



SAXON HOUSE STABLES

Upper Lambourn, Berkshire



Saxon House Stables

Upper Lambourn, Berkshire

Hungerford 10 miles • Newbury 12 miles •

M4 (junction 14) 8½ miles

- An historic 30 box training yard.
- Thatched barn with planning approval to convert into a wonderful house.
- Access to world class gallops.



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HISTORY: Saxon House Stables is the core of the training yard made famous by the late Fulke Walwyn who lived in the adjacent house until 1991. In particular he trained Mandarin, Mill House and The Dikler and a host of other famous horses from Saxon House.

LOCATION & SITUATION: Saxon House Stables are at the heart of Upper Lambourn at the foot of the renowned gallops. Lambourn village is about half a mile away and offers a good range of shops and day-to-day facilities, with more comprehensive amenities being available in Hungerford, Wantage and Newbury. Communications are excellent with J14 of the M4 being about 10 miles away; there are stations at Hungerford, Newbury and Didcot.

The racehorse training facilities centred on Upper Lambourn are second to none in the racing world, following a decade of being upgraded by The Jockey Club. The gallops include artificial surfaces of varying distance and gradient.

There are many popular schools in the area including Pinewood, Marlborough College and Downs House.

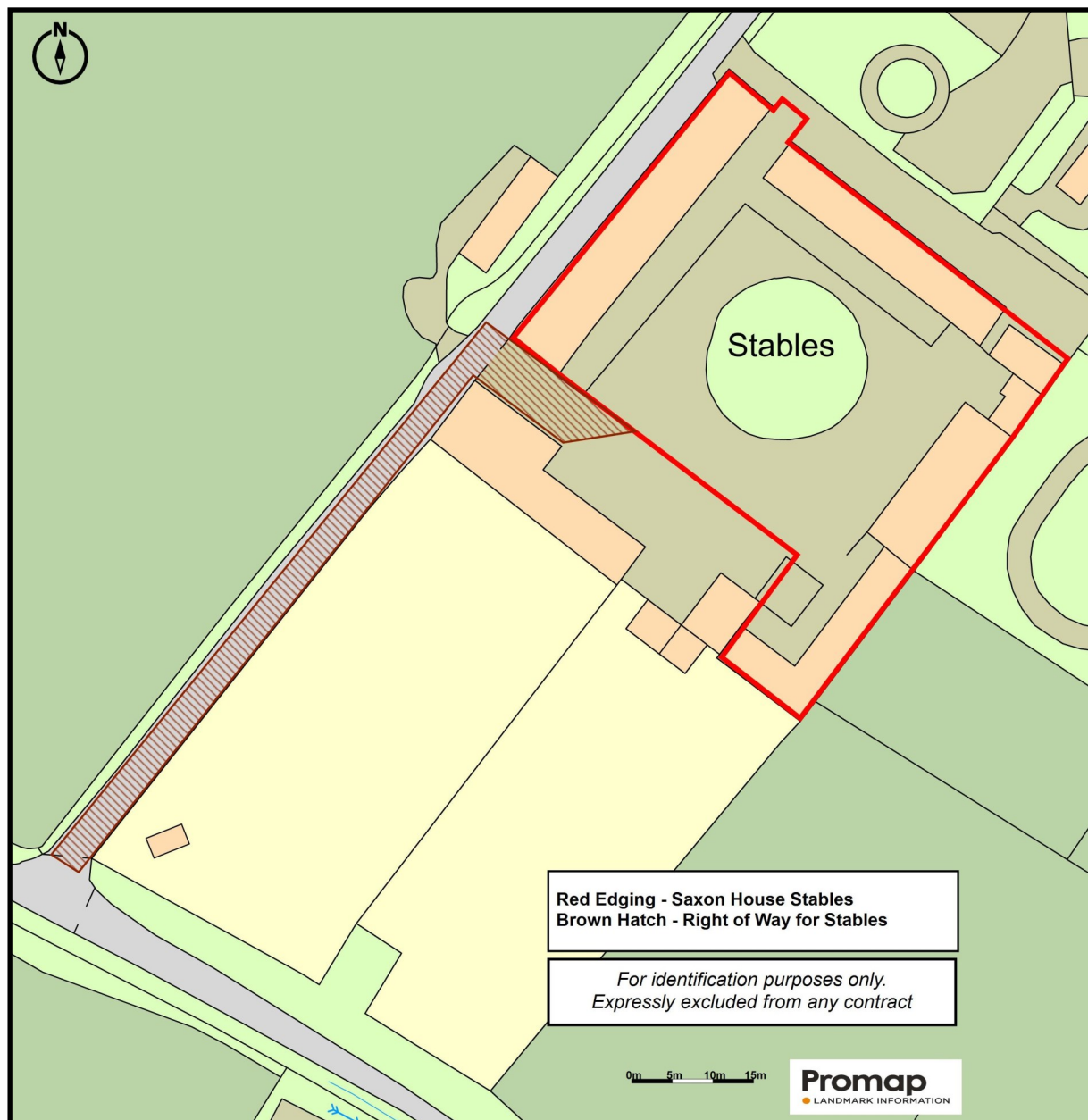
THE PROPERTY

The historic stables at Saxon House have two white painted brick ranges with 22 boxes around a quadrangle, making an attractive setting for the yard. There are a further 8 open fronted loose boxes in the south eastern corner. The north western stable range has first floor storage.

There is a 5 bay thatched timber barn, with an adjoining office and tack room at the eastern end of the yard. This has planning approval for conversion into an amazing 3 bedroom property.



Residential accommodation; a one bedroom flat in the Watchtower, can be rented by separate arrangement, pending conversion of the thatched barn.





The Planning Proposal

Detailed planning permission and Listed Building Consent was granted in December 2025 for the 'Conservation and alteration of Grade II Listed Barn-for residential use and associated works'.

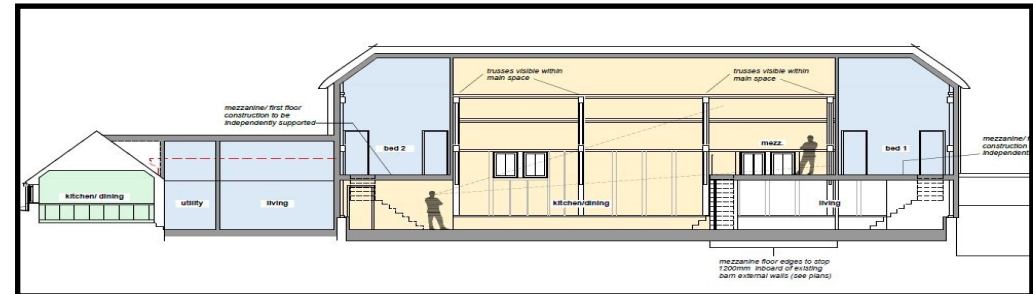
The conversion will be 3 impressive reception rooms and 3 bedroom suites, with kitchen and utility rooms. Note that the development, if implemented, will be subject to payments under the West Berkshire Community Infrastructure Levy. For more information and the full planning application, see Application No.25/01380/FUL.

If the approval for the barn conversion is implemented a planning condition will require the occupier to be "solely or mainly employed at Saxon House Stables as a racehorse training yard or other uses essential to the horse racing industry".

PROPOSED FLOOR PLAN



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





General Remarks & Stipulations

Method of Sale: Private Treaty

Tenure and Possession: The property is Freehold. Vacant possession is available on completion. The stables are currently occupied under short term licences.

Boundaries, plans, areas, schedules and 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 and 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.

The vendors will comply with condition 5 of planning approval 25/01380/FUL in respect of the Watchtower flat.

Title: The sale will be of the majority of title number BK514795

Rights of Way: The yard is accessed via a private road which also serves the back of Saxon House and some grazing land.

Gallops:

Access to the Lambourn Gallops is arranged via Jockey Club Estates (01488 74270).

Local Authority:

West Berkshire County Council

Business Rates: Rateable Value: The Rateable Value of the stables is £19,000, payable at 43.2p in the £

Services: Mains water and electricity are in place. A connection will need to be made to the mains drains for the thatched barn should it be converted to a house.

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. The agents are not aware of an option to tax.

Fixtures and fittings: Fixtures and fittings, where owned by the vendor, can be included in the sale. Apply to the agents for further details.

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.

Data Room: A data room has been set up containing some useful background documents. Those wishing access should contact the agents.



Viewing

Strictly by appointment with the Agents:

Windsor Clive International - 01672 521155.

Tom Windsor-Clive

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Care should be taken when viewing the equestrian areas, paddocks and ancillary buildings. Purchasers should not enter stable yards or paddocks unless accompanied where appropriate.

Directions: From the M4, junction 14, take the B4000, turning right to Lambourn after 4 miles. In Lambourn turn left and follow signs to Upper Lambourn, turning right into Maltshovel Lane. At the bottom turn right then immediately left into the Saxon House drive. Turn right into the Yard.

Postcode: RG17 8QH

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 purchaser.
4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey. Where revisions have been made by the Agents a full land survey has not been carried out, consequently where enclosures have been divided or altered, the position of the new boundaries together with the plotting of any new or altered building and any other information, whilst believed to be basically correct, are indicative only.

