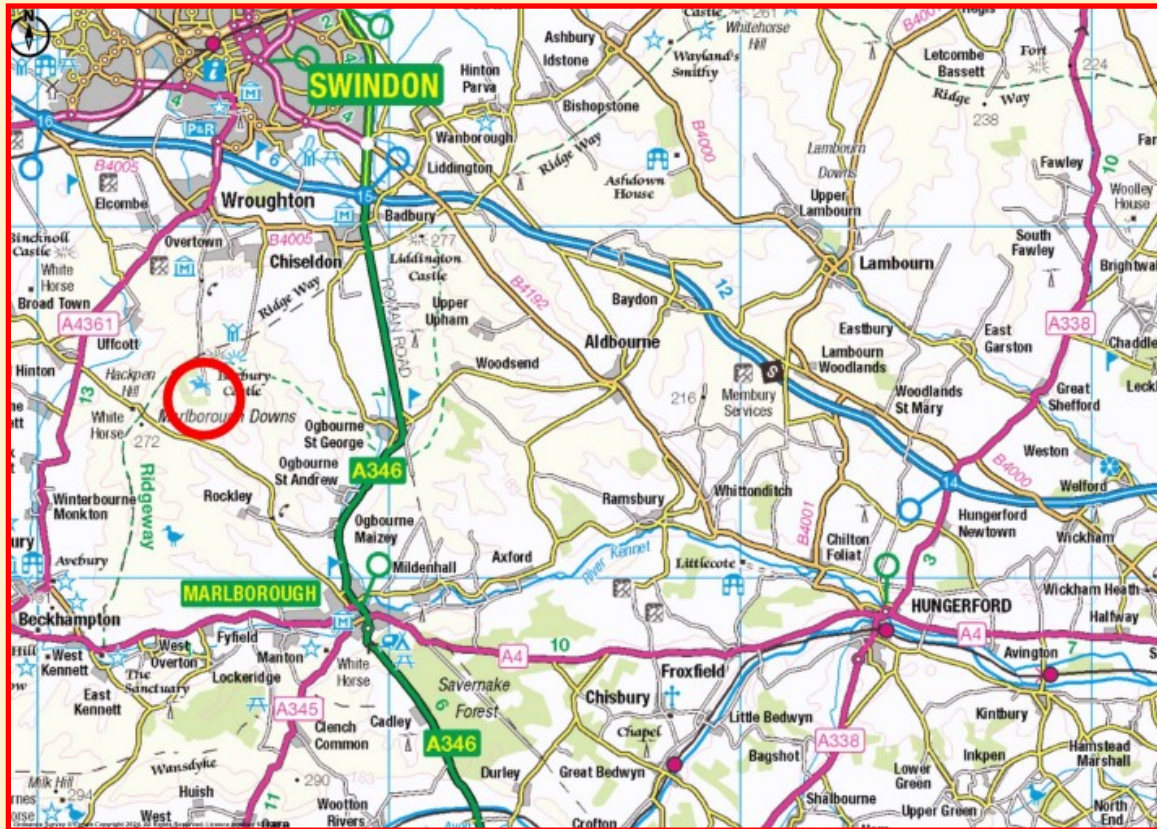
Service Charge: Tenant to pay a service charge covering the maintenance of the roads and accessways when this is required.



DIRECTIONS (SN8 1RS):

From Marlborough take the road to Broad Hinton and after around 3¼ miles turn right into Barbury Estate, take the left turn after around 300m and follow the road for ¾ of a mile. 2 and 3 Sharpridge Cottages are on the left before the entrance gate and the boxes and facilities are at the back of the buildings on the left hand side.

SHARPRIDGE STABLES 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 tenant.
4. The plan included with these particulars is for identification purposes only.

info@windsorclive.co.uk

info@windsorclive.co.uk

01672 521155