



# EQUESTRIAN DEVELOPMENT OPPORTUNITY

Maddle Road, Upper Lambourn, Berkshire RG17 8RA



# EQUESTRIAN DEVELOPMENT OPPORTUNITY AT UPPER LAMBOURN

Maddle Road, Upper Lambourn,  
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.

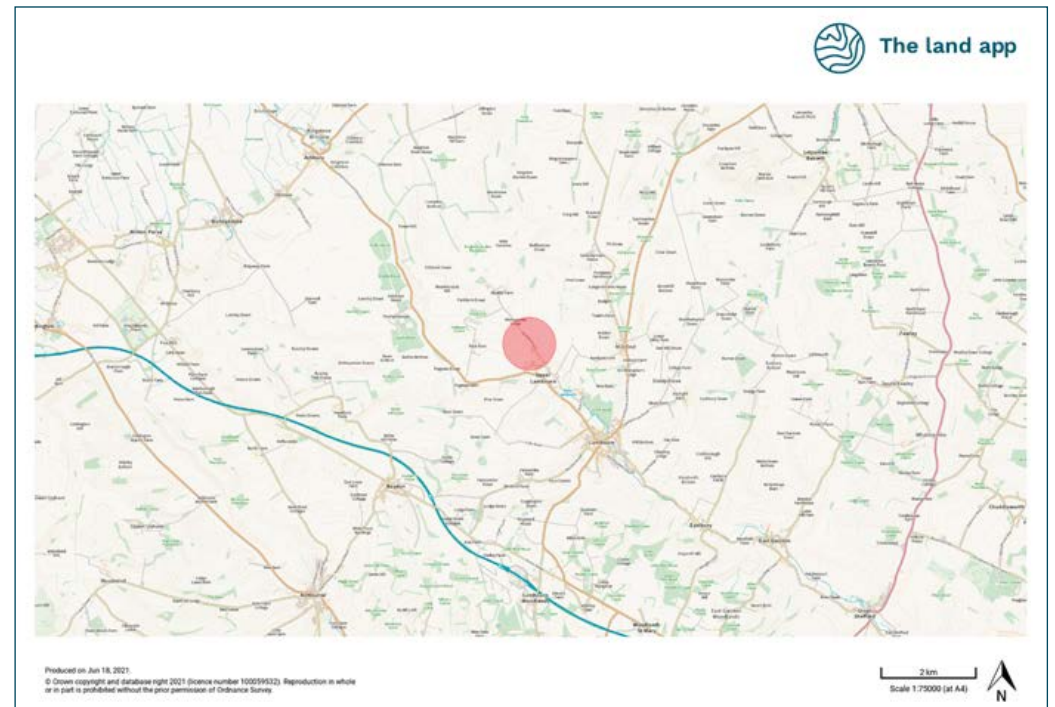
Planning consent has been granted under reference: 19/02596/FULD and permits the construction of the new equestrian training centre in this prime location. The site affords excellent access to the Jockey Club walkways and gallops.

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.



## GENERAL REMARKS AND STIPULATIONS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are no public rights of way crossing the Property.

### Planning Approval

Full planning permission has been granted by West Berkshire District Council for the formation of a new racing stable complex under application reference 19/02596/FULD. Additional documents relating to this application can be found on the West Berkshire Planning website or by request from the selling agents, Braden Chartered Surveyors and BCM LLP.

It should be noted that the occupation of the house and staff accommodation, once built, will be limited to persons solely or mainly working in the operation of a race horse training establishment. This is explained within Condition No. 10 on the Decision Notice for the application. Furthermore, Condition No. 11 restricts the use of the site to that of an establishment for commercial equestrian training and no other equestrian purposes such as livery, breeding or a riding school.

### Services

There are currently no services to the site but it is believed they are in the locality. Purchasers are advised to make their own enquiries in this matter.

### Tenure

The land is sold freehold with vacant possession upon completion.

### Local Authority

West Berkshire District Council  
Market Street, Newbury, Berkshire RG14 5LD  
Tel: 01635 551111

### Postcode

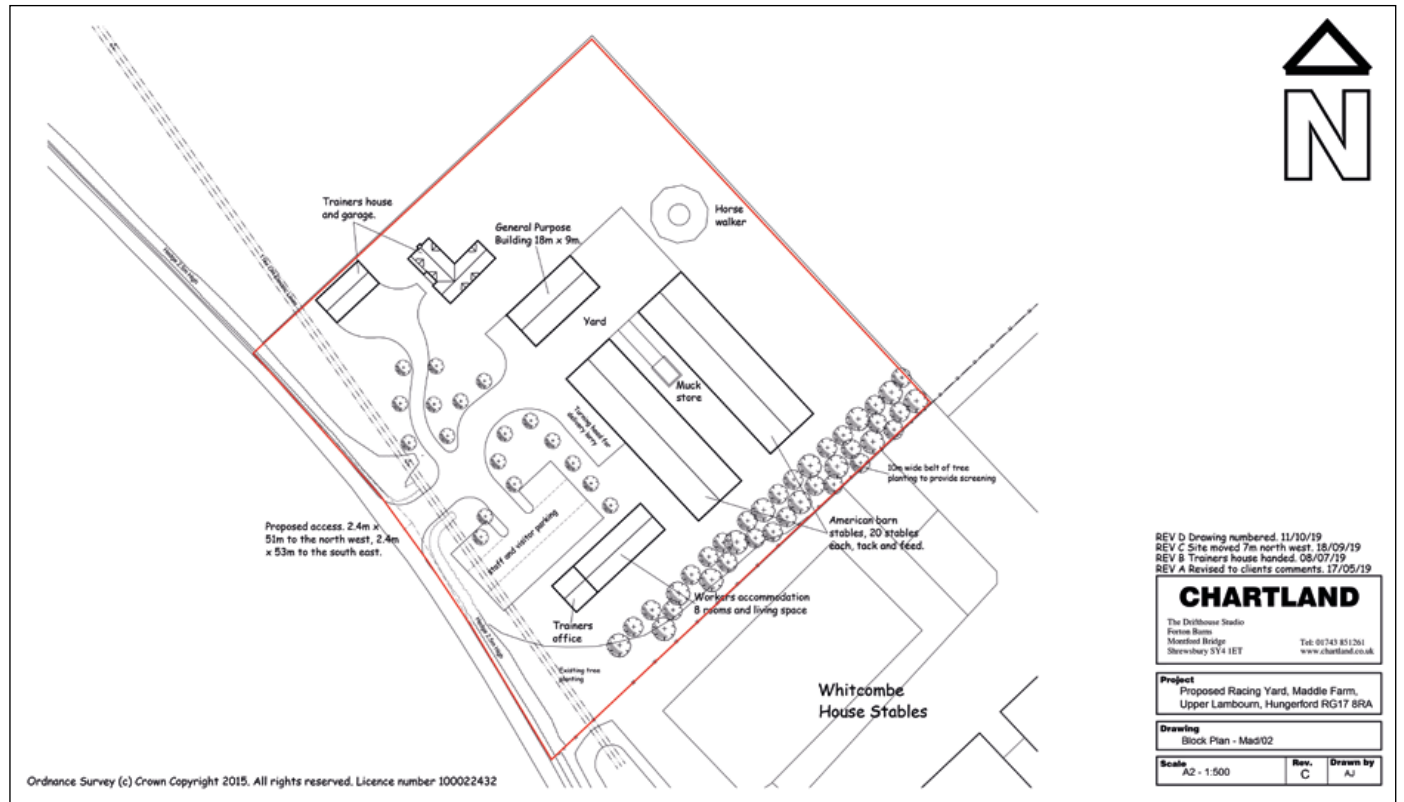
RG17 8RA

### Directions

From Lambourn village proceed west on the B3400. After approximately 2 miles turn right by the Chapel followed by a left hand turn at the T-junction. Maddie Road is then immediately on the right hand side and the site is marked by a sign board.



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### Viewings

By appointment with BCM LLP only.

### Selling Agent

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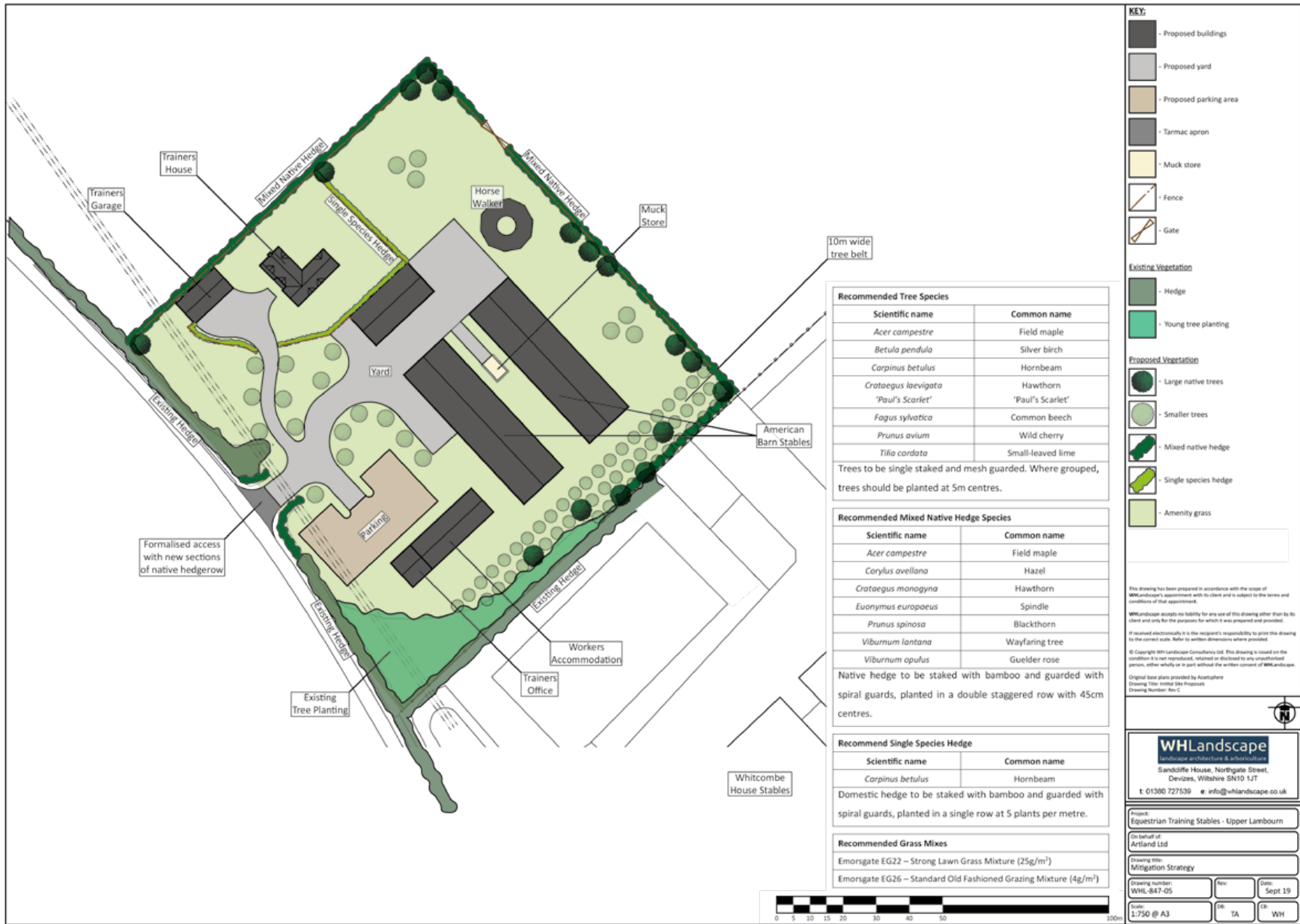
Philip Denee  
Braden Chartered Surveyors  
The Old Dairy, Sutton Scotney  
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e philip@braden-property.co.uk

NB These particulars are as at 16 June 2021

### IMPORTANT NOTICE

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- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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