



# ROWDOWN, UPPER LAMBOURN

TWO SITES TO BUILD STATE OF THE ART TRAINING YARDS





CGIs, indicative only

*On the instruction of The Jockey Club Estates*

# Land at Rowdown

Upper Lambourn, Berkshire

Lambourn 1 mile - Hungerford 9 miles, - M4 (junction 14) 6 miles - Newbury 13 miles

**A superb site to build  
one or two new training yards**

**Planning approval for two separate training yards,  
on adjoining sites of 10.6 acres and 4.9 acres**

**For sale as a whole or in two lots  
15.5 acres (6.272 ha.) in all**



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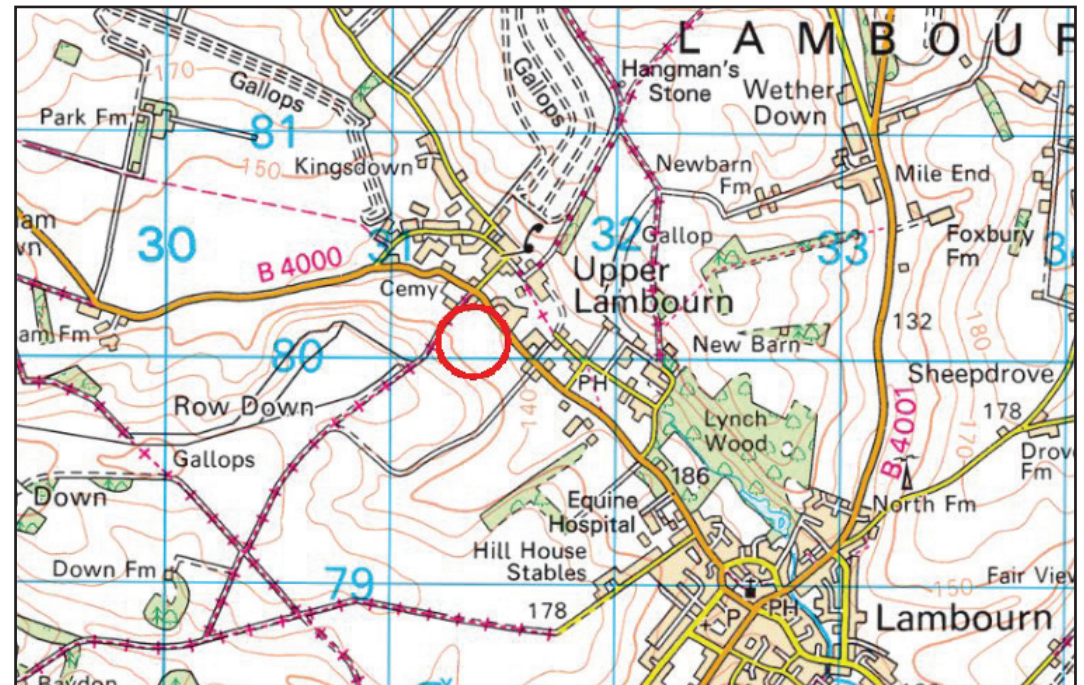
## Introduction

Following the granting of outline planning approval, Jockey Club Estates is offering purchasers the exciting opportunity to build either one 100 box training yard or two yards of 60 and 40 boxes respectively. Thus creating a wide choice for prospective purchasers in this prime site in Upper Lambourn using the Lambourn Gallops. The application for reserved matters has been submitted and the plans and Computer Generated Images in these particulars are from that application.

## Location

On the south side of the B4000 Ashbury Road, the main axis of the training yards in the Lambourn Valley, and with open farmland behind, both sites have easy access to the Mandown Gallops via the dedicated horsewalk and Maltshovel Lane, this is an ideal location for a training yard.

Lambourn is the racehorse training centre 60 miles west of London via the M4, with renowned vets and every service for the racehorse trainer. The public gallops, owned and operated by Jockey Club Estates have an excellent reputation and a wide variety of grass and all weather gallops and schooling facilities.



## The Lambourn Training Grounds

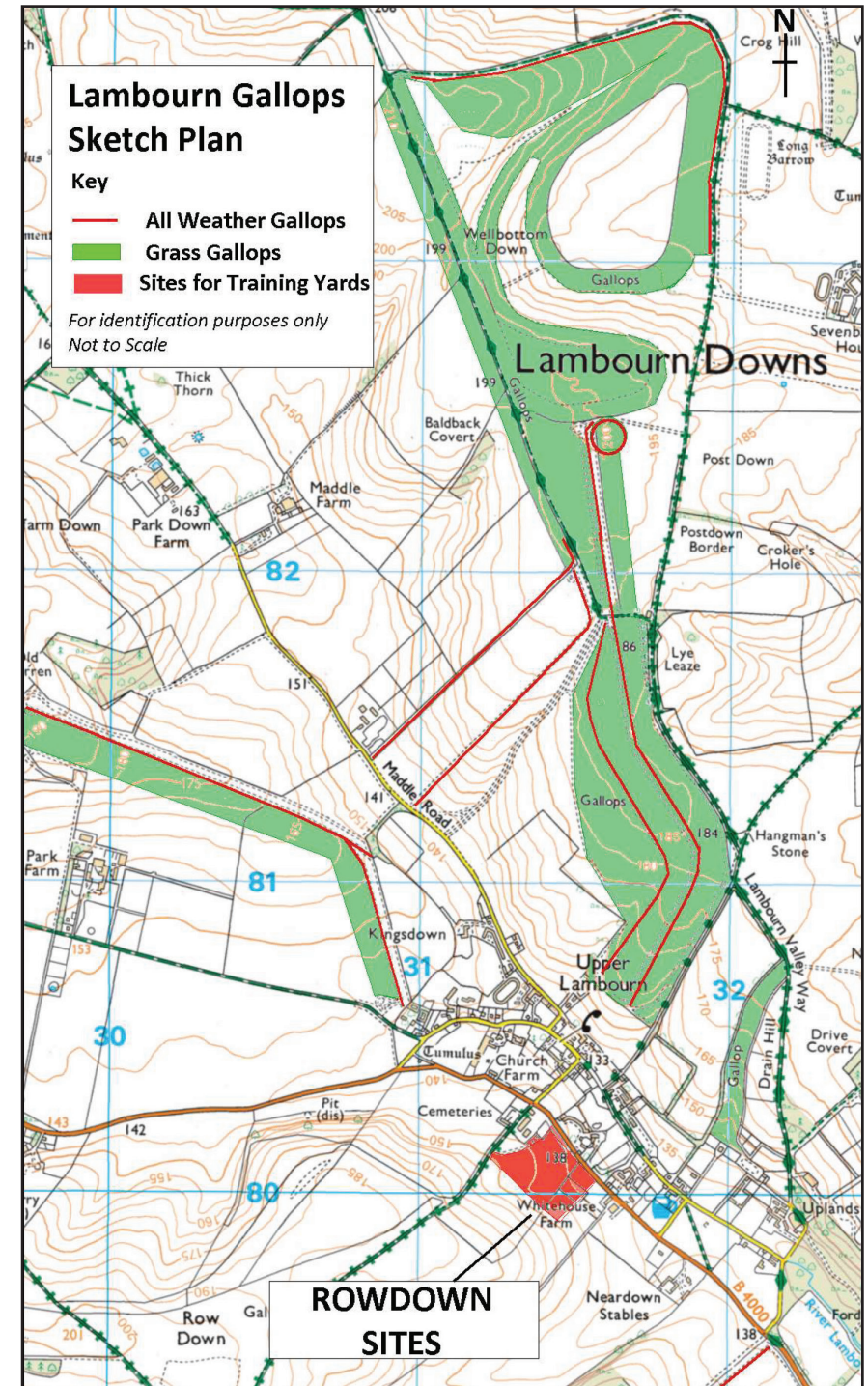
The Jockey Club Estates owns and operates over 580 acres (234 hectares) of training grounds in Lambourn.

**Turf Gallops**, extending to 8 meticulously tended miles, are of the highest quality on downland nurtured for centuries, with an ideal mix of flat land and hills. Free-draining soil and cushioned turf are perfectly suited to the thoroughbred racehorse. Most trainers consider grass gallops to be the best training surface in optimum conditions.

The gallops, for both Flat and Jumps horses range from the Straight Mile (8f/1600m) to the principal National Hunt turf gallops: the Back of the Hill (8½f/1600m) and the famous Bowl (9f/1800m).

**Artificial Gallops** are the choice of many trainers for routine work, whatever the weather. Over 7 miles of artificial gallops provide consistent training surfaces year round. Even in the most challenging weather conditions, at least one artificial gallop is kept open, so that horses never lose a day's training.

The variety of surfaces, gradients and distances range from the sharp Fisher's Hill (5f/1000m) for interval training, to the 9f/1800m gently climbing Long Gallop for faster work.



# Summary of Planning Approvals

*\*These items have been excluded from the reserved matters application*

<p><b>Site 1</b>  <b>10.6 acres (4.289 ha.)</b>  <b>Outline planning approval for:</b>          Four bedroom trainer’s house          Two staff cottages with 3 and 4 bedrooms respectively.          Hostel with 10 bedrooms and accompanying facilities          60 boxes made up of 3 barns of 18 boxes, and a row of 6 boxes          Offices          Barn for tack rooms, feed room and ancillary uses.          Hay, bedding and implement barn.          Lunge ring, horsewalker, walking ring and paddocks.</p>	<p><b>Site 2</b>  <b>4.9 acres (1.993 ha.)</b>  <b>Outline planning approval for:</b>          Four or five bedroom trainer’s house*          Two staff cottages each with 3 bedrooms.          40 boxes made up of 2 barns of 18 boxes and a row of 4 boxes          Offices          General utility barn.          Horsewalker, walking ring and paddocks.</p>
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## The Planning Approval

Planning approval in outline has been granted by West Berkshire Council (ref: 19/03161OUTMAJ), for two racehorse training yards. Originally, this required reserved matters to be approved by 20th August 2024, however, following delays by the LPA, an amendment to condition 2 was granted under 24/01074/NONMAT to allow the reserved matters to simply be submitted by this date. Four reserved matters applications (one equestrian and one residential for each site) were submitted to the LPA in December 2023 with a decision due soon (ref. 23/02945/RESMAJ; 23/02941/RESMAJ; 23/02944/RESMAJ; 23/02942/RESMAJ)

The outline plans are shown in these particulars together with the detailed applications.

There are a number of conditions—a summary of some are listed below. Purchasers must rely on the approval itself for the precise wording. The development shall be begun by 19th August 2026 or within two years of the date of approval of the last of the reserved matters, whichever the later.

- Details of appearance and layout had to be submitted by 20<sup>th</sup> August 2024 (as amended by approval ref 24/01074/NONMAT). The submission of the reserved matters currently under consideration satisfies this requirement’.
- No operations shall start on site until these and any planning conditions have been approved. Neither site can be subdivided and they can only be used in conjunction with the horse racing industry.

- The occupation of the dwellings shall be restricted to those working (including retired, widowed and dependents) in the training yards.
- Gates at the access shall be 6m from the road to allow horseboxes to be off the road before the gates open.
- The decision notice and detailed plans can be downloaded from the West Berkshire Council website <http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/03161/OUTMAJ>

**The Reserved Matters Applications** have been submitted to West Berks Council:

Site with 60 boxes: 23/02945/RESMAJ

Houses for 60 box site: 23/02941/RESMAJ

Site with 40 boxes: 23/02944/RESMAJ

Houses for 40 box site: 23/02942/RESMAJ



*CGIs, indicative only*

**This plan is from the planning application and is not the sale plan. Note that the proposed horsewalk along the roadside will be leased back to The Jockey Club who will instal and maintain it.**

**LEGEND:**

- A** Existing vegetation belts along north and north-eastern boundaries
- B** Existing 'gappy' hedge and tree lined boundary to be infilled. Additional tree grouping to be introduced near the development
- C** Existing hedge and trees along local roads/tracks
- D** Proposed hedgerows:  
Boundary - Mixed native wildlife enhancing  
Internal - Formal single species
- E** Proposed specimen trees
- F** Proposed boundary trees
- G** Proposed internal trees
- H** Native structural planting - to provide screening and enhance the biodiversity potential along the south and south-eastern boundaries
- I** Non-Native structural planting - to provide structure and all year round interest within the sites
- J** Proposed ornamental planting
- K** Proposed drainage lagoon
- L** Enhanced BNG area



Client: JOCKEY CLUB ESTATES  
 Project: PROPOSED TWO RACEHORSE TRAINING YARDS, LAMBOURN  
 Drawing: PROPOSED SITE LANDSCAPE PLAN  
 Date: MAY 2023 Drawn: DD Scale @ A1: 1:500  
 Project no. 1365 Drawing no. P 25 Rev. B

**KWA Architects**  
 Chartered Architects + Planning Consultants  
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 CB22 3AG

## General Remarks

**Method of Sale**—The freehold is for sale by private treaty. The initial offering is a 125 year lease with the option to acquire the freehold for £1 once a minimum of 20 boxes on each site have been in use for a minimum of 6 months by a trainer of thoroughbred racehorses licensed by the BHA (British Horseracing Authority).

**Planning Application**—The Reserved Matters application has been submitted on behalf of The Jockey Club Estates. Any amendments will require a new application.

**Community Infrastructure Levy (CIL)** - The purchaser will be responsible for paying the CIL in accordance with the conditions of the planning approval. This can be a substantial payment which is due on commencement of works. There are ways to mitigate the cost and timing of payments. Prospective purchasers must take detailed advice prior to submitting an offer.

**Services**—The purchaser will be responsible for making all arrangements for the services.

**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.

**Rates and Council Tax**—These have not been assessed. The Agents can give a guide. **Local Authority**—West Berkshire Council [www.westberks.gov.uk](http://www.westberks.gov.uk) Tel: 01635 55111

**Boundaries, Easements and Rights of Way:** The property is sold subject to all rights of way, other easements and wayleaves. The centre of the boundary hedges (where applicable) is the boundary.

**The Horse Walk** - Alongside the roadside hedge, the Horsewalk will be constructed by The Jockey Club Estates. This will run from the Rowdown Farm entrance to the existing horsewalk from Iveagh Yard to opposite Maltshovel Lane. These sites will have access and crossing rights.

**Access to Gallops:** Apply to Jockey Club Estates Ltd. For details of the access to the gallops contact: Will Riggall. Mobile: 07917 655326, Email: [Will.Riggall@thejockeyclub.co.uk](mailto:Will.Riggall@thejockeyclub.co.uk)

**Architects/Planning Consultants:** KWA Architects, Sawston, Cambridge, CB22 3JH Attn: Meghan Bonner. Email: [kwa@kwaarchitects.co.uk](mailto:kwa@kwaarchitects.co.uk) Tel : 01223 839992



## Directions

From M4 Junction 14 take the A338 towards Wantage and then the first left, B4000 past the Pheasant Inn, continuing for 4 miles. Turn right to Lambourn. On reaching the village turn left, right and left again, signposted towards Upper Lambourn. Leave the village, still on the B4000, the Ashbury Road, and the site is on the left between Iveagh Barns and Rowdown farm buildings. Turn left into the by way (a green sign 'Rowdown Nos 7-12'), go for 200 yards passing the buildings, and the entrance is the second of the two gates on the left.

**Postcode** RG17 8QP

**What3Words** ///jiggle.beanbag.stitch.

## Viewing

Strictly by appointment through Windsor Clive International:

Tel: 01672 521155

Email: [info@windsorclive.co.uk](mailto:info@windsorclive.co.uk)



### IMPORTANT NOTICE

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