Limes Farm Yard
Upper Lambourn
INTRODUCTION
The sale of Limes Farm yard is a remarkable opportunity to build a new training yard – planning approval has been obtained for a new training yard of a high specification, however The Jockey Club fully expect prospective buyers to wish to create a training yard of their own design, and the method of sale allows some time for a buyer to adjust the current planning approval.
Location
Limes Farm Yard is the site of the gallops maintenance depot at the very heart of Upper Lambourn, at the junction of the High Street and Maddle Road. The main access to the Mandown Gallops is immediately adjacent to the property.

Lambourn is the famous training centre on the Berkshire Downs with over 50 training yards in the village and immediate area. Lambourn has a good housing supply for staff, good everyday shops, and is a thriving village. The needs of the racehorse are well catered for with: farriers within 200 yards, an equine veterinary hospital within a mile and horse transporters based in the village.

Limes Farm
The access is from Maddle Road, through farm gates. The site has a listed wall backing on to the High Street and at one side is a traditional barn with planning permission for conversion to offices and ancillary use. The planned stables have been designed so that Limes Farm can be run as two training yards if necessary.

Method of Sale
Limes Farm Yard is being offered for sale by Jockey Club Estates which has planning permission to relocate their depot. Jockey Club Estates will commence construction of the new depot once contracts of sale have been exchanged. Completion of the sale of Limes Farm will take place when the new depot has been constructed. Between exchange and completion the purchaser will be able to change the detail of the approved planning application with the consent of Jockey Club Estates and the Local Planning Authority.

The initial sale will be a 99 year lease, at a peppercorn rent, with an option to purchase the freehold for a nominal sum once at least 20 boxes are ready for use by horses in training. This is to ensure that this remarkable site is developed to its full potential as a training yard able to make use of the Lambourn Gallops.

THE PLANNING PERMISSION
The planning permission provides for:

- A fine trainer’s house situated in an elevated position above the yard with 4 bedrooms, 3 bath/shower rooms, 2 reception rooms, boot room and garage.
- The two staff cottages are integral with the stables, one with 2 bedrooms and the other with 3 bedrooms. The first floor staff accommodation has 2 apartments each with kitchen, bathroom, living room and bedroom, and 4 bedsits which share a bathroom, WC and drying room.
- The stables are in two self-contained yards of 19 and 20 boxes, each with office, tack room, feed room, WC, and hay/bedding store. There is also permission for 2 horse walkers.
- At the back of the site is a barn, which is to be retained, with approval to be 3 offices, with kitchen and WCs. This could be an impressive centrepiece to the yard.

Proposed Site Plan Ref. No: 07/00951/COMIND - Ground Floor

BARN ELEVATION
LAMBOURN TRAINING GROUNDS
Jockey Club Estates owns over 500 acres (200 hectares) of training grounds in Lambourn. Additional gallops are rented from adjoining landowners and are available to trainers.

TURF GALLOPS extend to 8 miles (13kms) in total and are meticulously tended by experienced gallopsmen to ensure the highest quality. Downland terrain, nurtured for centuries, provides a near perfect mix of flat land and hills. Free-draining soil and cushioned turf lend themselves perfectly to the thoroughbred racehorse. Most trainers consider grass gallops to be the ultimate training surface in optimum conditions.

The gallops suit both Flat and Jumps horses, and range from the Straight Mile (8f/1600m) to the principal jumps turf gallops: the Back of the Hill (8½f/1600m) and the famous Bowl (9f/1800m).

ARTIFICIAL GALLOPS are the choice of many trainers for routine work, whatever the weather. There are over 7 miles (11kms) of artificial gallops which provide a consistent training surface 365 days of the year. Even in the most challenging weather conditions, at least one artificial gallop is kept open, so that horses never lose a day's training.

There are a variety of surfaces, gradients and distances ranging from the short, sharp Fisher's Hill (5f/1000m), ideal for interval training, to the 9f/1800m gently climbing Long Gallop, perfect for faster work.

For further information about the Lambourn gallops see www.windsorclive.co.uk/lambourn-brochure
GENERAL REMARKS

Services
Limes Farm Yard is served by mains water, electricity and drainage.

Boundaries, Easements and Rights of Way: The property is sold subject to all rights of way, other easements and wayleaves.

VAT: Any prices quoted are exclusive of VAT. VAT will be payable by the purchaser in addition to the price.

Business Rates: The Rateable Value is £15,500. The Rates Payable are £7,471. The current multiplier is 48.2p in the £

Local Authority
West Berkshire Council, Council Offices, Market Street, Newbury, RG14 5LD. Tel: 01635 42400

Planning
There are a number of planning approvals relevant to Limes Farm Yard and, principally:
10/01484/XCOMIND: Renewal of planning permission
07/00951/COMIND: Demolition of existing redundant farm buildings; development of three 19/20 box training yards with associated facilities and residential accommodation; manager’s house, conversion of barn to office use. This planning approval has been part implemented.

S.106 Obligation
There is a s.106 agreement which requires various payments amounting to £42,672 (adjusted by the RPI) to West Berkshire Council in respect of the residential element of the approval. Note that this originally applied to a larger proposal so it is likely that a purchaser will wish to renegotiate this section 106 agreement contribution. For further detail and explanation contact the selling agents.

DIRECTIONS (Post Code RG17 8RG)
From junction 14 of the M4 take the A338 towards Wantage for 400 yards and turn left at The Pheasant pub on to the B4000. After 3¼ miles turn right at The Hare to Lambourn. As you reach Lambourn, turn left onto Crowle Road, then right onto Baydon Road, then at the T junction left on to the B4000 signed Ashbury. After just over a mile, turn right, signed Upper Lambourn. Follow the road around to the left, then turn right onto Maddle Road. The entrance to Limes Farm is on the right off the first left hand bend.

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5. The photographs in these particulars were taken in October 2014.