

# SHADOWFAX & CRAVEN HOUSE

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NEWMARKET · SUFFOLK



# SHADOWFAX & CRAVEN HOUSE

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HAMILTON ROAD, NEWMARKET CB8 7JQ

*Cambridge 16 miles - Stansted Airport 36 miles - M25 (J27) 52 miles*

## IMMACULATE, WELL POSITIONED 94-BOX TRAINING YARD

94 Boxes

Offices and Cottage

3 Horse Walkers

2 Lunge Rings

Trotting Ring

Veterinary and Farriery Facilities

**AROUND 5.94 ACRES (2.4 HA.) IN ALL**



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## INTRODUCTION

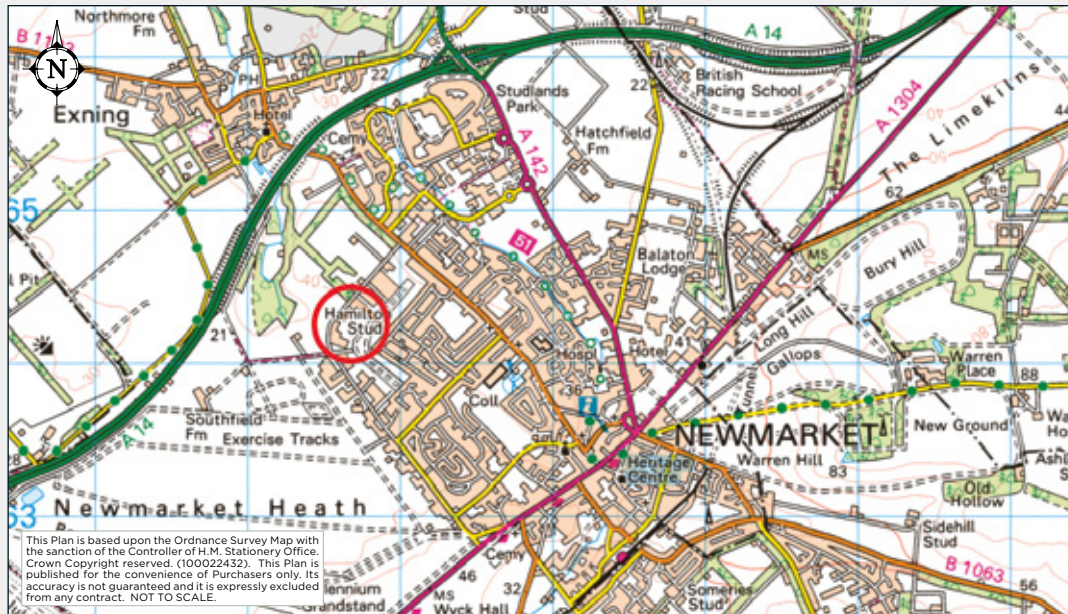
Historically two separate training yards, the current owners have developed a state of the art training or pre-training yard incorporating the two yards into one. The yard is well laid out and efficient to run, with an array of veterinary and rehabilitation facilities on site. It is the ideal environment to educate young horses and to produce winners.

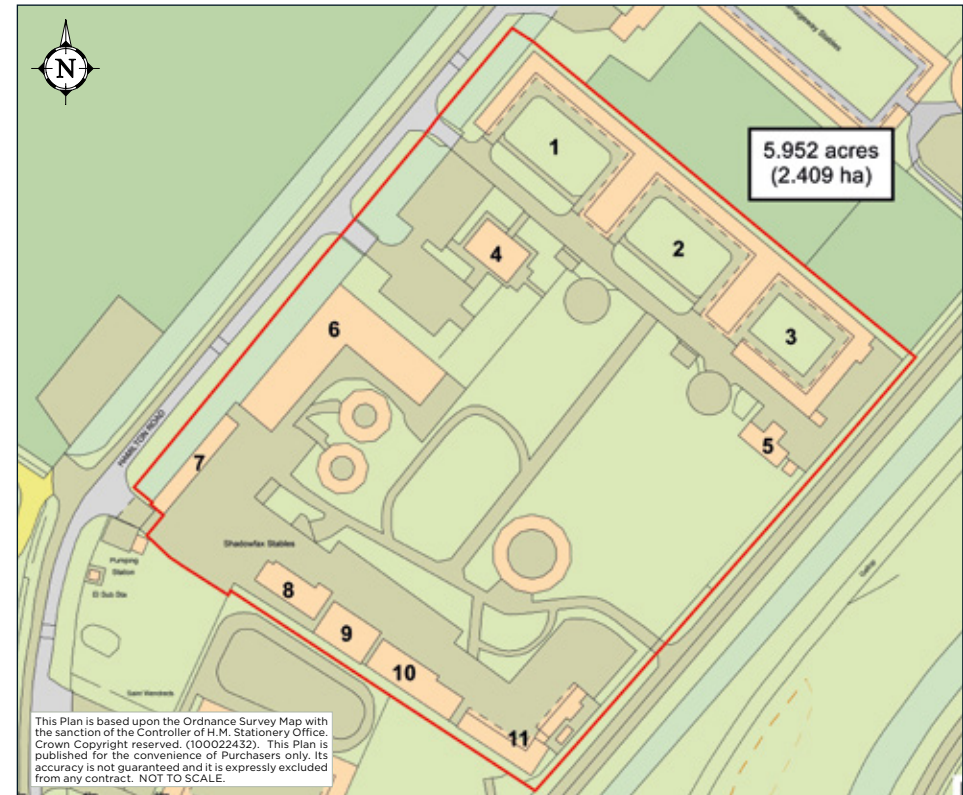
## LOCATION

On the Hamilton Road, Shadowfax and Craven House is superbly sited close to the access to the Jockey Club Estate Racecourse Side training

grounds. There is also direct access from Shadowfax onto Hamilton Hill, the 3½ furlong Polytrack canter.

Newmarket is the headquarters of British horseracing and is the largest racehorse training centre in the country with facilities that include 2,500 acres of gallops and two racecourses. Newmarket is also home to Tattersalls, Europe's leading Bloodstock Auctioneers; outstanding veterinary practices and equine hospitals; and professionals that serve every aspect of training and breeding thoroughbreds.





### BLOCK PLAN

- |                                |  |
|--------------------------------|--|
| 1. 17 boxes                    | 7. Feed room and rug store             |
| 2. 16 boxes                    | 8. Shadowfax Bungalow                  |
| 3. 22 boxes                    | 9. Feed and bedding store              |
| 4. Craven House                | 10. Machinery barn, workshop and forge |
| 5. Veterinary radiography unit | 11. Isolation and vet boxes            |
| 6. 33-box stable barn          |  |

## DESCRIPTION

Finished to the highest standards, the two training yards are operated as one.

The lower yard, known as Shadowfax Stables, has the following:

- A stables barn of 33 boxes and 4 additional veterinary boxes.
- 3 horse walkers; two 6-bay and one 10-bay.
- A bungalow which has been used as offices and tack rooms, suitable for conversion back to residential. Approximately 1,512ft<sup>2</sup>.
- Extensive storage and workshops as well as a farrier's forge.

There is an all-weather trotting ring and track which connects the upper and lower yards.

Craven House has:

- 55 boxes in three courtyards with 2 veterinary or isolation boxes in addition.
- Veterinary examination and radiography facilities.
- The original Craven House, which has been converted to high quality offices. Within this there is a kitchen and staff canteen. Extending to around 3,224ft<sup>2</sup>, this has potential to be converted back to a residential dwelling, subject to planning approval.





## CRAVEN HOUSE OFFICES

APPROXIMATE AREA = 300 SQ M (3228.9 SQ FT)  
 For identification only - Not to scale



## THE BUNGALOW

APPROXIMATE AREA = 140.5 SQ M (1512.1 SQ FT)  
 For identification only - Not to scale







## GENERAL REMARKS

### Method of Sale

For sale by private treaty with vacant possession upon completion.

### Title

The property is held leasehold in two titles: SK188044 S and SK200878. The leases were granted in 1987 for 125 years and have 89 years remaining.

### Services

Mains electricity, water and drainage. Oil fired central heating in the office buildings.

### Energy Performance Certificates

The Bungalow, Shadowfax Stables Band D  
The Office, Craven House Band C

### Local Authority

West Suffolk Council <https://www.westsuffolk.gov.uk/>

### Business Rates

The rateable value from 1 April 2023 is £112,000.

### VAT

It is understood that none of the property is elected for VAT, although should any sale of the property, or any right attached to it, become a chargeable supply for the purposes of VAT, such tax shall be payable by the buyer in addition to the contract price.

### 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.

### 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

Arranged through Jockey Club Estates Tel. 01638 664151 <https://jockeyclubestates.co.uk/>

### Viewing

To be arranged strictly with the agents, Windsor Clive International. Tel 01672 521155

### Directions

On approach to Newmarket from the A1305/A11, turn left onto Hamilton Road. Follow the road for 1 mile. Shadowfax and Craven House are on the right after the corner.

### Postcode

CB8 7JQ

### What3Words

<///presuming.refreshed.website>



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#### Important Notice

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4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey and the Land Registry. 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.

Particulars prepared September 2023. Photographs taken August 2023

