

KREMLIN COTTAGE STABLES

Newmarket - The Bury Side



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SNAILWELL ROAD, NEWMARKET, CB8 7DP

**A well-placed, proven, functional
and attractive Bury Side training yard.**

- 96 Boxes
- Smart 2/3 bedroom house with good garden
- 2/3 bedroom cottage
- Paddocks
- Office, Canteen and Vet Room
- 2 Horse walkers, Lunge Ring
- Excellent access to all Jockey Club gallops
- **In all about 4.18 acres**



Balak Estate Office, Ramsbury
Marlborough, Wiltshire SN8 2HG

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INTRODUCTION: The original yard was built in the 1870s by Prince Soltykoff as part of his Kremlin Stud, and became a training yard when owned by the Macdonald-Buchanans and leased by Luca Cumani. Kremlin Cottage has an enviable record with winners at group and listed level, including Derby Winners; High Rise and Kahyasi and, under Hugo Palmer's ownership; Akta-bantay, Afandem, Best of Days, Home of the Brave, New Providence, Covert Love, Galileo Gold, Hawksmoor, and Ebro River among many other winners. As well as training a huge number of winners, Hugo Palmer has added considerably to the property, to combine all the charm of a Victorian yard with the functionality of modern barns and every technical facility. For the last two seasons the property has been leased by James Ferguson who has been extremely successful at Group and Listed levels.

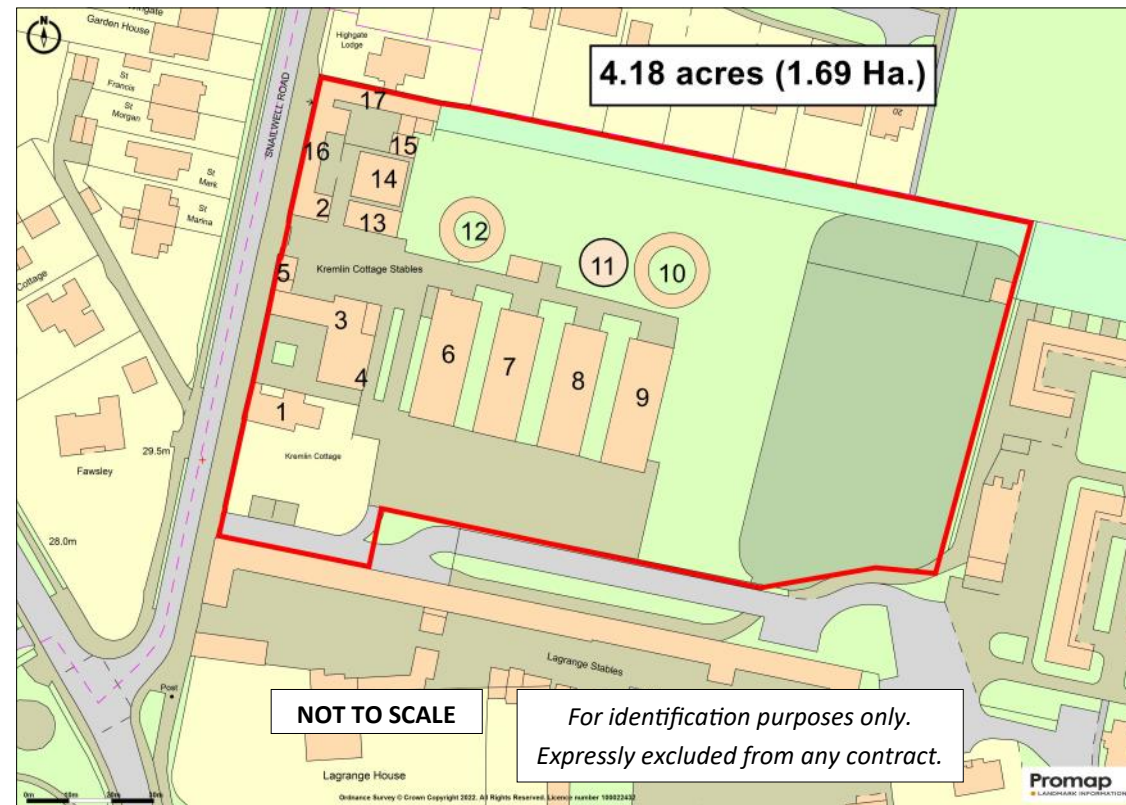
SITUATION: Kremlin Cottage Stables is only 500 metres to the Severals via the Fordham Road horsewalk, which is accessed from the main gate, and a short walk on to Warren Hill.



DESCRIPTION: (Numbers refer to the block plan)

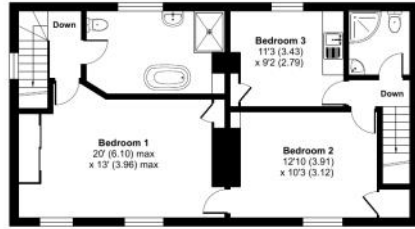
1. Kremlin Cottage – An attractive cottage of gault brick and knapped flint under a slate roof. The ground floor has a dining room, kitchen, orangery, sitting room, utility room, boot room, WC and large cellar. On the first floor there is a self-contained kitchenette, sitting room (giving the capacity for 3 bedrooms), bedroom and WC . There is also an additional bedroom and bathroom. The lawned, south facing garden is enclosed by a hedge and young trees.
2. Cottage – Knapped flint to around 9 feet with red brick above. On the ground floor; a kitchen, sitting room, boiler room. On the first floor; 2 bedrooms, an office (which could be used as a bedroom) and a shower room.
3. The Original Yard – A traditional courtyard of 6 boxes with heat lights, Equilux lighting, tack room, blanket store, feed room and WC. Above there is a large loft area used as storage and a drying room.
4. A pair of timber boxes, a farriery store and a pair of brick boxes.
5. Feed room.
6. A barn of 15 boxes with heat lights and a salt therapy chamber and loading ramp to one side.
7. Barn of 16 boxes with Equilux lighting and heat lights.
8. Barn of 16 boxes with heat lights
9. Barn of 16 boxes with heat lights.
10. 8-bay horse walker.
11. Lunge ring with diameter of around 14 meters with viewing platform.
12. 6-bay horse walker.
13. 2 offices, canteen and WC.
14. Barn of 6 boxes with heat lights and Equilux lighting.
15. Vet box clad internally with rubber matting.
16. Yard of 4 boxes, with stairs leading up to racing tack room and store.
17. Row of 4 boxes, a small barn of 4 boxes (2 of which are pony boxes currently used for storage), and a further small barn of 4 boxes.

In addition to grazing at the back of the buildings, there is a paddocked area of about an acre, with a field shelter.

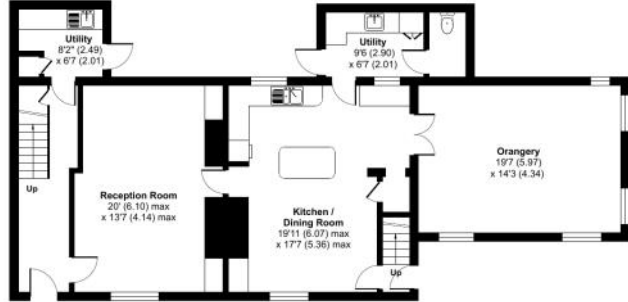


Kremlin Cottage, Snailwell Road, Newmarket, CB8

Approximate Area = 1964 sq ft / 182 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2022. Produced for Windsor Clive. REF: 807217

Kremlin Cottage Stables, Head Lad's Cottage, Snailwell Road, Newmarket, CB8

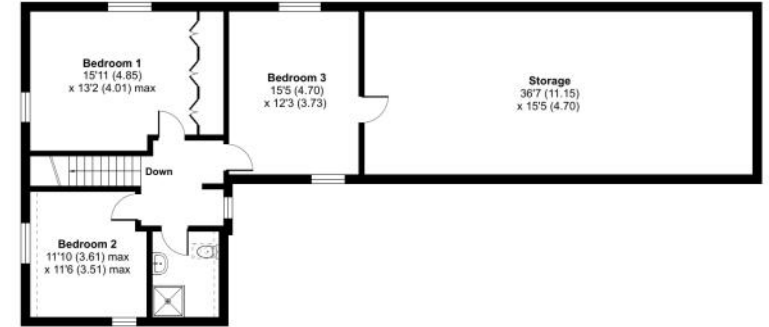
Approximate Area = 1804 sq ft / 168 sq m
Limited Use Area(s) = 13 sq ft / 1 sq m
Total = 1817 sq ft / 169 sq m
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2022. Produced for Windsor Clive. REF: 807221



GENERAL REMARKS:

Method of Sale

By private treaty.

Tenure and Possession

The current lease to James Ferguson Racing Ltd expires on 5th September 2024. Completion with vacant possession will be after that date. For those wishing to purchase as an investment providing an excellent return, a copy of James Ferguson's lease is available on request.

Utilities

Mains water throughout, although a balancing tank and a water pressure regulator pump have been installed by the seller. The houses are all served by mains gas and have mains drainage. The yard has gas cylinders and drains to a septic tank.

Energy Performance Certificates and Council Tax

Property	EPC Band	Council Tax Band	Council Tax Payable 2024/25
Kremlin Cottage	E	D	£2,205
Head Lad's Cottage	C	B	£1,715

Planning

There are lapsed planning permissions for a new house in the paddock area (Reference F/2008/0729/FUL) and for an equine spa and treadmill (Reference DC/18/0586/FUL).

Gallops

Access to the Gallops is arranged via Jockey Club Estates (01638 664151).

Rights of Way

There is a right of way in favour of Prestige Place over part of the drive.

Local Authority

West Suffolk Council, West Suffolk House, Western Way, Bury St. Edmunds, Suffolk IP33 3YU, Tel: 01284763233

Business Rates

The rateable value is £77,000. Payable for 2024/5 at 54.6p in the £

Titles

The property is sold in two titles; Kremlin Cottage (SK262392) and Kremlin Cottage Stables (SK340280).

VAT

VAT will be charged on amount of the sale price apportioned to Kremlin Cottage Stables.



Viewing

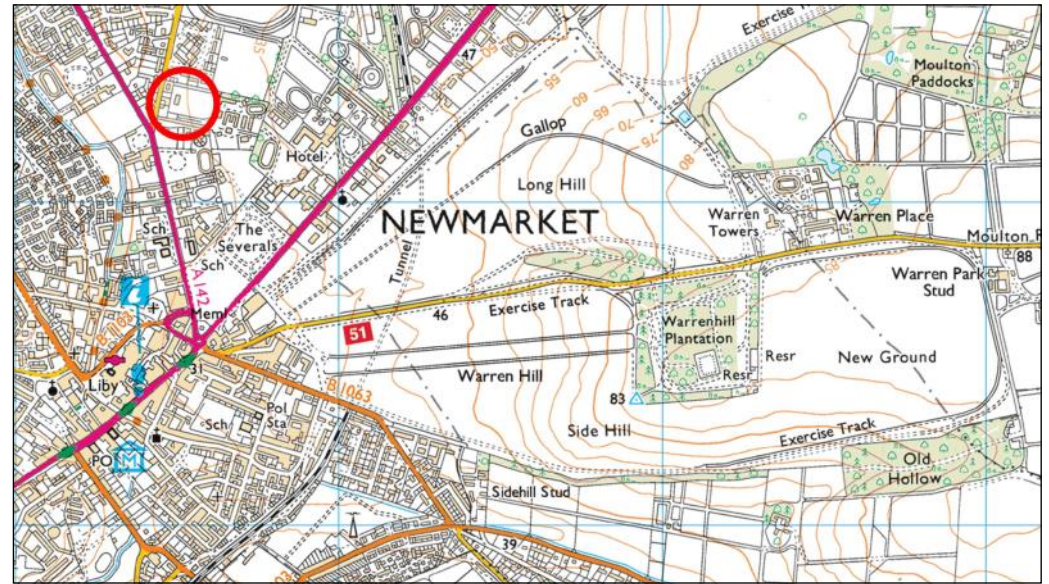
Strictly by appointment with agents Windsor Clive International **01672 521155**.

Directions

From the Clock Tower take the Fordham Road, turn right onto Snailwell Road, Kremlin Cottage Stables is approximately 50 yards on the right. Use the entrance shared with Prestige Place and then left to the gate into Kremlin Cottage.

Postcode: CB8 7DP

What 3 Words: <https://w3w.co/goad.duty.unspoiled>



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