

# LINKSLADE STABLES, LAMBOURN





# Linkslade Stables Lambourn

## An outstanding training yard on the edge of Lambourn

*M4 6 Miles, Newbury 9 miles, London 65 miles*

Trainer's House: 4 Bedrooms, 3 Bathrooms, 2 reception rooms  
Annex: Kitchen, Bathroom, Bedroom, 2 reception rooms.  
6 Bedroom Hostel, Good Gardens

Stable Yard: 64 boxes, covered ride/indoor school,  
lunge ring, spa, horse walker, office and paddocks.  
Access to the Lambourn Gallops

Significant planning consent for conversion to three training yards.  
In total 10.096 acres (4.086 ha)



Balak Estate Office  
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### Introduction

Linkslade belongs to William Muir who has trained there so successfully since 1993. The Muirs have invested heavily expanding the property and turning it into a yard from which winners can be produced on a consistent basis, notably Group winners; Pyledriver, Averti, and Stepper Point, and a number of other Listed winners.

A particular feature of Linkslade is the very large indoor school, allowing the property to be used for competition horses, or expanded into a training yard with well over 100 boxes.

There is also outline planning consent enabling conversion of the property to three training yards totalling 120 boxes and considerable accommodation for trainers and stable staff.

### Location:

A mile from the the centre of racing village of Lambourn, just off the Wantage Road at Mile End, Linkslade is less than a mile from the Jockey Club's Mandown gallops. Linkslade is a quiet location away from the bustle of the village centre and next to Faringdon Place. The Lambourn Valley has about 50 training yards, most of them using the renowned Jockey Club Gallops, which have been the subject of a great deal of investment in the last few years.

Local services are available in Lambourn, trains to London run from Hungerford or Swindon, and the village has renowned vets, farriers and horse transporters. The M4 is an easy six miles away so communications are excellent.



## Linkslade House:

With its own self contained access from the Wantage Road the trainer's house is private and the house overlooks the paddocks.

The front of the house is rendered, block stone faced and part tiled under a tiled roof. There is a stepped porch leading up to the front door.

**Hall**, with wall lights, timber floor and staircase.

**Sitting Room**, with a bay window and views over the paddocks.

**Drawing Room**, with a bay window, fireplace with wooden mantelpiece and corner snug.

**Kitchen**, tiled floor, fitted kitchen units with 2 sinks, oil fired 2 oven Rayburn cooker and electric double oven with conduction hob and extractor fan.

**Boiler/Utility Room**, plumbing for washing machine and tumble dryer. Belfast sink with brass hot and cold taps and wooden drainer. Camray 3 oil fired boiler and thermostat.

**Back Hall**, leading to the back door and the yard, 2 WCs and wash hand basin.

Lockable door to the annex.



## First Floor:

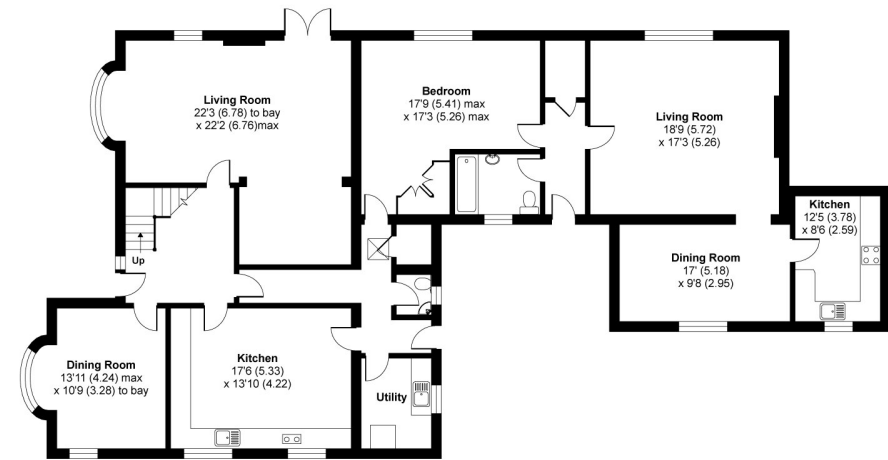
**Bedroom 1**, built in wardrobe and bathroom ensuite with bath, basin and WC.

**Bedroom 2**, with fitted cupboard and served by a shower room with shower, WC, and basin.

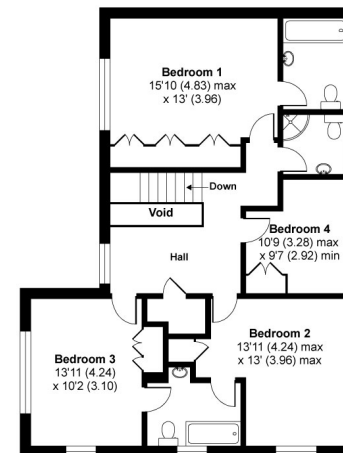
**Bedrooms 3 and 4** are served by a Jack and Jill bathroom with bath, basin and WC. Bedroom 4 has a built in cupboard and good views over the paddocks.

Airing cupboard with immersion heater.

## Linkslade House and Annex Floor Plan:



GROUND FLOOR



FIRST FLOOR

Linkslade House: 3,282 sq. ft..

Linkslade Annex: 431 sq. ft.

NOT TO SCALE



**The Annex:**

**Entrance Hall**

**Bathroom**, with Bath, Basin and WC.

**Bedroom** with range of built in cupboards

**Sitting Room**, with electric fire in a decorative fireplace, through an archway to the drawing room.

**Drawing Room**, with chandelier and door to the kitchen.

**Kitchen**, with built in cooker, hob and extractor fan, sink, part tiled wall and fitted kitchen units.

The annex has its own thermostat but uses the same boiler as Linkslade House.





### Office:

At the front of the yard, the office has space for several members of staff and to entertain owners, and a back room with sink unit, fitted cupboard and WC.



### Hostel:

The Hostel has 6 bedrooms, including 1 double room. The kitchen/mess room has plumbing for a washing machine and fitted units. The hostel also 2 Cloakrooms and 2 basins.

**The Yards:** The key below relates to the block plan:

1. **Trainer's House** of 4 bedrooms and 3 bathrooms
2. **Annex**
3. **L shaped block of 4 boxes** and racing tack room of rendered brick under a tiled roof.
4. **Row of 18 boxes** of rendered block work under a corrugated roof.
5. **Row of 6 boxes** rendered block work under a corrugated roof.
6. **Row of 5 boxes** of rendered block under a corrugated roof.
7. **ECB Spa**, weighing scales and rug store of rendered block under a corrugated roof.
8. **Store/Feed Room** with 2 hot water heaters under a monopitch corrugated roof.
9. **Row of 5 boxes** rendered block under a corrugated roof.
10. **Row of 5 boxes** rendered block under a corrugated roof.
11. **Row of 5 boxes** rendered block under a corrugated roof.
12. **Row of 5 boxes** rendered block under a corrugated roof.
13. **Tack Room** with folding drying racks, dryers, rug lockers and loft above of rendered block under a corrugated roof.
14. **8 boxes** in a sheet clad barn of rendered block under a corrugated roof.
15. **3 boxes and Hostel** with 6 bedrooms of rendered block under a corrugated roof.
16. **Office** and WC of rendered block under a corrugated roof.
17. **Barn/Indoor School** (72.9m x 29.5m) including a lean to on 3 sides. with: a furlong close boarded **Covered Ride** with polytrack surface; **Lunge Ring**, 5 bay **Horse Walker**, and Store.

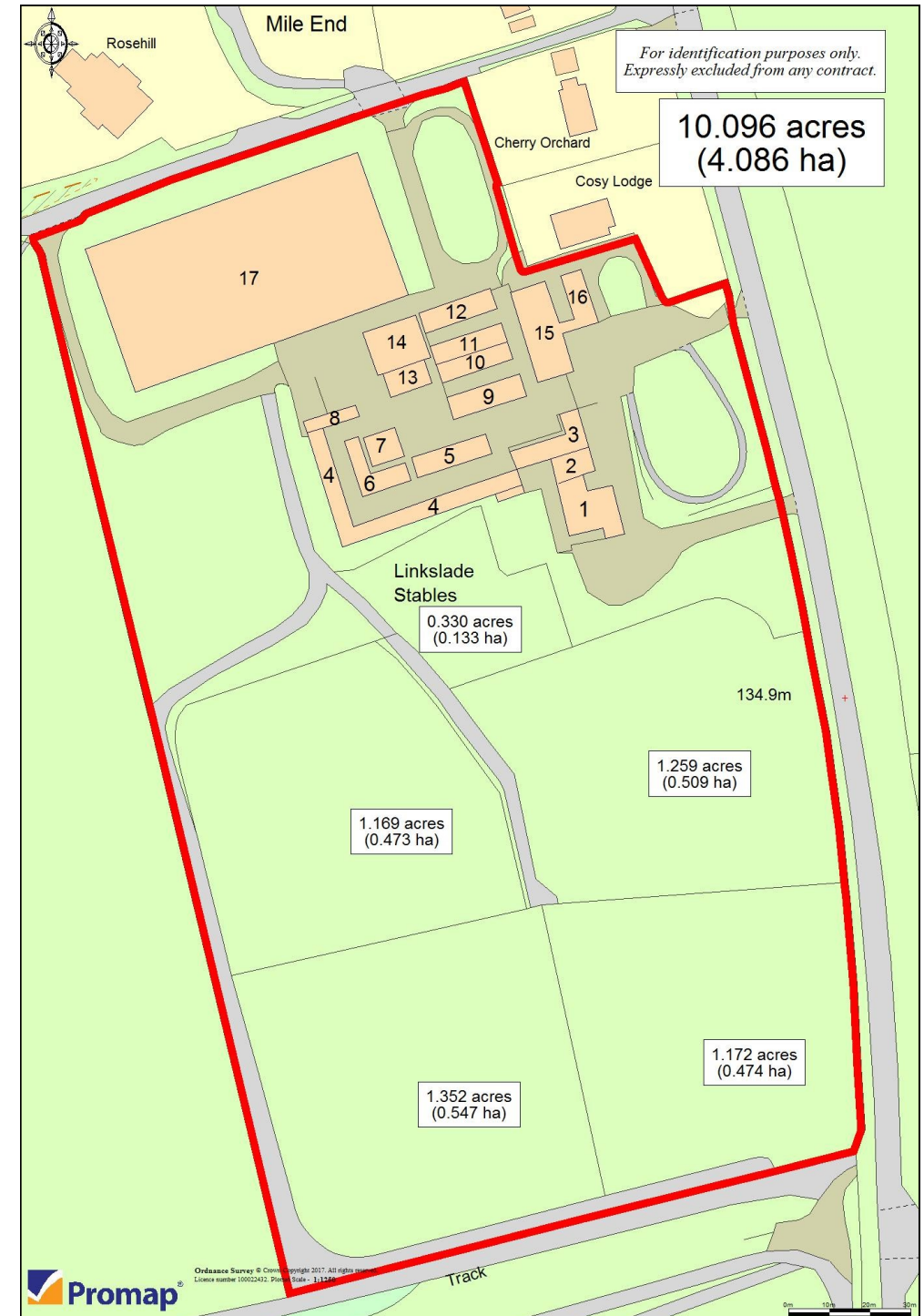
Note: all boxes have automated drinkers.

Linkslade is equipped with its own bulk diesel tank and pump.

### Paddocks:

Linkslade has just over 5 acres of railed paddocks.

### Linkslade Site Plan:









## GENERAL REMARKS:

**Method of Sale:** The property is offered for sale by private treaty as a whole.

**Tenure and Possession:** The property is freehold, and vacant possession will be given on completion, unless otherwise agreed.

**Boundaries:** The vendor and the vendor's agent will do their best to specify the ownership of any boundaries but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries.

**Planning:** Under planning consent 21/02057/OUTMAJ there is outline planning consent for conversion of the existing yard to three training yards of:

20 boxes with trainers and staff house, 40 boxes with the existing house with a four bedroom hostel and 60 with hostel and 2 houses boxes and a hostel respectively.

Applications for reserved matters should be made by 10th December 2024.

**Wayleaves, Easements, Covenants and Rights of Way:** The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property in particular.

**Services:** The accommodation has mains water, and oil fired central heating. Drainage – septic tank drainage in two tanks.

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

**Business Rates:** Rateable Value £31,500 Rates Payable 2023/4 £15,718.50

**Council Tax:** Linkslade House Band G Payable 2023/24 £3,628.11

**Access to Gallops:** Apply to Jockey Club Estates Ltd for details of the access to the gallops: 01488 72461 [www.jockey-club-estates.co.uk](http://www.jockey-club-estates.co.uk). The property has a right of access over New Barn Farm.

**VAT:** In the event that Value Added Tax is or becomes payable in respect of the property or assets sold the Purchaser(s) in addition to the consideration will pay to the Vendor the full amount of such Value Added Tax.

**Health and Safety:** When viewing please be aware that Linkslade is a working property with horses and prospective purchasers should not enter boxes or paddocks unless accompanied by the agent or a member of staff.

**EPC:** Band E

**Stable Equipment and Fittings:** These are not necessarily included the sale, but may be purchased by separate negotiation.

**Viewing:** All viewings strictly by appointment through the agents: Windsor Clive International

**Photographs and Video:** Taken 2016

### IMPORTANT NOTICE

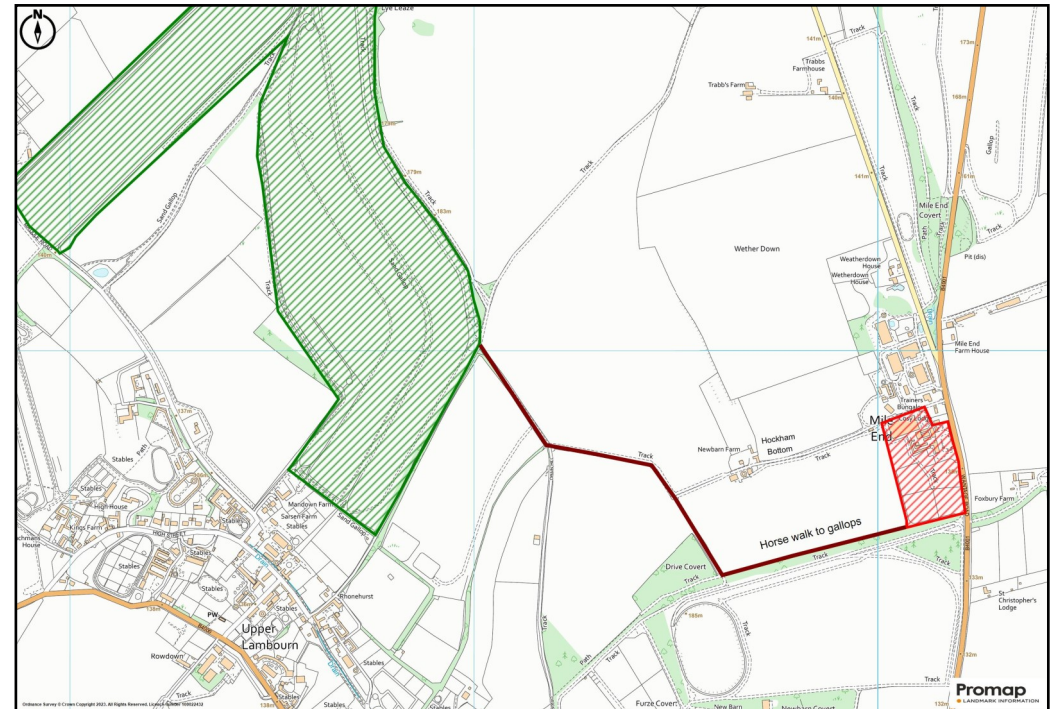
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## DIRECTIONS: (Post Code RG17 8UG)

From the M4 (junction 14) take the A338 towards Wantage, and take the first turn left on the B4000, past the Pheasant pub. Continue for 4 miles and turn right on the B4000 to Lambourn. In the village, go straight over the cross roads at the Market Square, continue and leave the village. Linkslade is on the left after one mile

## LINKSLADE LOCATION PLAN:



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