Kidson Trigg
Estate Agents, Chartered Surveyors & Auctioneers

FLEMINGTON STABLES, UPPER LAMBOURN, HUNGERFORD, RG17 8QH

OFFERS IN REGION OF £1,150,000

A comprehensive training yard in an excellent position in Upper Lambourn with good access to the first class Jockey Club gallops and all facilities. A 4 Bedroom Trainers House, 28 Loose Boxes, Feed and Tack Rooms, Hay and Equipment Storage, Horse Walker, Lunge Ring and Turnout Paddocks.

The House

A modern well-presented 4 bedroom house situated in a superb location. EPC Rating – D. Local Authority
West Berkshire District Council, Market Street, Newbury, Berkshire RG14 5LD Telephone 01635 551111
The house is assessed for Council Tax purposes in Band G and the amount payable for 2020/21 is £3215.73

Services

All mains services are connected to the property and there is oil fired central heating in the house. Tenure and Possession. The property is offered for sale freehold with vacant possession of the house upon completion. Agents Note VAT will be applicable on one third of the sale price.

Stable Yard

Main Barn
A steel portal framed barn with corrugated sheet roof 12 Loose Boxes
Wash Down Area
6 horse Claydon Horsewalker
Tack Room
Loft Storage above
Kitchen Area
Utility Room-Dryer, hot water, WC
Externally
3 Loose Boxes
Hay Store
3 Storage Bays
Muck Heap Area

Stable Barn

Concrete block with pitched corrugated sheet roof.

6 Internal Loose Boxes

Tack Room

2 Turnout Paddocks

Traditional Yard

7 Timber Stables with corrugated sheet roofs and Hay Store

Facilities

Lunge Ring

Parking area for cars and horseboxes

Loading Ramp

Directions

From the Market Place in the centre of Lambourn village proceed west past the church towards Upper Lambourn. After approximately half a mile upon entering Upper Lambourn, take the first right hand turn into Uplands Lane. After about 500 yards after going up a short hill and following the road round to the left, the property will be seen on the left hand side approached through a pair of large wrought iron gates.

PROPERTY MISDESCRIPTIONS ACT 1991

PILGRIM BOND gives notice to anyone reading these particulars that:- 1.The particulars do not form part of any contract.

2.The particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact. 3.The description provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact.

Viewing Strictly by appointment with Agents

Local Authority

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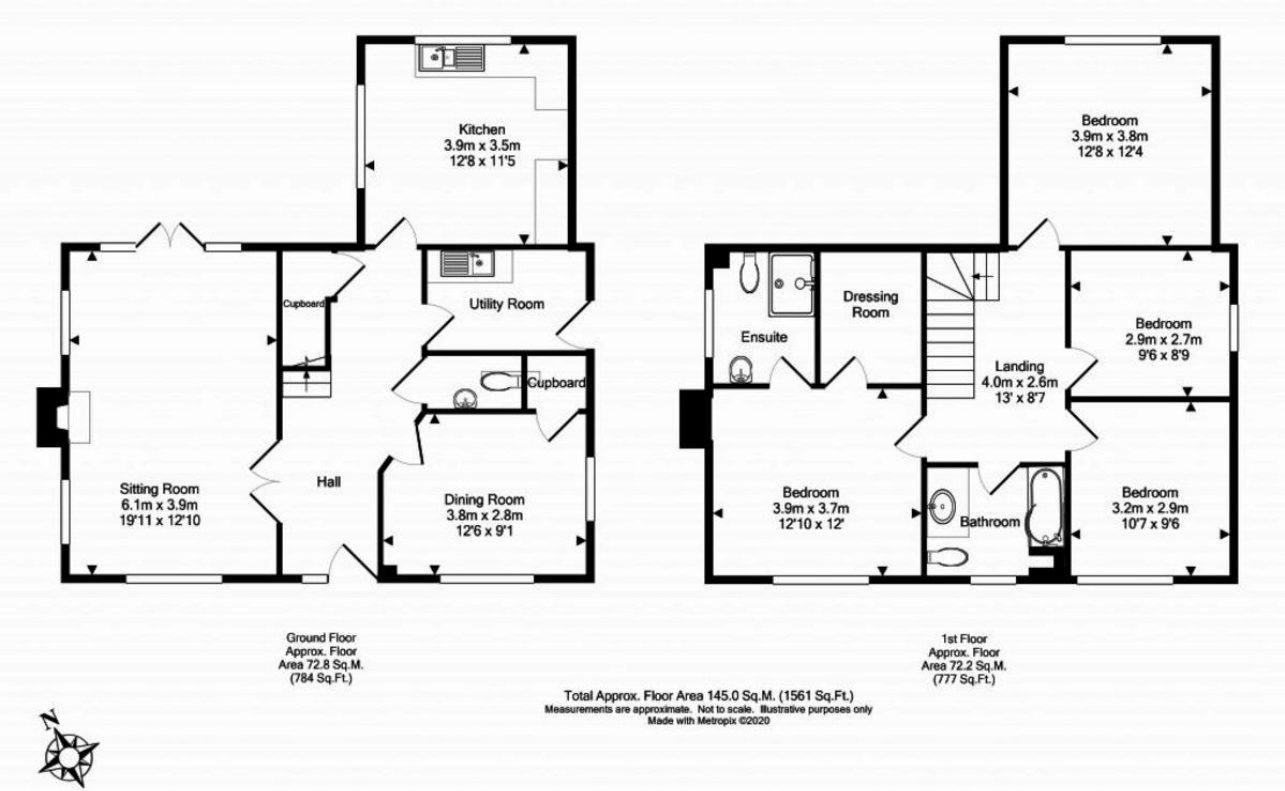
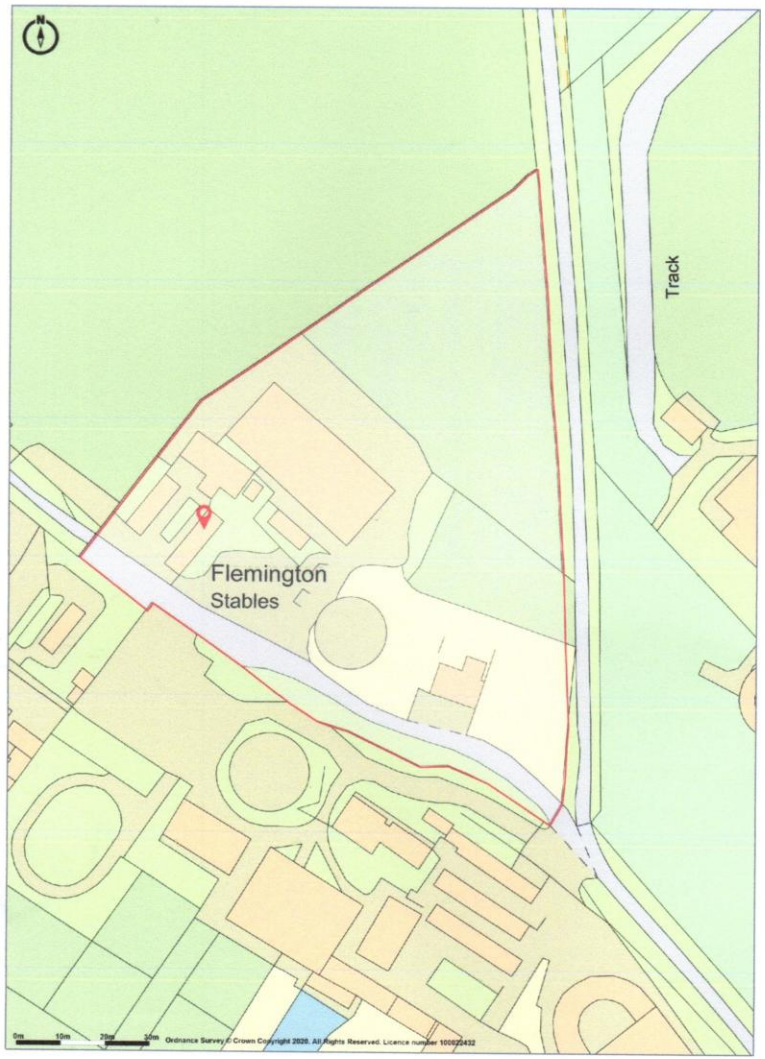
The Rateable Value of the stable yard is £13,750 The rate in the pound is 0.499 for 2020/21 making the rates payable £6861.25.

Purchaser may consider applying for Small Business Rate Relief.

Viewing Strictly by appointment with Agents





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Plotted Scale - 1:1250. Paper Size – A4

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