



# BOTTISHAM HEATH STUD

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SIX MILE BOTTOM, NEWMARKET





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*Newmarket 5 miles, Cambridge 11 miles, London 60 miles*

## A 162 ACRE STUD FARM AND TRAINING YARD

**Heath House:** 3 reception rooms, office, kitchen, dining room and sitting room including conservatory, 4 bedrooms and 3 bathrooms and dressing room. Mature gardens. Double garage.

**Heath Lodge:** Kitchen, dining and sitting area including conservatory, drawing room, 4 bedrooms, 3 bathrooms. A secluded garden. Cabin and kitchenette.

**Further Accommodation:** A pair of semi-detached 3 bedroom cottages. A 2 bedroom timber cabin with garden

**Stud Buildings & Facilities:** Stud farm/trainer's office. 74 boxes in 6 ranges, storage barns, canteen, washdown area, 2 horse walkers, lunge ring. 7½ furlong Polytrack gallop. About 130 acres of paddocks surrounded by trees and mature hedges.

**APPROXIMATELY 162.7 ACRES (65.863 HA) IN ALL**



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## INTRODUCTION

Bottisham Heath Stud is that rare combination of a well known and successful stud farm with excellent training facilities. An attractive and discreet entrance with an electric coded gate provides security leading to a long drive. 5 miles the London side of Newmarket near Six Mile Bottom, it is well placed behind mature hedges and trees making it a superb environment to train and to board mares within sheltered, well maintained paddocks. With an excellent principal house and an additional manager's house this stud farm has ample staff accommodation to compliment the versatile stud buildings. Not only is Bottisham Heath Stud a prime horse racing property, but it is also supremely suited to a sport horse use.

## LOCATION

Bottisham Heath Stud is ideally located for easy access to Newmarket and onto the A11; which has quick access to London or Cambridge. The area is renowned in the equine world – the racing centre of Newmarket is nearby, Cambridge is within easy reach, with some trains from Cambridge North and Audley End to London taking under 55 minutes. Stansted Airport is under 30 miles. Newmarket is the racing and bloodstock capital—two racecourses, Tattersalls sales, Equine Hospitals, the greatest concentration of training yards and stud farms in the country. This is the place to be for the serious bloodstock investor. For the sport horse operation, the accessibility is remarkable—both the A11 and the A14 are on the doorstep.

## HISTORY

Bottisham Heath Stud has been run as a successful stud farm and training yard for many years. In the 1980s the late Bob Cowell bought the property from Lord Matthews who had bred many a successful mare. The Cowells have bred a number of good horses including Mohican Princess, dam of multiple stakes winners. Robert Cowell trains successfully from Bottisham Heath and has earned the reputation for turning out sprinters, of which victories in the King's Stand, the Nunthorpe and the Prix de l'Abbaye are the most notable. This is a truly versatile operation which gives anyone the chance to build on the history of successes that have been at Bottisham Heath Stud.



## HEATH HOUSE

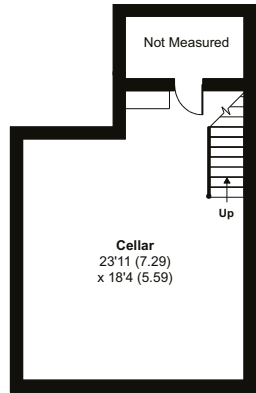
The principal house for the stud farm, about 300 yards from the stud buildings, sitting well in its own ground, behind a high hedge in a large garden, which gives it privacy. Brought up to date in the last 10 years, and approached via a pillared porch, 4 reception rooms and a downstairs loo on the ground floor; with 4 bedrooms, 3 bathrooms and dressing room on the first floor, making Heath House ideal for entertaining. The main reception rooms lead out to the air conditioned kitchen, dining and sitting rooms incorporating the solid roofed garden room, giving a light airy feel to the house. Of brick under a tiled roof, the house is on 3 floors. With a useful cellar, the house is about 4,170 sq ft. plus the garage. The extensive garden has an open summer house, pond, mature trees and beds with numerous fruit trees.



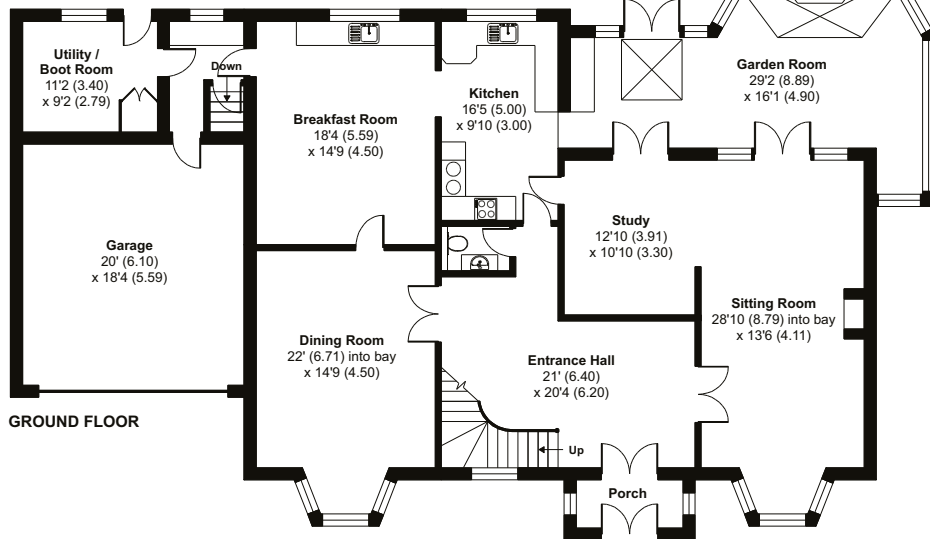
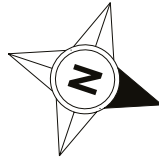
# HEATH HOUSE

Approximate Areas:  
 Main House = 4172 sq ft / 387.5 sq m (excludes void / safe)  
 Garage = 367 sq ft / 34.1 sq m  
 Total = 4539 sq ft / 421.6 sq m

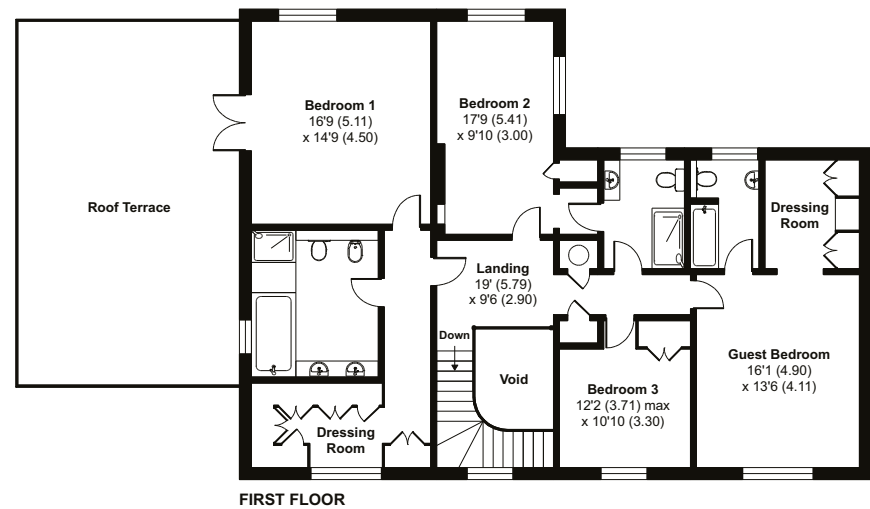
*For identification only - Not to scale*



LOWER GROUND FLOOR



GROUND FLOOR



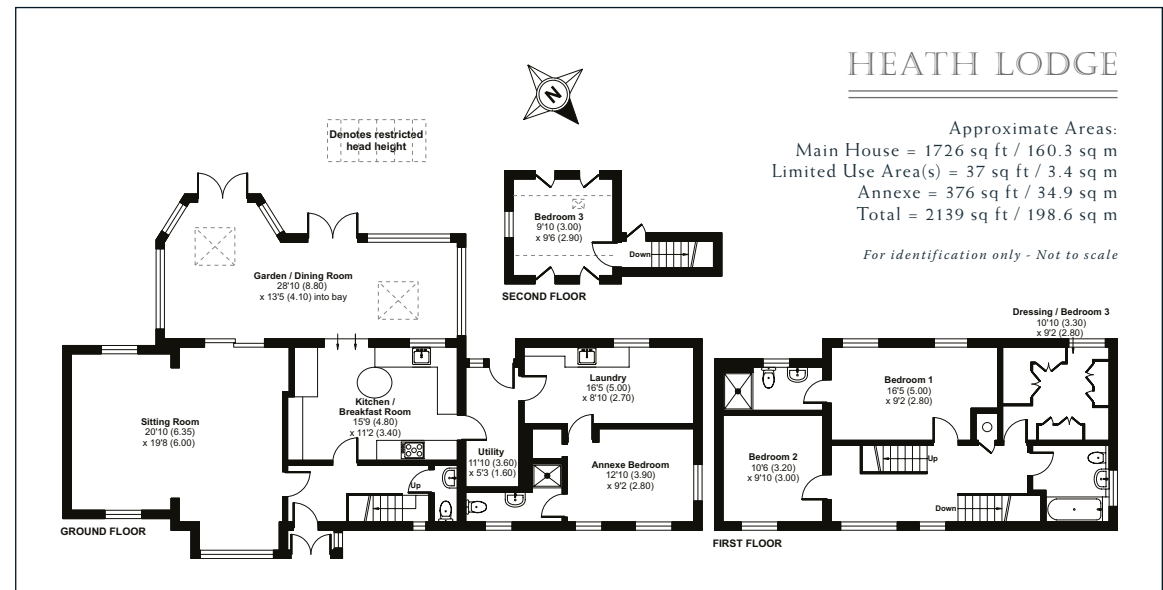
FIRST FLOOR





## HEATH LODGE

About 150 yards from the stud buildings with 4 bedrooms, 3 bathrooms, clad and rendered house originally built for the stud manager. Extended in 2011, the Lodge has a large drawing room with an open fire, an open plan kitchen and an airconditioned garden room. On the top floor is a large walk in attic storage space and a snug room. Outside is a mature and fully enclosed private garden with a patio and a fully insulated timber garden room with kitchenette. All in about 2,100 sq ft.



## FLOORPLANS

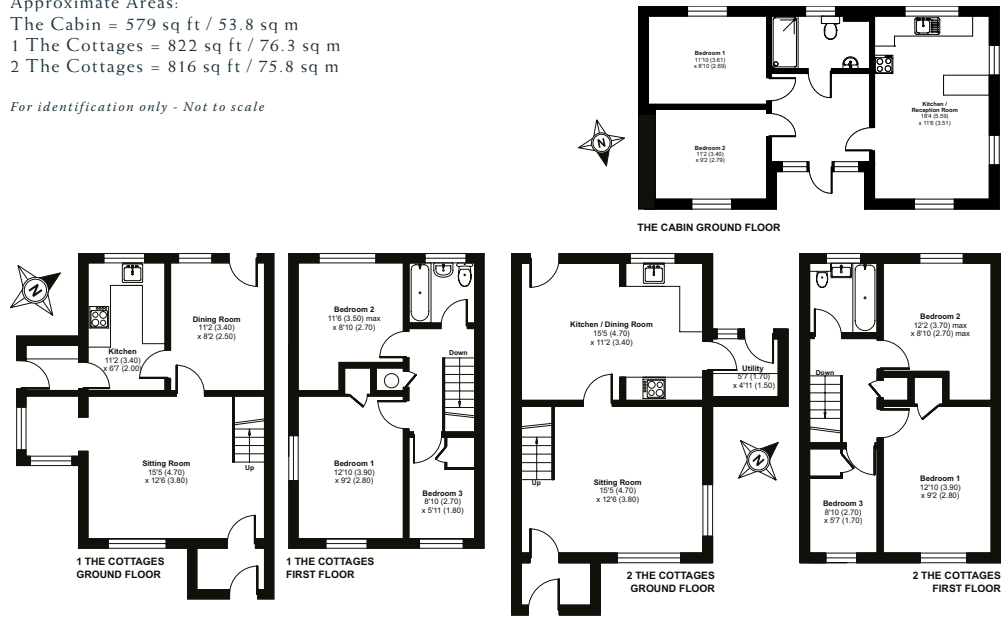
Approximate Areas:

The Cabin = 579 sq ft / 53.8 sq m

1 The Cottages = 822 sq ft / 76.3 sq m

2 The Cottages = 816 sq ft / 75.8 sq m

*For identification only - Not to scale*



### 1 & 2 HEATH COTTAGES (10 ON THE BUILDINGS PLAN)

A pair of semi-detached farm workers' cottages built in the 1970s next to the main stud yard, each with 2 bedrooms a bathroom, a nursery/office room with open plan dining and sitting areas. Both have their own front and rear gardens. All in about 735 sq ft.

### THE CABIN (11 ON THE BUILDINGS PLAN)

A timber framed and clad insulated building with tiled roof built in 2019. 2 bedrooms a bathroom and an open plan living area. About 495 sq ft. This was built to house stable staff, conveniently placed by the stud buildings.





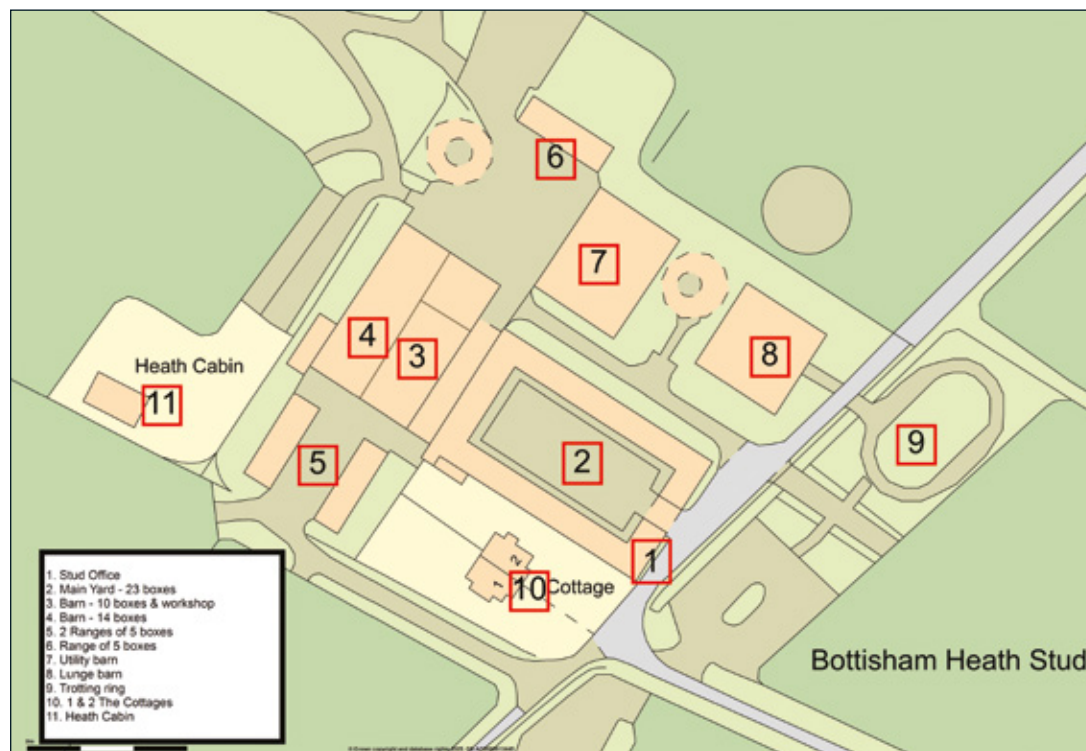
## THE STUD BUILDINGS

At the end of the 750 yard long drive, the stud buildings are centrally placed to serve the stud farm. Adapted to be both stud buildings and a training yard complex, they are extremely versatile. They comprise:

1. **Stud / training yard office:** A very functional and recently refurbished office, kitchenette and WC. This is centrally placed for supervision of the yard. The yard foreman's office is the other side of the arch.
2. **Main Stable Yard:** A courtyard with 23 large boxes (inclusive of 2 large foaling boxes); easily accessible feed and tack rooms. All with easy access to the rest of the stud.
3. **Stable Barn and workshop:** A well ventilated, American style 10-box barn with workshop at one end.
4. **Stable Barn and canteen:** A large, well ventilated, American style barn with 2 rows of 7 boxes, making a 14-box barn. With a staff canteen and tack room attached to the SW corner.
5. **2 Ranges of 5 boxes:** 2 rows of 5 wooden stables, slightly separated from the other stables with front and rear windows.
6. **Range of 5 boxes:** A row of 5 wooden stables, front and rear windows offering good isolation if required.
7. **Utility Barn:** An extensive barn split into 2, with one side on a concrete floor with 10 large loose boxes. The other on stone floor providing tractor, straw and hay storage.
8. **Horse Walker Barn:** An extra utility barn for storage and containing a 5-bay Claydon horsewalker.
9. **Presentation Ring:** An all-weather ring for walking, trotting or presentations.

### In addition

2 large isolation boxes with nursery paddocks. A 5-bay Claydon covered horsewalker (another is excluded); an all-weather lunge surface; a 4-bay wash down area with hot and cold showers; staff and separate visitor parking.



## Land and Paddocks

Totalling 162 acres, Bottisham Heath Stud has 130 acres of well railed, attractive and mature paddocks, with 11 acres of woodland, shelter belts and thick hedges providing good shelter for all seasons. The ground is well drained loamy soil over chalk, providing good ground for stock. This is an ideal environment for horses. There are gravel and tarmac service roads round the farm providing easy access to all areas throughout the year.

## Gallop

A well maintained and serviced 7 ½ furlong Polytrack gallop, running along the north eastern boundary of the stud farm with a high hedge to one side, with the added benefit that it can be used in either direction. The gallop is well isolated from the principal paddocks and has an excellent track alongside. The route from the stable yards to the beginning of the gallop is quiet and well sheltered through blocks of woodland.



## GENERAL REMARKS

### Method of Sale

Bottisham Heath Stud is offered for sale by private treaty with vacant possession on completion.

### Vendors

The vendors of the property are executors. The business operating the property is under separate ownership, therefore tenants' fixtures fitting and equipment will only be available by separate negotiation.

### Services

Mains electricity (3-phase). Private drainage systems. Private borehole supply for water. The borehole is in the middle of the farm, about 100m NE from the stud buildings. Heath House and Heath Lodge have oil fired central heating. The Cottages have electric cooking and heating. The Cabin has electric heating and gas cooking. The houses have specific tank drainage.

### Local Authorities

The majority of the property and buildings are in East Cambridgeshire Council: [www.eastcambs.gov.uk](http://www.eastcambs.gov.uk). The two southern paddocks are in South Cambridgeshire Council.

### Business Rates, Council Tax & EPC ratings

Property	Council Tax	£	EPC
Heath House	Band G	£4059.70	E
Heath Lodge	Band D	£2,435.82	E
1 & 2 The Cottages	Band C	£2,165.17	1 = E   2 = F
The Cabin	Band B	£1894.53	F
Business Rates	£50,500 @43.2p in the £ (£21,816)		

### Planning & Occupancy

Heath House was built in the 1970s. The planning approval limits the occupation of the dwelling to persons employed locally in agriculture. From its construction it has been occupied by those involved with the Stud Farm. Heath Lodge was extended in 2011. Its occupation is limited to persons employed on the stud. 1 & 2 The Cottages are subject to an occupancy restriction limited to persons employed on the stud farm. The Cabin is limited to single workers directly employed at Bottisham Heath Stud.

### Land Based Schemes & Designations

The property is registered to receive Rural Payment Agency basic payments. The property is entered into the Sustainable Farming Incentive scheme. Details are from the agents.

### Employees

The stable staff are employed by the tenant. Details are available from the agents.

### Fixtures & Fittings

Some of the fixtures, fittings and equipment are available to purchase at valuation; however, they are not included in the sale of the property. Those items belonging to Robert Cowell Racing will be subject to VAT.

### Future Development Proposals

Land near Six Mile Bottom is being promoted as a site for development. This has been ongoing for some years. Bottisham Heath Stud is not currently part of these proposals. Details are available from the agents. The Vendors reserve the right to receive 30% of any uplift in value in the event that planning permission is granted (payment on the earlier of sale or implementation) for any use other than agricultural or equine, for a period of 30 years from the date of completion

### Boundaries, Plans, Areas, Schedules & 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, or plan on the interpretation of any of them, such questions shall be referred to the selling agents whose decisions act as an expert shall be final.

### VAT

Any price guide given or discussed is exclusive of VAT. In the event that the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition.

### Easements, Covenants, Rights of Way & Restrictions

The property is sold subject to or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants, and restrictions, whether mentioned in the particulars or not. on the sale plan is subject to a right of way for all purposes in favour of the paddock to the south side of the entrance with maintenance shared as to user.

There is an unused gateway at the southern end of the property onto Wilbraham Road. The 2 paddocks (9.000 and 6.892 acres) in the SE of the stud are subject to a covenant requiring the approval of the owner of the neighbouring property for any house, building or other structure. There are currently no buildings on these paddocks.

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## Anti-Money Laundering

In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors.

## Viewing

Strictly by appointment with the Agents - T: 01672 521155.

Tom Windsor-Clive

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George Windsor-Clive

gfwc@windsorclive.co.uk | +44 7836 652228

## Directions

From London, take the M11 and A11, leaving the A11 at 6 Mile Bottom, onto the A1304 signed to Newmarket. Go over the level crossing and Bottisham Heath Stud is  $\frac{3}{4}$  of mile on the left.

From Newmarket take the A1304, keeping straight on at the July Course roundabout, and Bottisham Heath Stud is 3 miles on the right. Go through the gate and meet at the stud offices.

**Postcode:** CB8 0TT

**what3words:** ///huddle.waking.author.

**Note:** Care must be taken when viewing in the proximity of horses.

**BOTTISHAM HEATH STUD** Six Mile Bottom, Newmarket







 **WINDSOR CLIVE**  
INTERNATIONAL