



STUD FARM AT TUDDENHAM

TUDDENHAM, WEST SUFFOLK



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TUDDENHAM, WEST SUFFOLK, IP28 6TH

Newmarket 8 miles, Bury St Edmunds 9 miles, A11 2 miles

A PROVEN 52 ACRE STUD FARM

- 4 Bedroom Stud House
 - 2 Cottages
 - 32 Boxes
 - Office, vet room
- Lunge ring and horse walker. Equipment barns
- 42 Acres of well railed paddocks on free draining ground

IN ALL ABOUT 52 ACRES



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BLUE DIAMOND STUD NORTH

History

Blue Diamond Stud North has been used as the yearling centre for Blue Diamond for the last 15 years. It was originally built by the BBA, owned as Woodsway by the Woods family, and as Dachel Stud by the Kingsleys who sold to Blue Diamond in 2010.

During Blue Diamond's ownership 3 Group winners have been reared there. Blue Diamond's acquisition of Stonereath in Kentucky means that it is now surplus to requirements. Note the name of the stud farm will need to be changed by the purchaser.

Location & Situation

About 8 miles north east of Newmarket, on the edge of Tuddenham village. A quick drive from Newmarket by the A11. Tuddenham is superbly placed for access to the racing and bloodstock facilities of Newmarket including world class vets, the sales centre of Tattersalls and the two racecourses. Tuddenham is a quiet village a mile and a half from the south of the A11.

Tuddenham St Mary is one of Suffolk's most popular villages, with the hotel and restaurant at Tuddenham Mill, the White Hart pub and a café and farm shop. The traditional village green and pond make for a charming centrepiece to village life. Kennett (4 miles) away has a railway station with trains to Ipswich and Cambridge. Stansted Airport is about 40 minutes away. Local facilities are available at Mildenhall and the Royal Worlington Golf Club is about 3 miles away.



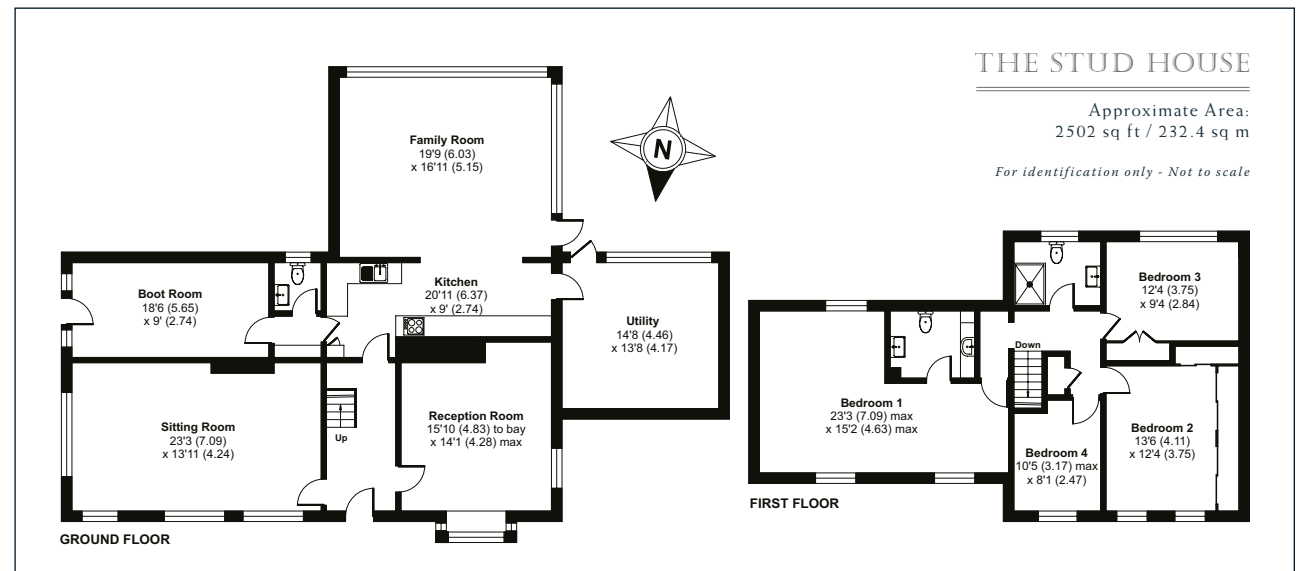


HOUSES

The houses are designed for the team running the stud. An excellent managers house and pair of bungalows with flexible living accommodation.

THE STUD HOUSE

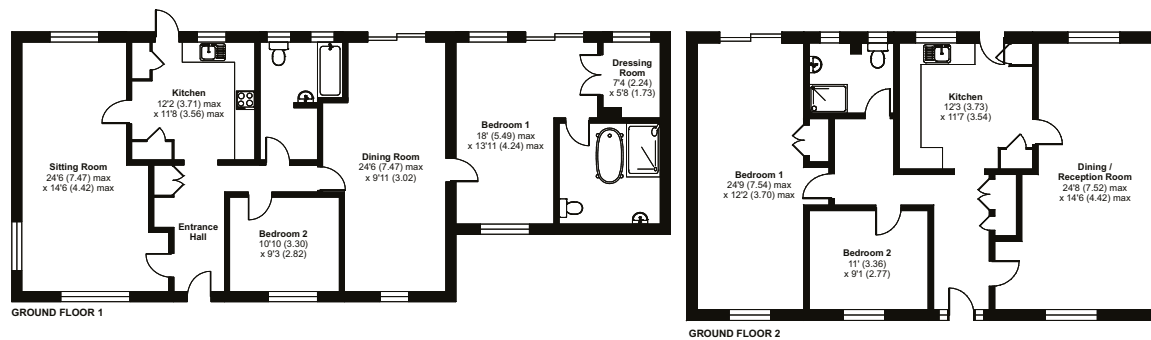
Built of brick under a tiled roof with boarding to the upper story. This is a family house comprising: entrance hallway, sitting room, dining room with south facing bay window. The kitchen/breakfast room is situated to the rear of the property with a utility room and boot room with downstairs wc. On the first floor there is a master bedroom with ensuite bathroom, 3 further bedrooms and family bathroom. To the rear of the house is a mature garden.



STUD BUNGALOWS

Approximate Areas:
 Ground Floor 1 = 1413 sq ft / 131.2 sq m
 Ground Floor 2 = 1036 sq ft / 96.2 sq m
 Total = 2449 sq ft / 227.5 sq m

For identification only - Not to scale



STUD BUNGALOW 2

Currently used as two separate 1 bedroom apartments each with a kitchen, dining /reception room, bedroom and bathroom but is really a two bedroom bungalow.

STUD BUNGALOW 1

With kitchen, dining room /reception room, 2 bedrooms and bathroom.

Both bungalows have terrace areas / garden at the rear.

Utilities

Mains electricity, water, and private drainage. Oil heating.



THE YARD

Stables

A U-Shaped stable yard (**Block A**) built of brick under a tiled roof, with a central grassed area and blue cedar tree. One box is fitted as a veterinary room with stocks, padded area, water heater, strip and spot lighting on a concrete floor. 16 boxes all with automatic drinkers, mangers and heat lamps (2 of which are foaling boxes with heat lamps and rear stable doors with access to small turn out areas) fill the three sides of the yard.

Opposite the veterinary room on the other side of the U shaped yard is an office/sitting up room with storage/tack areas and wc. In the two corners of the yard are tack/feed rooms.

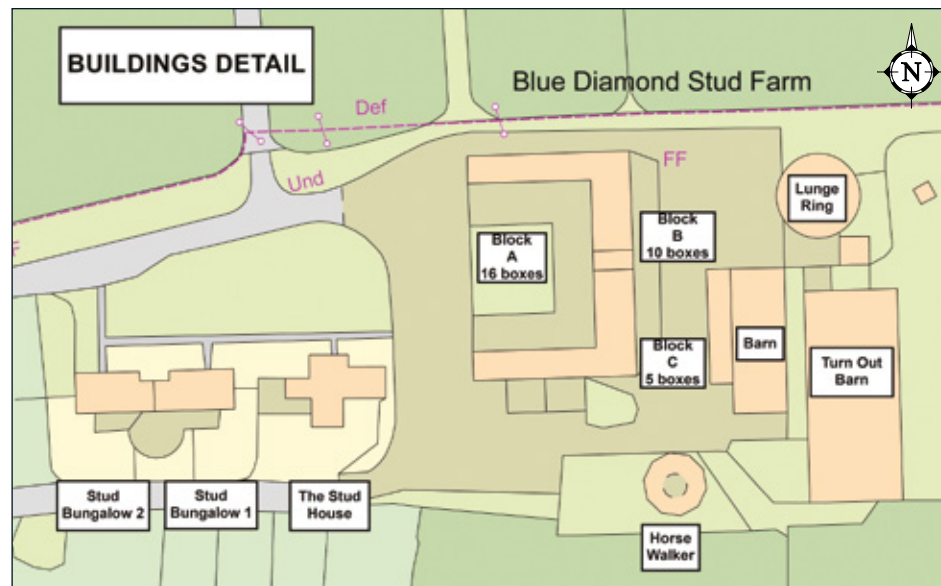
There is a further row of 10 stables behind the yard (**Block B**).

Facing these boxes are a further 5 boxes (**Block C**) in a row with barn behind, corrugated roof on timber frame, part concrete and wood/timber panelling with cladding. At the far end of the barn is an equipment shed with oil tank and a muck area.

Also behind the Main Yard is a lunge ring / covering shed with steel roof and chalk floor, wash box/isolation box with paddocks adjacent. **A total of 31 boxes.**

Facilities

Tack and feed rooms, 5-bay barn with a chalk floor, 7-bay barn split into 1/3 as tractor shed and 2/3 as turnout or exercise area, 5 bay covered horse walker and lunge ring.







STUD FARM Tuddenham



THE LAND

Nearly all the land is stud paddocks, except for a small area of copse by the stud buildings.

Paddocks

The paddocks are well fenced with post and rail and Keepsafe fencing. Accessed by a main central track and good access ways, all with running water, and the larger paddocks with field shelters. The net paddock area within the fencing is about 42 acres.

The land is over chalk, some overlain with sand and gravel. The stud has been used for keeping the Blue Diamond young stock, many of which have run and won at Group level - a sure sign that the land has been well maintained over the years.

The total area is about 52 acres.

GENERAL REMARKS

Method of Sale

Blue Diamond Stud North is offered for sale by private treaty with vacant possession on completion.

Title

The property is freehold. Title number SK114879

Services

Mains electricity. Private drainage systems. Mains water. The houses have oil fired central heating

Local Authority

West Suffolk Council - <https://www.westsuffolk.gov.uk/>

Energy Performance Certificates & Council Tax

Property	EPC Band	Council Tax Band	Council Tax Payable 2026/27
Stud House	D	E	£3,122.96
Bungalow 1	D	E	£3,122.96
Bungalow 2	D	E	£3,122.96

Business Rates

Rateable Value £10,750, payable at 43.2p in the £ (this is currently below the threshold for payment)

Planning

The stud houses have been occupied by owners or employees of the stud farm since their construction.

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. There are no public rights of way crossing the property.

Land Based Schemes & Designations

The property is entered in to the Sustainable Farming Incentive scheme. Details are from the agents.

Employees

The existing employees are being relocated by the vendor

Fixtures & Fittings

Some of the fixtures, fittings and equipment are available to purchase at valuation

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 agents Windsor Clive International.

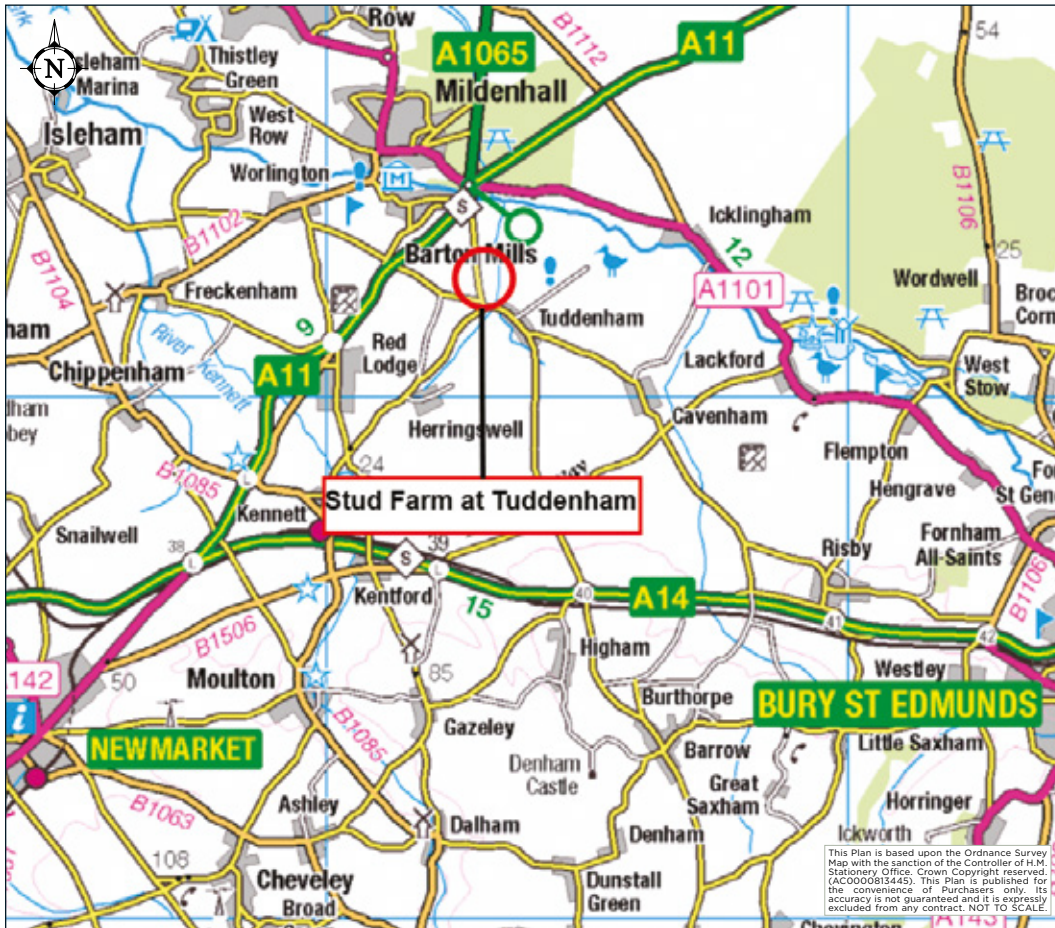
T: 01672 521155 | E: info@windsorclive.co.uk

Directions

From Newmarket and Cambridge take the A11, turning right after about 5 miles to Tuddenham. Continue for a mile and a half to a T junction and turn left towards Barton Mills and the entrance to Blue Diamond North is 250 yards on the right.

Postcode: IP28 6TH

what3words: ///hours.clutter.stated



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