

PILGRIM BOND
CHARTERED SURVEYORS
EQUESTRIAN & RURAL PROPERTY SPECIALISTS

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FLEMINGTON STABLES, UPPER LAMBOURN, HUNGERFORD, BERKSHIRE RG17 8QH



A superbly situated training yard in Upper Lambourn
with 4 Bedroom Trainers House, 28 Loose Boxes,
Feed and Tack Rooms, Hay and Equipment Storage,
Horse Walker, Lunge Ring
and Turnout Paddocks

FOR SALE BY PRIVATE TREATY WITH VACANT POSSESSION UPON COMPLETION

Offers in the region of £975,000

Flemington Stables, Upper Lambourn, Hungerford, Berkshire RG17 8QH

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 2022/23 is £3437.31



Services

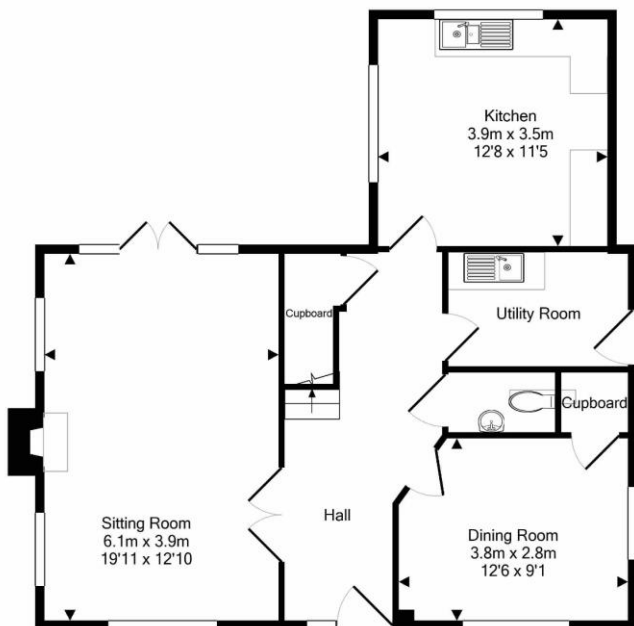
All mains services are connected to the property and there is oil fired central heating in the house

Tenure and Possession

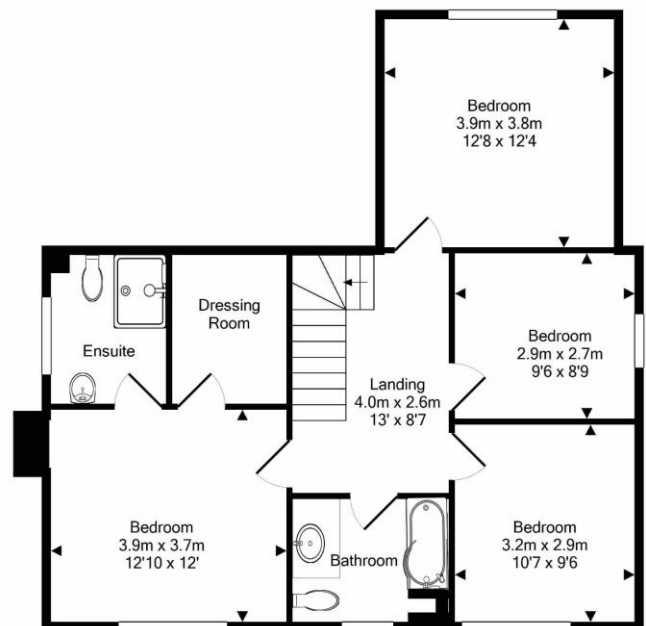
The property is offered for sale freehold with vacant possession of the house upon completion.

Agents Note

VAT will be applicable on one third of the sale price



Ground Floor
Approx. Floor
Area 72.8 Sq.M.
(784 Sq.Ft.)



1st Floor
Approx. Floor
Area 72.2 Sq.M.
(777 Sq.Ft.)

Total Approx. Floor Area 145.0 Sq.M. (1561 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

Local Authority

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Telephone 01635 551111

The Rateable Value of the stable yard is £12,750 The rate in the pound is 0.499 for 2022/23 making the rates payable £6247.50 Purchasers may consider applying for Small Business Rate Relief.

Viewing Strictly by appointment with Agents
Pilgrim Bond 01488 72911
5 Market Place,
Lambourn, Hungerford RG17 8XU



PROPERTY MISDESCRIPTIONS ACT 1991

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 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.
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