



THE OLD MANOR

UPPER LAMBOURN



THE OLD MANOR

UPPER LAMBOURN, RG17 8RG

Hungerford 10 miles, Newbury 12 miles, M4 (junction 14) 8½ miles

A FINE GRADE II LISTED 16TH CENTURY STONE HOUSE WITH A RENOWNED TRAINING YARD

The Old Manor

Hall, dining room, drawing room, sitting room, kitchen, family room, utility room and 2 cloakrooms. 6 bedrooms and 3 bathrooms. Gardens with swimming pool.

Training Yard

6 staff flats. 48 Boxes, office, tack and feed rooms. Trotting ring, horse walker, and loose school. Paddocks.

IN ALL 4.01 ACRES



Balak Estate Office
Ramsbury, Marlborough, Wiltshire SN8 2HG
Tel: +44 (0) 1672 521155
info@windsorclive.co.uk
windsorclive.co.uk



LOCATION & SITUATION

The Old Manor is at the heart of Upper Lambourn and superbly located for the Jockey Club's gallops. Lambourn itself is well placed for most racecourses in Southern England, via the M4 and A34, and is suitably close to London to be able to attract owners. The area is famous for its downland gallops and for its endless network of tracks and bridle paths which provide a fantastic facility to train racehorses. Additionally, Lambourn has excellent veterinary facilities and a wide range services for the horse racing industry. Not only is The Old Manor at the heart of one the great racehorse centres of the country, it is also surrounded by the beautiful landscape of the Lambourn Downs.

History as a training yard: The Old Manor has been to home to a number of successful trainers over the years from Nicky Vigors, Kim Bailey, and Mikael Magnusson, who stopped training in 2013. Since then, the yard has been let to a number of trainers - and recently to Ed Walker as an overflow yard.

THE PROPERTY

The Old Manor is a training yard with style – the house is a true rarity, and the training yard is self sufficient. The entrance to the Old Manor is through an automatic gate to a gravel forecourt. The Grade II listed house, of sarsen stone and brick with chalk quoins under a tiled roof, dates from the mid 16th Century with 17th Century and modern additions. The Old Manor's good sized rooms are ideal for entertaining. The house is well separated from the training yard by a lovely garden, with walls and hedges.

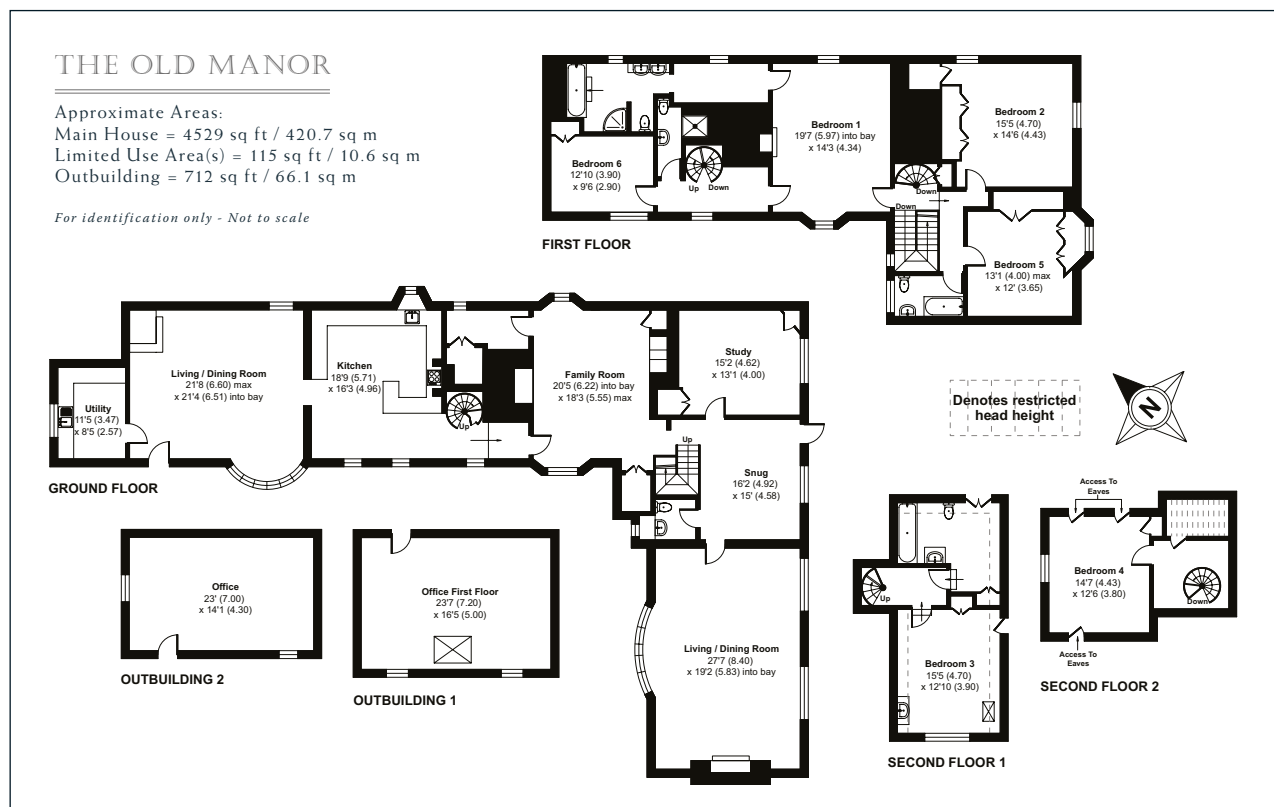


THE OLD MANOR HOUSE:

Ground Floor

Approached from the forecourt, the porch leads into the kitchen and dining area with fireplace in one corner. On the left is the laundry room. The well-equipped kitchen has twin sinks, oil fired 4 oven Aga and plumbing for a dishwasher. From the kitchen to the right of the chimney breast is the door to the dining room, with the back stairs on the left, and a garden door on the right. Off the dining room, to the right of the inglenook fireplace and woodburning stove is the boiler room. Door to Staircase Hall with flagstone floor, beamed ceiling and door to garden, wooden bench seat under window. Oak staircase, and cloakroom with basin and WC.

On the left is the sitting Room with wall light points, corner cupboard with carved oak front, inglenook fireplace. On the right is the impressive barrel-vaulted Drawing Room with stone mantelpiece. Up the staircase to the first floor.





First Floor

Landing, with to the left, the Master Bedroom Suite with high ceiling, and walk through cupboards leading to ensuite Bathroom with bath, basin and WC.

A separate door leads to a passage, with airing cupboard, to the back stairs, and to bedroom 2 with adjacent shower room, with walk in shower, wc and basin.

Up the spiral staircase to second floor, Bedroom 6 into eaves, with built in cupboards.

Back past the main staircase: Bedroom 3 with built in cupboards, Bedroom 4 with built in cupboards and bench window seat, and Bathroom 2 with bath, basin and wc. The wall above the bath is painted with a mural.

On the second floor up the spiral staircase by the main staircase is:

Bedroom 5 with built in cupboards and wash basin and Bathroom 3 with bath and attractive splash back, basin with cupboards below and WC.

Garden & Swimming Pool

The Old Manor has a large lawned garden, with a fountain and low stone walls and borders, well sheltered from the training yard by a high hedge. The swimming pool has an extensive decked area, and a good pool house.





THE OLD MANOR Upper Lambourn

THE TRAINING YARD

For the last few years the yards and the hostel have been rented by Ed Walker.

From the house and forecourt go through the wicket gate to:

The Brick Yard - An attractive yard of brick under tiled roofs with 12 good sized loose boxes in 3 ranges and the office, an attractive former Wesleyan Chapel, Grade II Listed. With storage below, small boiler room providing heating for the Office and Racing tack room. At one corner are double gates direct to Upper Lambourn High Street, and at the other corner a capped well.

Facing the garden are 4 loose boxes of brick under a tiled roof, and a similar 6 box range through the garden gate.

On the left are the **Loose School** with a lunge ring, and the **Trotting Ring**; straight ahead, the **6 bay Horse Walker**, and on the right:

The Staff Accommodation of brick under a tiled roof, is divided into 6 flats: 4 x 1 bedroom flats, each with living room with fitted kitchen, bedroom and shower room (one with basin & WC only), a flat with kitchen/living room, bathroom and 2 bedrooms. and a flat with kitchen/living room, bathroom, bathroom and box room.

The main entrance to the stable yards is by the Staff accommodation.

Muck bunker and lean-to store.

3-bay Storage Barn under a corrugated roof. Two bays used for bedding and fodder and one bay for the working tack room, with Belfast sink and boiler with immersion heater for hot water.

6 Box Yard rendered under a tiled roof with blanket store with oil fired boiler, store/washing/drying room with plumbing and feed store.

20 Box Barn with corrugated roof and central passageway. 6 bay horse walker.

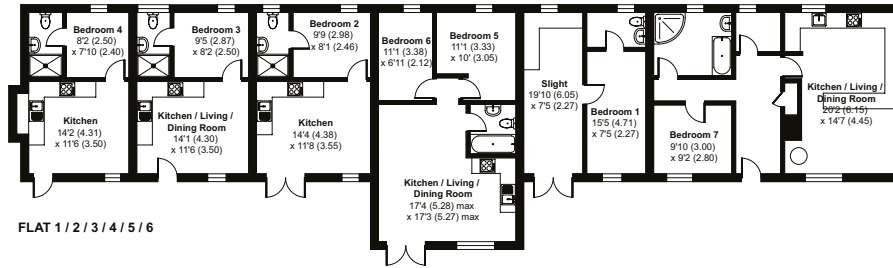
Paddocks – 8 railed paddocks.



STAFF FLATS

Approximate Areas: 2289 sq ft / 212.6 sq m *For identification only - Not to scale*

Denotes restricted head height





GENERAL REMARKS

Method of Sale

The Old Manor is being offered for sale as a whole by private treaty.

Title

BK98719

Tenure & Possession

Freehold. The yard and staff accommodation are being rented by Ed Walker Racing Ltd. For lease terms apply to the agents. Vacant possession is available should purchasers require it.

Energy Performance Certificates,

Council Tax & Business Rates

Property	EPC Band	Council Tax Band	Council Tax Payable 2026/27
The Old Manor, Upper Lambourn, RG17 8RG	N/A	H	£5,023.00
F1, The Old Manor, Upper Lambourn, RG17 8RG	D	-	
F2, The Old Manor, Upper Lambourn, RG17 8RG	E	-	
F3, The Old Manor, Upper Lambourn, RG17 8RG	E	-	
F4, The Old Manor, Upper Lambourn, RG17 8RG	E	C	£2,232.45
F5, The Old Manor, Upper Lambourn, RG17 8RG	E	-	
F6, The Old Manor, Upper Lambourn, RG17 8RG	E	-	
Business Rates		RV	Payable
Rateable Value		£31,750	
Payable @		43.2p in £	£13,716.00

Utilities

Mains water, electricity and drainage.

Heating etc – oil fired central heating and hot water systems for the house and stable yards. Gas central heating for the staff flats.

Planning

The Old Manor House and The Wesleyan Chapel are Listed Grade 11

Newbury District Council Planning Consent ref 95/146064 was granted for the Staff Accommodation was granted subject to a s.106 agreement which requires the site to be used for racehorse training, to be retained as one unit and limits the occupation of those employed in the training yard. Copies are available in the Data Room on request.

A planning application is being submitted to increase the number of stables. Details available in the Data Room on request.

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.

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.

Fixtures & Fittings

The fixtures and fittings are included in the sale.

Local Authority

West Berkshire Council - <https://www.westberks.gov.uk>

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.

Access to Gallops

Contact The Jockey Club Estates

<https://jockeyclubestates.co.uk/lambourn/principal-gallops>

Viewing

Strictly by appointment with agents:

Windsor Clive International - T: 01672 521155.

Directions

Postcode - RG17 8RG

what3words

House Gate - [///specifies.living.magazines](https://www.what3words.com/specifies.living.magazines)

Yard Gate - [///fabricate.project.vegans](https://www.what3words.com/fabricate.project.vegans)

From M4, junction 14, take the A338 then B4000 towards Lambourn, turning right to Lambourn after 3 miles, staying on the B4000. On reaching the village turn left into Crowle Road, right into Baydon Road, then left into Upper Lambourn Road. Turn right after a mile into Upper Lambourn, then right at the bottom of the hill. The Old Manor is immediately on the right.

Use the House gate unless instructed otherwise.



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