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MALT SHOVEL LANE UPPER LAMBOURN, BERKSHIRE



For Sale - Freehold

A site with full planning consent for a commercial equestrian complex. Ideally located in Upper Lambourn, close to the Jockey Club Estates impressive gallops and others, all within easy reach of some of the finest veterinary practices in the country.

Planning consent for
30 Stables, Feed, Tack, Staff and Storage Rooms, Office, Horse Walker,
Lunge Ring, Owners House and Staff Accommodation.

Approximately 3 acres (1.2 hectares) in all.

Guide Price £395,000

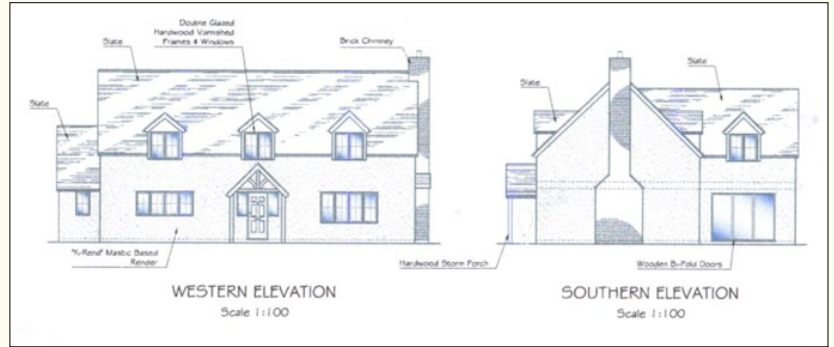
Consent for a four-bedroom trainer's house comprising:

On the ground floor

- Large open plan kitchen/diner
- Family Room
- Living Room
- Office
- Utility Room
- Cloakroom

First Floor

- Master bedroom with en suite bathroom
- Three further double bedrooms
- Family bathroom



Grooms Accommodation; two semi-detached houses, comprising the following:

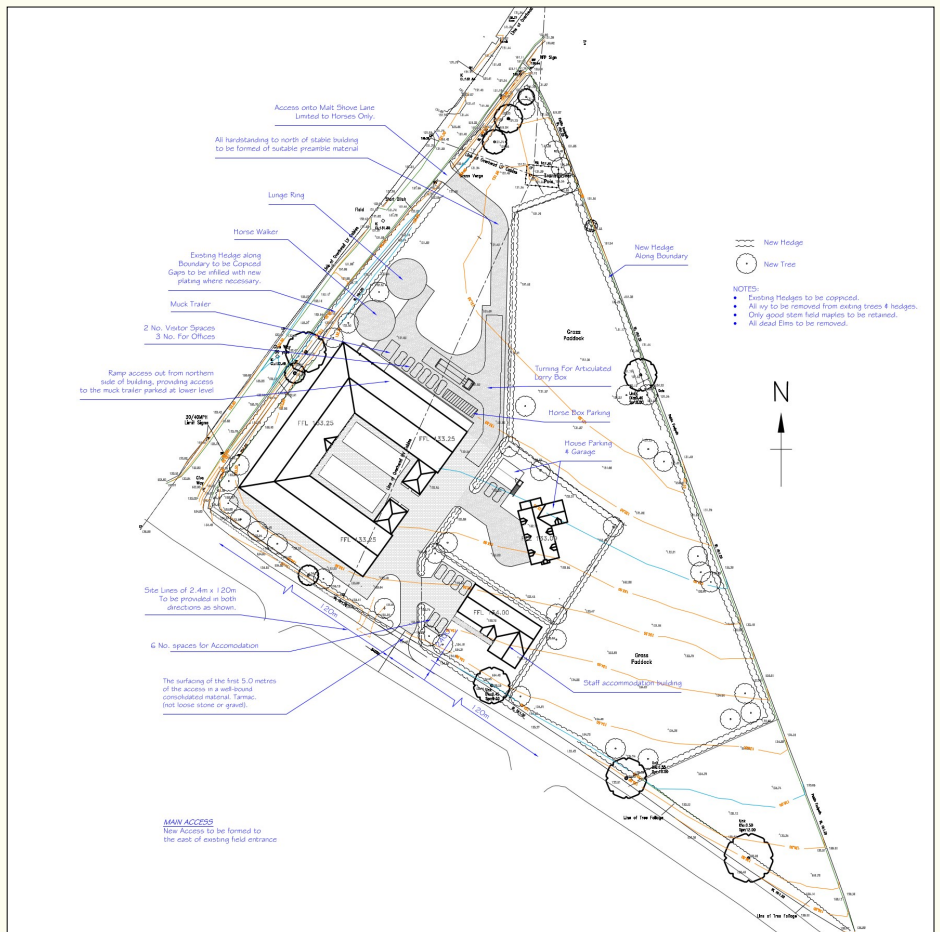
One semi-detached two-storey dwelling with four bedrooms (one en-suite shower room), two bathrooms, and a communal living room and open plan kitchen.

The other being single storey with two bedrooms, one bathroom and an open plan kitchen/living area.



Planning consent for equestrian facilities comprising:

- 30 stables
- Office & Staff room
- Tack Room
- Feed room
- Horse walker
- Lunge ring
- Storage
- Associated parking



General Remarks

Method of Sale

By private treaty with vacant possession on completion.

Services

There are no services laid on to the site but mains water, electricity and drainage are all available nearby. Prospective purchasers should make their own enquiries as to availability.

Planning

Planning consent was granted in 2019 (ref. 18/00774/FULMAJ) for change of use of land from agricultural to equestrian use, formation of racing stable complex including new dwelling for horse trainer, residential accommodation block for staff, horse stable block, new access from the B4000 and associated infrastructure. The unit shall be used as an establishment for commercial equestrian training, and shall not be used for other commercial equestrian purposes including as a livery, for breeding, or as a riding school. The present owner has already part-implemented the consent and has discharged the planning conditions which include:

- Construction method statement
- Archaeological Survey and works
- Construction of new access to highway
- Foundations for staff accommodation
- Drainage design and works

At the time of writing, the only remaining matter is the Nutrient Neutrality provision for which there is now a defined route plan and it is for the purchaser to decide upon which scheme they prefer.

Community Infrastructure Levy

The Community Infrastructure Levy has been paid by the vendor and is to be reimbursed to them in addition to the sale price. Contact the agents for further details.

Local Authority

West Berkshire District Council,
Market Street, Newbury RG14 5LD.
www.westberks.gov.uk Tel: 01635 55111



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, or plan on the interpretation of any of them, such questions shall be referred to the selling agents whose decisions act 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 way-leaves, easements, quasi-easements, rights of way, covenants, and restrictions, whether mentioned in the particulars or not. Note that there is a footpath to the outside of the north-east boundary.

VAT

Any price guide given or discussed is exclusive of VAT. In the event that the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition.

Viewing

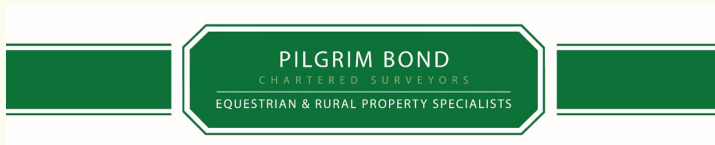
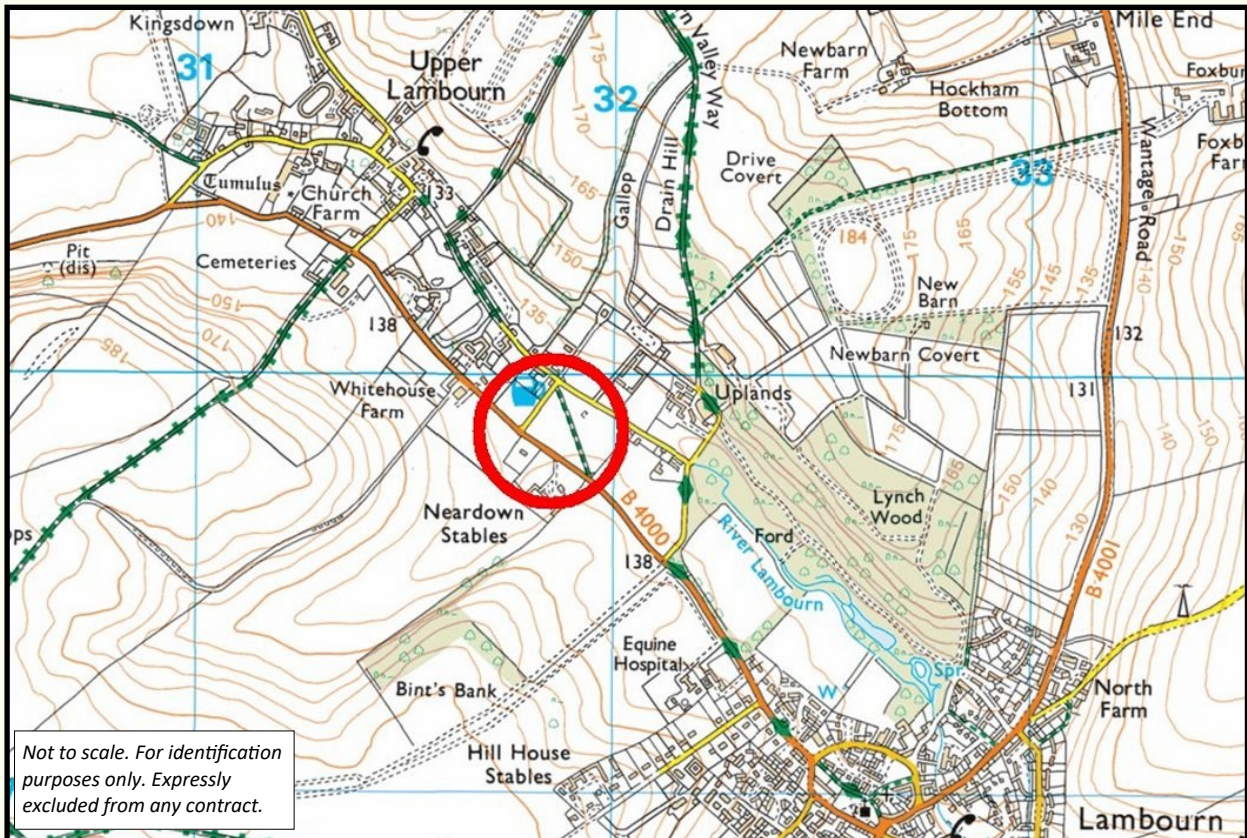
The site may be viewed by anyone carrying a copy of these details. Please inform the agents if you wish to enter the site. Viewers are reminded to be cautious around horses turned out in the paddocks.

Directions

From the centre of Lambourn with the church on your right, take the B4000 toward Upper Lambourn. The site is situated on the right after almost three-quarters of a mile, marked by a sale board. The site is accessed from the B4000.

Postcode (approximate) RG17 8QP

What3Words [///bypassed.motor.dreamers](https://www.what3words.com/#!/bypassed.motor.dreamers)



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IMPORTANT NOTICE

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2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Pilgrim Bond, Windsor Clive International nor any of its employees have any authority to make or give any representation or warranty in relation to the property.
3. Any reference to alteration to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.
4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey. Where revisions have been made by the Agents a full land survey has not been carried out, consequently where enclosures have been divided or altered, the position of the new boundaries together with the plotting of any new or altered building and any other information, whilst believed to be basically correct, are indicative only.