

KINGSDOWN

UPPER LAMBOURN



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UPPER LAMBOURN, BERKSHIRE

M4 (J14) 7 miles - Newbury 15 miles - London 70 miles - Heathrow 57 miles

UPPER LAMBOURN'S FLAGSHIP HOUSE AND TRAINING YARD

Lot 1: Kingsdown House

4 reception rooms, 8 bedrooms, and 2 bedroom staff flat, gardens, 11 stables, paddocks and parkland.
33.46 acres (13.54 ha).

Lot 2: Kingsdown Stables

49 boxes, 5 cottages, covered ride, trotting ring, walker, lunge ring and barns. 9.21 acres (3.72 ha).

Lot 3

53.17 acres (21.51 ha) of arable land.

Lot 4

94.40 acres (38.19 ha). 61.6 acres of arable land, 13.3 acres of woodland,
19.91 acres of pasture, agricultural barn.

190.24 ACRES (76.96 HA) IN ALL



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KINGSDOWN – AN INTRODUCTION

Kingsdown is probably Lambourn's finest training complex at the very hub of the Lambourn gallops, with a substantial house at its heart and a training yard which has been the subject of considerable expenditure in the last decade to establish it as a showpiece training establishment. The house will suit those who would like an extremely fine house and garden, and also those who want to own one of racing's trophy properties.

SITUATION

Kingsdown House and Stables are at the edge of Upper Lambourn, renowned as one of Britain's prime racing centres, in beautiful countryside within easy reach of London. In a prominent position overlooking Upper Lambourn and the downs, the house is well separated from the training yard, and indeed it was in different ownership during the 1980s and 1990s. The M4 is 6 miles away providing an easy route to London and Heathrow Airport and trains to London Paddington from Hungerford (11 miles) and Didcot Parkway (19 miles), take under an hour.

Upper Lambourn is surrounded by 600 acres of superb downland gallops and schooling facilities managed by Jockey Club Estates. Local amenities are in neighbouring Lambourn,

including convenience stores, public houses, and primary schools as well as specialist equine veterinary centres and tack shops to cater for the racing industry. Further afield, Hungerford, Wantage and Newbury provide more comprehensive services. There are some highly regarded state and independent schools in the area including, Pinewood, Cheam, St Gabriel's and St Bartholomew's.

Sporting opportunities in the area are first class, with racing at Newbury, Windsor, Ascot and Cheltenham, as well as a number of local golf courses. There are numerous partridge and pheasant shoots in downs in the vicinity of Lambourn, and there is quality fishing nearby on the Lambourn and the Kennet.

LOT 1: KINGSDOWN HOUSE AND 33.46 ACRES

Kingsdown House

Kingsdown House is one of the finest houses in Lambourn, approached through electric gates up a tree-lined gravel avenue. The house dates from the 1930's and is not listed.

The ground floor has a main entrance hall and three good south facing reception rooms: the drawing room, study and dining room. To one side of the hall are the sitting room, family kitchen and laundry room, with a secondary staircase by the back door. There is internal access to the adjoining garage area. The kitchen is fitted with an oil-fired Aga and the informal dining area overlooks the gardens.

The south facing drawing room has French doors leading to the garden, with the dining room and study to either side.

On the first floor are six main bedrooms, four bathrooms and a study. The master bedroom, with views to the south and west, has a dressing room and large ensuite bathroom. The second floor has two further bedrooms and a bathroom, as well as a two-bedroom, one bathroom, staff flat with its own sitting room, kitchen, back staircase and access.

The cellar, with stairs from the hall, has 4 rooms, including the boiler room and the air conditioned wine cellar.

By the back door is a double garage, car port, 4 stores and a WC. This service yard and stables are accessed by the back drive past Kingsdown Lodge in Lot 2. In the event of the house and stable yards being sold separately, a restricted right of way will be retained for the use of the house.

Gardens

The south facing gardens have been meticulously maintained and include a large fish pond and stone arbour with seating area. There are a numbers of beds and hedged compartments, emphasising the seclusion and privacy. Beyond the gardens is a pitch and putt golf course with 6 tees and greens. The tennis court, protected by a high yew hedge inset with statues, has a superb clay surface with irrigation facilities. Near the front gate is a vegetable garden with greenhouse.

Paddocks and Parkland

To the north are three fenced paddocks totalling 12.21 acres (4.94 ha). These are well railed, with a field shelter and hardstanding at the south western corner. Beyond is a mature shelter belt of deciduous trees, protecting the paddocks from the north wind.

To the west of the gardens are 12.8 acres (5.21 ha) acres of parkland, used as schooling grounds by the training yard. Details are available from the agents.

The House Yard

Near the house, is the house stable yard of 11 boxes and a tack room. This is an attractive U-shaped yard of brick under a tiled roof with a central lawned area. These stables are currently let to the tenant of the training yard under a separate agreement. Details are available from the agents.

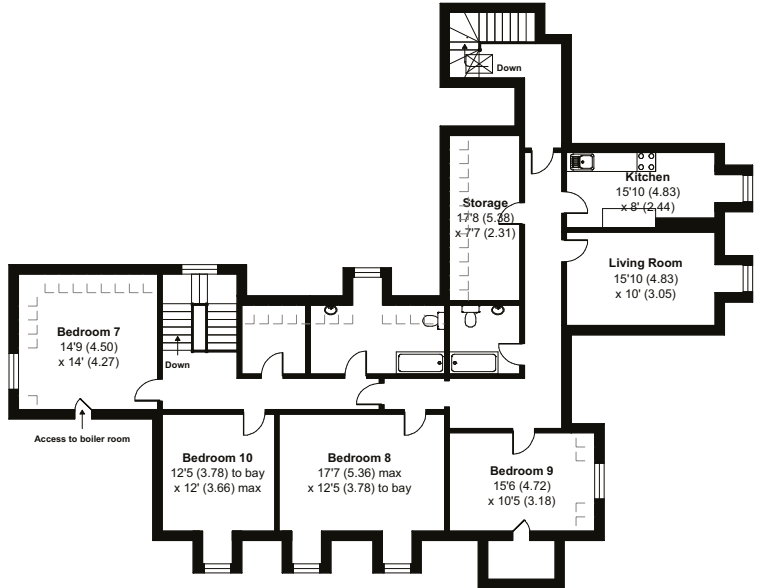
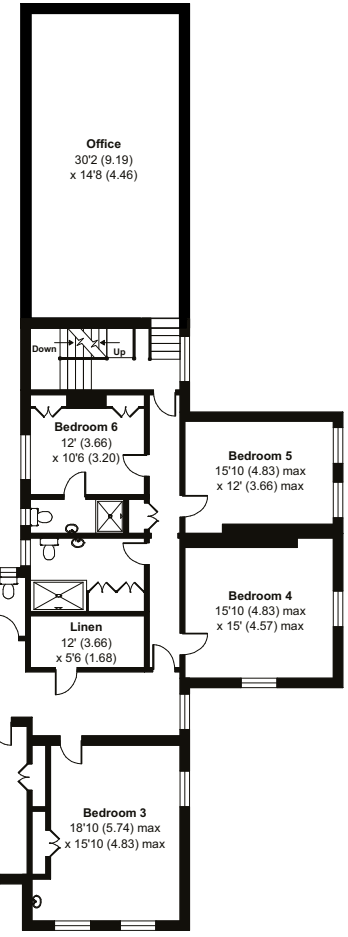


KINGSDOWN HOUSE

APPROXIMATE AREA = 11689 SQ FT / 1085.9 SQ M
 (INCLUDES GARAGE & EXCLUDES CAR PORT)
 LIMITED USE AREA(S) = 122 SQ FT / 11.3 SQ M
 OUTBUILDING = 510 SQ FT / 47.3 SQ M
 TOTAL = 12321 SQ FT / 1144.6 SQ M

For identification only - Not to scale





FIRST FLOOR

SECOND FLOOR





LOT 2: KINGSDOWN STABLES AND COTTAGES – 9.21 ACRES, 49 BOXES AND 5 HOUSES.

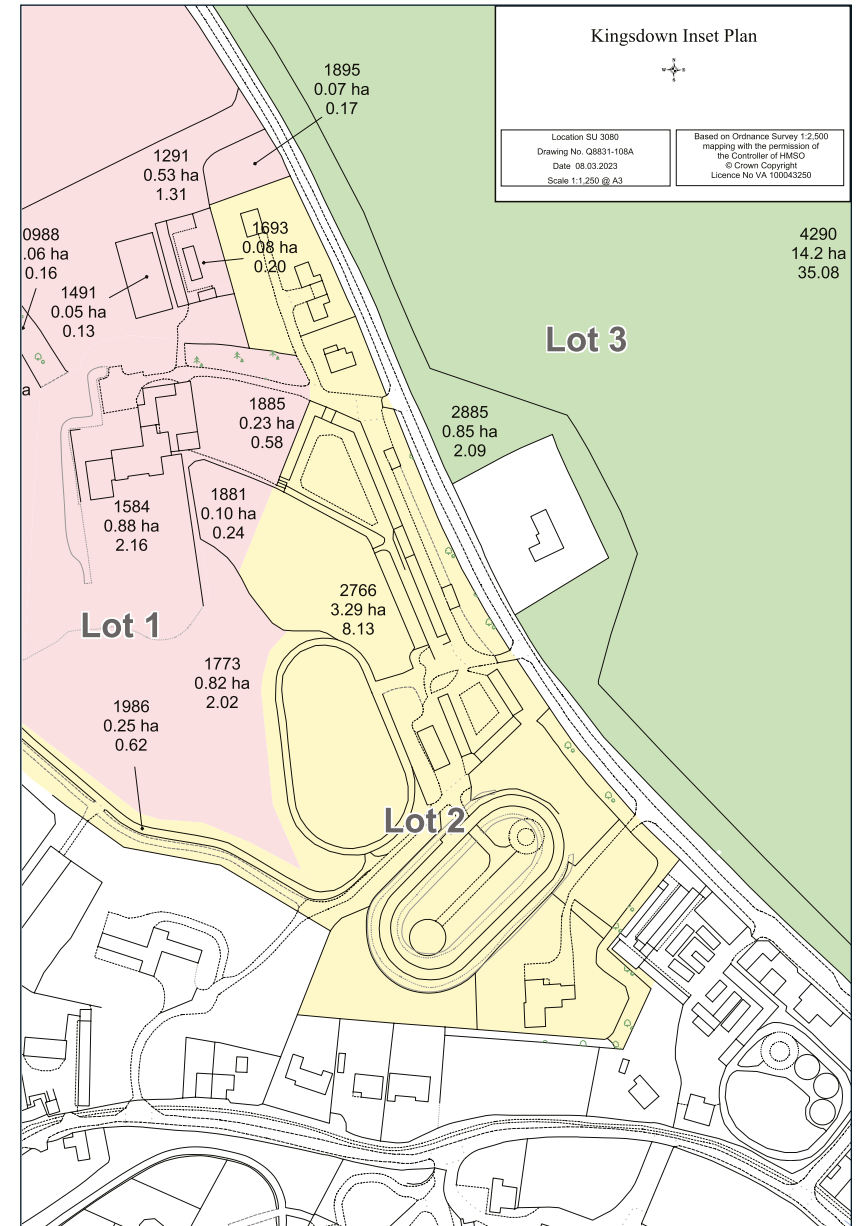
Built in 1937 by Lord Sefton, Kingsdown has been the base of many notable trainers including Atty Perse, Peter and Charlie Nelson, Mick Channon, Jamie Osborne and at present, Ed Walker, who is training with great success and a full yard. Top class horses have been trained here including the Derby winner Snow Knight, as well as numerous G1 and Royal Ascot winners. In the last three years English King, and Group 1 winners Starman and Dreamloper have been trained from the yard. Purchasers must be aware that planning agreements prevent the sale of the 5 houses separately from the stables. The yards comprise 49 boxes in all. The stable yards should impress any ambitious racehorse owner. Considerable sums have been spent in the last decade repairing and updating this handsome stable complex.

Access to Gallops

Kingsdown is at the heart of the best gallops in Lambourn— there is a direct track to the start of the Kingsdown gallop - a mile long Polytrack gallop with one left hand turn and steady, rolling incline. Outside the main stable gates is the entrance to the renowned Mandown gallops.

Access to Ashbury Road

There is a Right of Way along the track dashed purple on the sale plan. To help minimise any impact on the use of the gallops this right is limited before 1pm to horseboxes and vehicles under 7½ tons. Any larger vehicles wishing to use this access before 1pm need consent. Details are available from the agents.



The Main Yard of 30 boxes - An attractive, traditional range of 30 boxes of brick under tiled roofs surrounding a central lawned area. Within the main yard is the **Trainer's Office**, including a kitchen, owners' room and two offices on the first floor.

Above the arch is the **Estate Office** with kitchenette and WC. At the back of the Main Yard are the loading ramp and bays for muck trailers.

The Fillies' Yard of 19 boxes in 3 ranges arranged in a U-shape around a central lawned area. One box is currently used as a vet box.

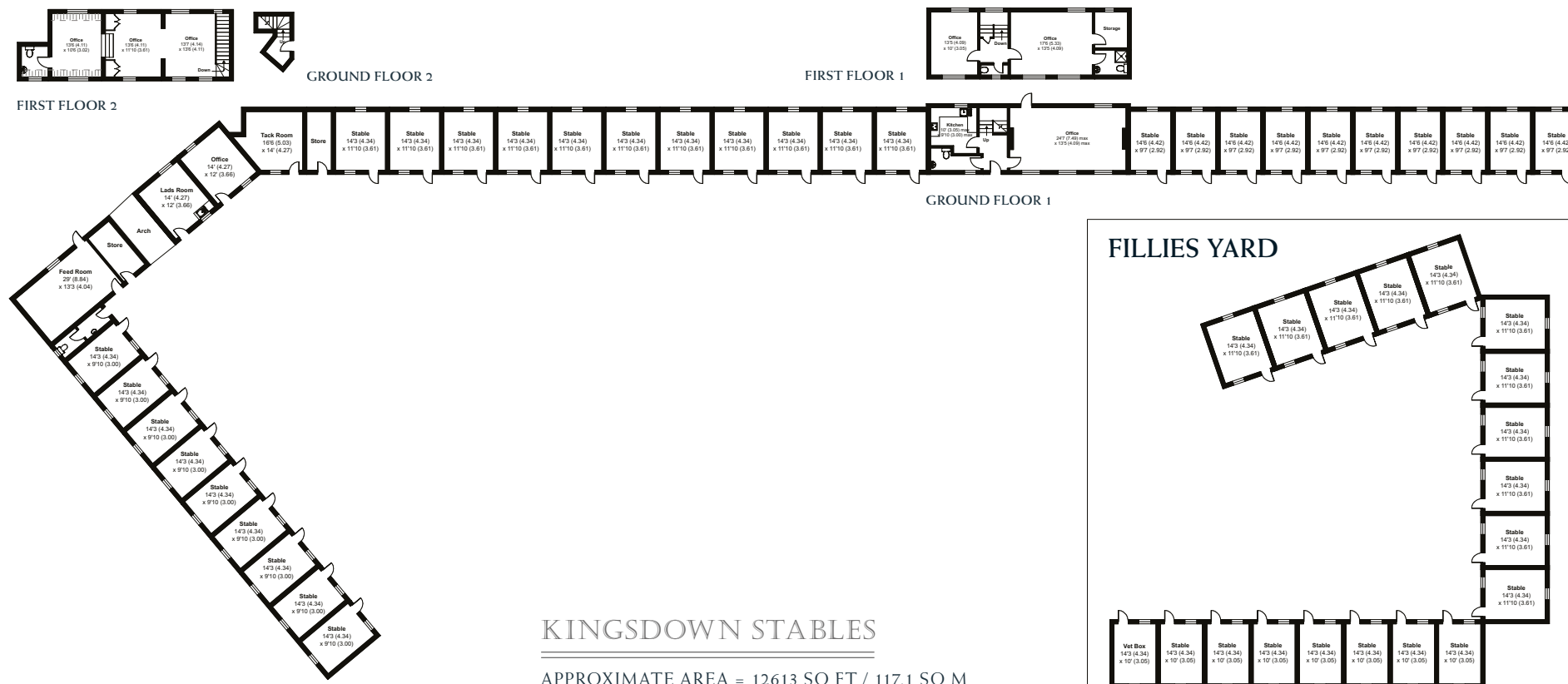
Utility barn - Beside the Fillies' yard is a barn suitable for bedding and horsebox parking.

Covered Ride - There is a one-furlong covered ride with Martin Collins Active Track surface. Within the covered ride are a six-bay horse walker and a 15m lunge ring. To the south of the covered ride is ample staff parking with a hardcore surface.

Trotting Ring - There is a trotting ring of just over one furlong with Martin Collins EcoTrack surface. A track from the trotting ring leads directly to the Kingsdown Gallop, part of the Jockey Club Estates.

The yard, including all associated accommodation, is subject to a lease to Ed Walker Racing Ltd for 10 years from April 2022. If required, vacant possession is obtainable from December 2024. Details of the lease and notice period are available from the Agent.

THE MAIN YARD



KINGSDOWN STABLES

APPROXIMATE AREA = 12613 SQ FT / 117.1 SQ M
 For identification only - Not to scale

Accommodation

Kingsdown Lodge – Brick built with a tiled roof. Comprising three bedrooms, family bathroom, kitchen, sitting room and dining room.

No's. 1 and 2 Kingsdown Cottages are link detached, brick-built with tiled roofs. Each has two bedrooms, a family bathroom, open plan kitchen, sitting room and utility room

Kingsfield Bungalow – Well away from the main yard, with an independent feel, Kingsfield Bungalow is brick built with a tiled roof. It comprises two bedrooms, two bathrooms, kitchen, sitting room, cloakroom, utility room and garage. The large garden is laid mostly to lawn.

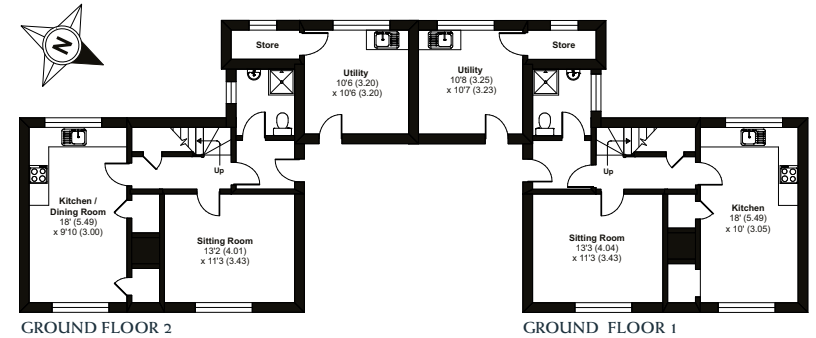
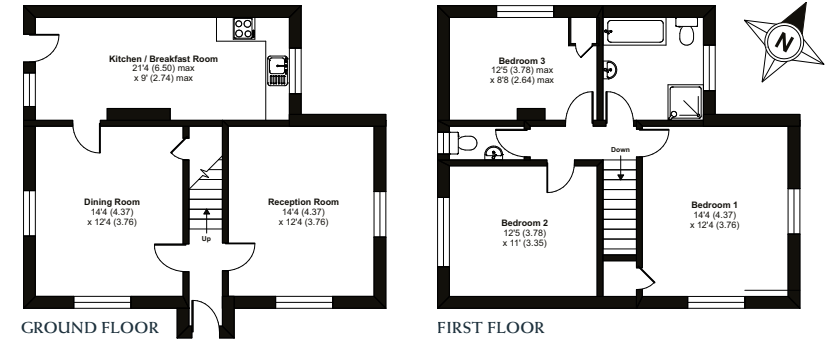
Patsy's Cottage – A one-bedroom groom's cottage adjacent to the Laundry.



KINGSDOWN LODGE

APPROXIMATE AREA =
1222 SQ FT / 113.5 SQ M

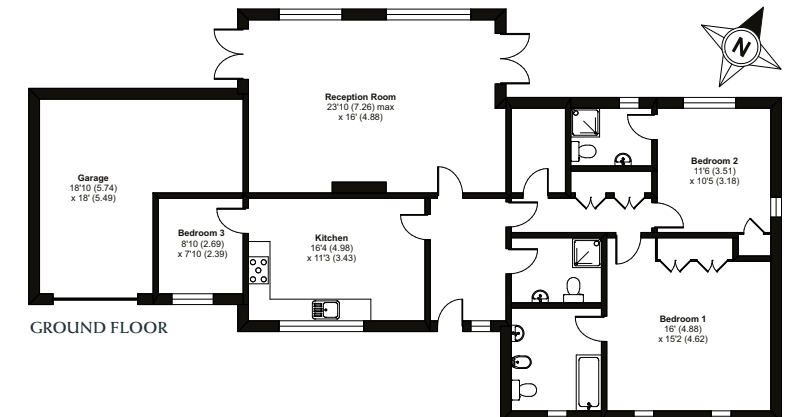
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KINGSDOWN COTTAGES

APPROXIMATE AREA =
2322 SQ FT / 215.7 SQ M

For identification only - Not to scale



KINGSFIELD BUNGALOW

APPROXIMATE AREA =
1410 SQ FT / 130.9 SQ M
GARAGE = 261 SQ FT / 24.2 SQ M
TOTAL = 1671 SQ FT / 155.2 SQ M

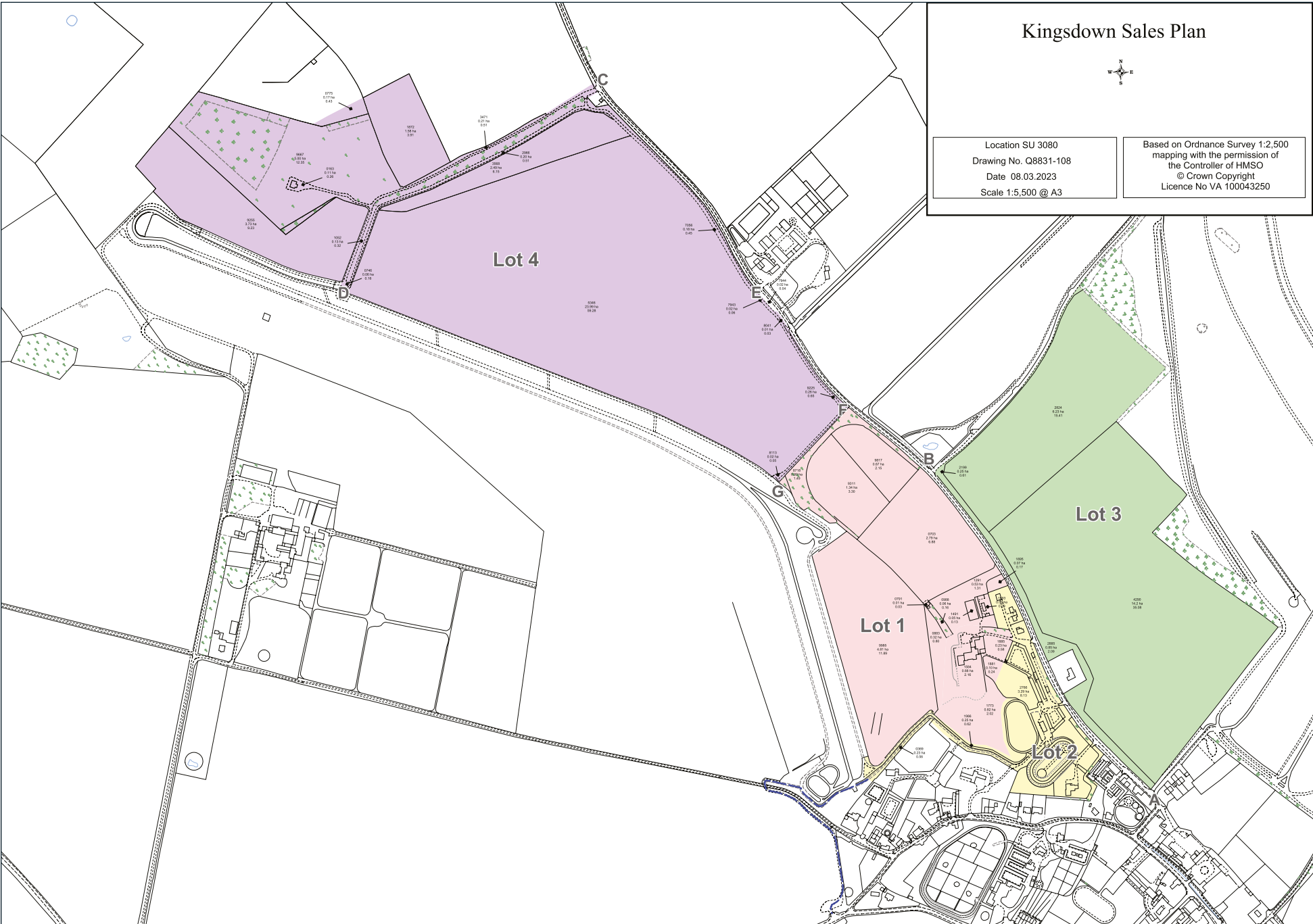
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Kingsdown Sales Plan



Location SU 3080
Drawing No. Q8831-108
Date 08.03.2023
Scale 1:5,500 @ A3

Based on Ordnance Survey 1:2,500
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LOT 3 – 53.17 ACRES

53.17 acres (21.51 ha) of productive arable land in two fields. The soil is described as a shallow lime-rich soil over chalk or limestone. The land is mostly designated Grade 3, with a small area Grade 2.

The main access to this lot is by the gate at point A.

There is a right of way for a horse walk and Jockey Club Estate vehicles between points A and B. It is maintained by Jockey Club Estates.

LOT 4 – 94.40 ACRES

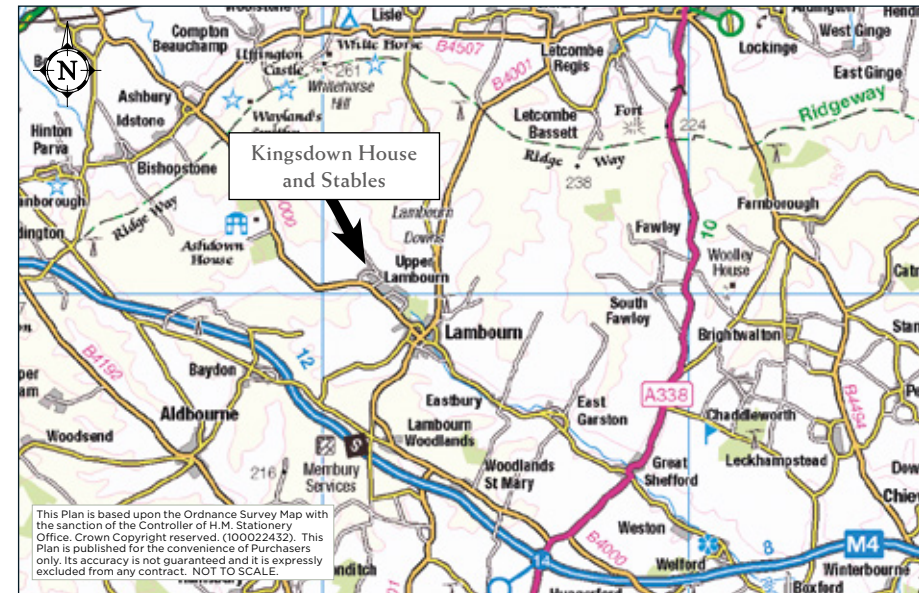
94.40 acres (38.19 hectares)

61.6 acres of arable land, 13.3 acres of woodland, 19.91 acres of permanent pasture, agricultural barn. 94.37 acres (38.19 hectares).

The Gallops Barn is timber framed and oak beams under a tiled roof, with internal stores and wc. With roller doors, water, electricity, and an oil tank, this is in a remarkably sheltered position in the wood and has potential to be converted, subject to planning approval. Potential purchasers are advised to seek their own advice in respect of this.

The land is Grade 2 on the Agricultural Land Classification map. The soil is a combination of a freely draining lime-rich loamy soil and shallow lime-rich soil over chalk or limestone.

There is right of way for a neighbouring farmer between points C and D and for Jockey Club Estates and a horse walk from Middle Road to the Kingsdown Gallop via points E, F and G.



KINGSDOWN Upper Lambourn, Berkshire



GENERAL REMARKS

Method of sale: Kingsdown Estate is offered for sale as a whole or in lots by Private Treaty.

Tenure and possession: Lot 1, Kingsdown House, is available with vacant possession upon completion, with the paddocks, schooling ground and stables in the House Yard available on the expiry of the relevant notices. Lot 2, Kingsdown Stables and associated accommodation is subject to a lease to Ed Walker Racing for 10 years from April 2022 with a break clause enabling vacant possession from December 2024. Lease terms and notice details are available from the Agents. Lots 3 and 4 are subject to a Farm Business Tenancy, with vacant possession in autumn 2024, however an earlier termination may be negotiable. Please contact the Agent for further details.

VAT: There is an option to tax over part of the land in Lot 1, the stable buildings in Lot 2 and over Lot 4. Purchasers may wish to purchase these areas through a VAT registered entity to enable a reclaim of the VAT which needs to be charged on the affected property. Details are available from the agents.

Planning: Lot 1: The House Yard cannot be sold separately from Kingsdown House. Kingsdown House is not listed.

Lot 2: This Lot has to be retained as a single unit. 1 & 2 Kingsdown, Patsy's Bungalow and Kingfield Bungalow can only be occupied by those working at Kingsdown Stables. Note that the houses in Lot 2 cannot be sold off separately.

Local Authority: West Berkshire Council <https://www.westberks.gov.uk/>

Business Rates: Kingsdown Estate Office 2023/24 - £4,500 rateable value. The stables are rated jointly with a neighbouring property occupied by the tenant. A breakdown of business rates is available from the Agent.

Boundaries, plans, areas, schedules and disputes: The Boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof. Should any dispute arise as to the boundaries, or any points arise on the general remarks and stipulations, particulars, schedules, plan on the interpretation of any of them, such questions shall be referred to the selling agents whose decisions acting as an expert shall be final.

Easements, covenants, rights of way and restrictions: The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants, and restrictions, whether mentioned in the particulars or not. There are no public rights of way crossing any part of the property. There are the following private rights of way:

Lot 3 for a horse walk, maintained by Jockey Club Estates, linking the entrance to Mandown with Fisher's Hill gallops (A-B on the plan).

Lot 4 for a horse walk from opposite Whitcoombe Stables on Maddle Road to the Kingsdown Gallop (E-F-G on the plan).

Lot 4 a vehicular access from Maddle Road to the top of the Kingsdown Gallops for the benefit of Jockey Club Estates and the neighbouring farm (C-D on the plan).

Services A plan is available in the Data Room	Kingsdown House	Kingsdown Lodge	1 & 2 Kingsdown	Kingsfield Bungalow	Patsy's Cottage	Gallops Barn
Council Tax Band	H	D	C	D	Not rated	Not applicable
EPC Rating	D	E	D	F	G	Not applicable
Heating	Oil & Electric	LPG	LPG	Oil	Electric	Electric
Drainage	Mains	Mains	Mains	Mains	Mains	Septic tank
Water	Mains	Mains	Mains	Mains	Mains	Mains
Electricity	Mains	Mains	Mains	Mains	Mains	Mains

There is a main water pipeline passing under Lot 3, and a private supply two neighbouring farm under part of Lot 4.

There is a covenant not to plant Oil Seed Rape on Lots 3 and 4.

Land Based Schemes and Designations: The BPS entitlements are owned by the vendor. For those areas subject to Farm Business Tenancies the payments are claimed by the tenants for the duration. The land is in a nitrate vulnerable zone.

Fixtures and fittings: The fixtures, fittings and equipment may be available to purchase at a reasonable valuation; however, they are not necessarily included in the sale of the property.

Gallops: By arrangement with The Jockey Club Estates: <https://jockeyclubestates.co.uk/lambourn/training-grounds>.

Viewing: Strictly by appointment with the Agents.

Directions: From the M4 (J14) take the A338 towards Wantage. Take the first left (B4000) at the Pheasant Inn signposted to Baydon and Lambourn. After 4 miles turn right onto the B4000 towards Lambourn. In Lambourn, take the first left signed for Upper Lambourn and Ashbury. Turn right at the T-junction and left at the next T-junction. On leaving the village take the third right turn into Upper Lambourn. Follow the road round to the left and then turn right into Maddle Road. The entrance to Kingsdown House is in ¼ mile on the left, with wrought iron gates, past the entrances to the stables. Unless otherwise arranged, please meet at the entrance of the drive to the house.

Postcode: RG17 8QT

What3Words: ///such.armrests.inflating



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Particulars prepared March 2023. Photographs taken March and April 2023

