



# EQUESTRIAN DEVELOPMENT OPPORTUNITY

Maddle Road, Upper Lambourn, Berkshire RG17 8RA



# EQUESTRIAN DEVELOPMENT OPPORTUNITY AT UPPER LAMBOURN

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Berkshire RG17 8RA

Lambourn 2 miles | Wantage 11 miles  
Marlborough 16 miles  
Newbury 17 miles | Oxford 27 miles  
(distances are approximate)

A fantastic opportunity to purchase a greenfield site with planning consent for a new training yard in a prime location within the Valley of the Racehorse



## SITE ON MADDLE ROAD, UPPER LAMBOURN

The Property for sale is a green field site with planning consent for a new training yard comprising a four-bedroom trainers house, 40 boxes, an eight-bedroom hostel, storage barn, horse walker and an office all set within approximately 2.45 acres (0.99 hectares). Once complete the Property will provide superb training facilities in a prime location within the Valley of the Racehorse.

Planning consent has been granted under reference: 19/02596/FULD and permits the construction of the new equestrian training centre in this prime location. The site affords excellent access to the Jockey Club walkways and gallops.

An additional 8 acres (3.24 hectares) of land, directly adjacent to the site, is also available to purchase via separate negotiation.

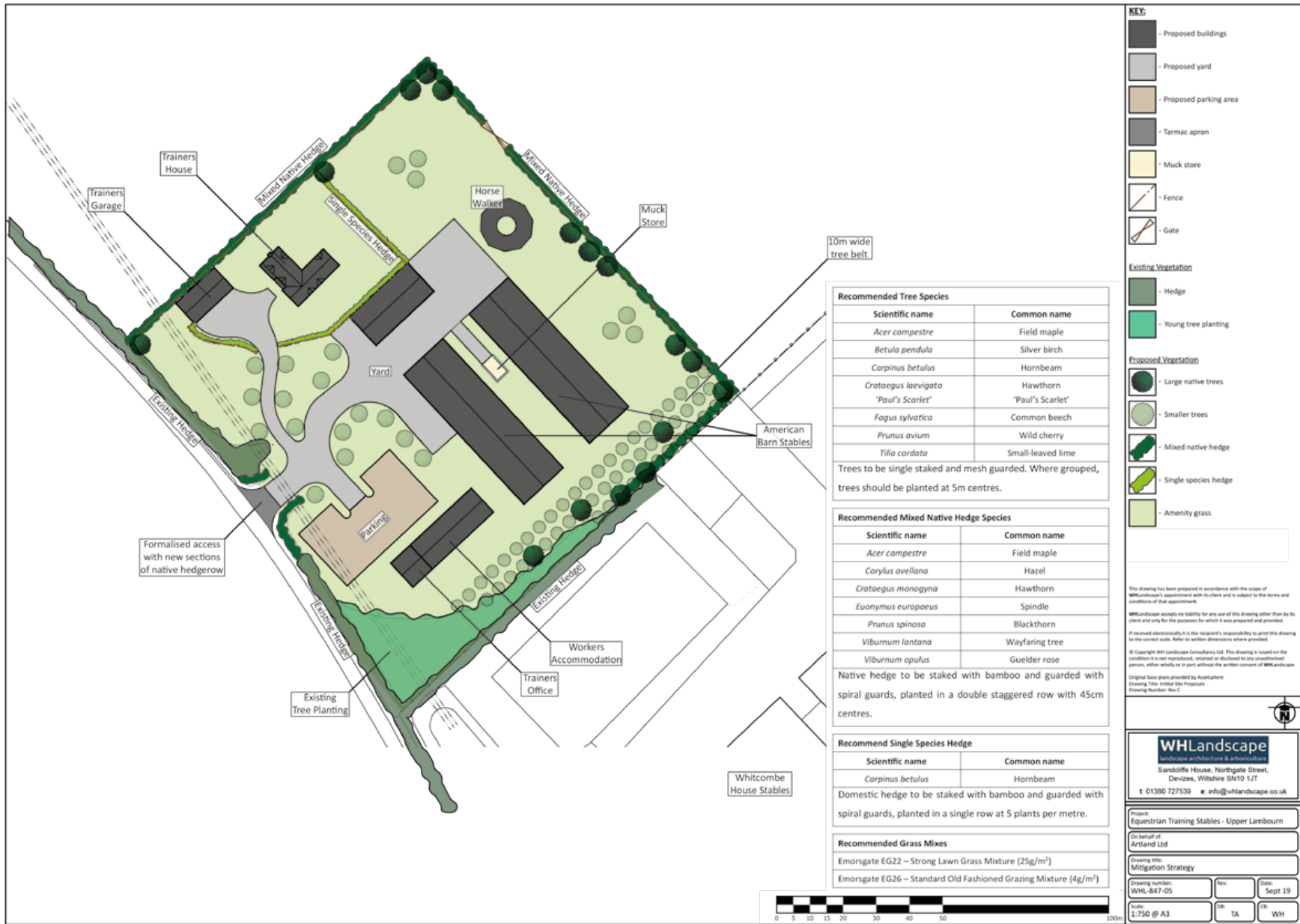
## SITUATION

The site is situated on the western fringe of the village of Upper Lambourn enjoying far reaching views over the countryside whilst being only 8 miles from the M4 Wickham Interchange. The location on the edge of Upper Lambourn puts the property at the heart of the racing community in the area and within easy reach of the Jockey Club Estates first class training grounds.

The site is near to the village of Lambourn which provides a range of services including the Valley Equine Hospital, doctors surgery, a primary school along with various pubs, restaurants and local shops. The nearby towns of Wantage and Marlborough provide more extensive services including supermarkets and additional educational institutions.







## WINCHESTER

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## ISLE OF WIGHT

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## OXFORD

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