



KINGWOOD STUD

LAMBOURN, BERKSHIRE





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LAMBOURN, HUNGERFORD, BERKSHIRE RG17 7RS

AN HISTORIC, WELL-PLACED AND ATTRACTIVE STUD FARM IN NEED OF REJUVENATION

Principal house of 5 bedrooms and 4 bathrooms

5 cottages and office

62 boxes and ancillary buildings

Post and railed paddocks

2 Horse walkers, Lunge Ring

6-furlong covered gallop

Utility barns and associated stud buildings

Lot 2: Westwood House, a secondary house with 3 bedrooms in .4 of an acre

IN ALL ABOUT 158.34 ACRES (64.079 HA)



Balak Estate Office

Ramsbury, Marlborough, Wiltshire SN8 2HG

Tel: +44 (0) 1672 521155

info@windsorclive.co.uk

windsorclive.co.uk



INTRODUCTION

Kingwood Stud was founded in 1924 as the Lambourn Stud, quickly becoming a major centre for breeding and training close to the Valley of the Racehorse. The stud has most notably produced Felstead, the winner of the 1928 Derby, and in the 1930s Rockfel, a prestigious mare. In the 1980s, the Vigors family took over the management which went on to produce 37 Group and listed race winners, proving it as a leading breeding operation. The current owner set up the Kurtsystem monorail training track to establish Kingwood as a pre-training centre.

Kingwood Stud represents a rare opportunity to acquire a landmark stud farm within one of the world's most exclusive thoroughbred enclaves

SITUATION

Kingwood Stud sits above the renowned Lambourn Valley of the Racehorse, in an Area of Outstanding Natural Beauty that is one of the world's most famous centres for training racehorses. Kingwood Stud lies over chalk with some clay cap providing good ground and grazing throughout the year, ideal for young stock.

Lambourn is just 2 miles away which offers access to top vets, superb gallops as well as all the normal village amenities. Access to the M4 (J14) is 5 miles. For larger towns, Hungerford is 8 miles away, with trains to London (55 minutes), Newbury and Marlborough are each 13 miles away. Heathrow is usually an hour away providing swift connections for any owner or breeder.

Kingwood Stud has two entrances from the B4000, one for the house and one for the stud buildings and cottages. The front drive, flanked by paddock hedges, approaches the house from the south east, while the entrance for the stud buildings, shared with Kingwood House Stables, crosses paddocks for from the east.

DESCRIPTION

(Numbers refer to the block plan)

1. Kingwood Stud House. An impressive house, Brick faced under a slate roof built in 1998 with elegant, well proportioned rooms over two floors. 5 bedrooms with 4 bathrooms with well laid out reception rooms amounting to about 5,100 ft².

To the front of the house is a gravelled forecourt with the attractive stable yards beyond.

On the Ground Floor: Reception hall, drawing room, study; sitting room; kitchen/ dining room. Utility room, cloakroom, back hall; cellar.

On the First Floor: Galleried landing; main bedroom suite of bedroom, dressing room and bathroom; suite 2 of bedroom and bathroom; suite 3 of bedroom and bathroom; bedroom 4; bedroom 5 and bathroom 4.

Outside there is a boiler room, store and oil tank room, across from a covered car porch. There are lawned gardens, with good views over the nursery paddocks.

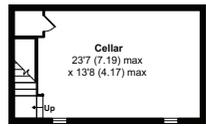
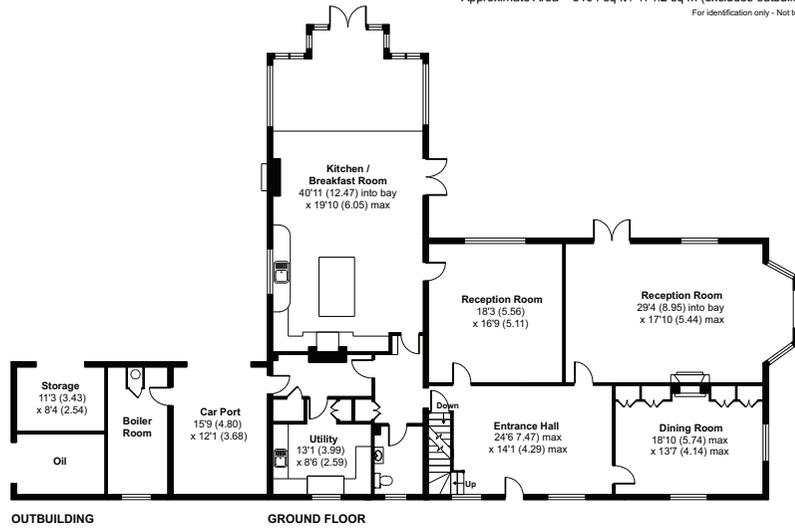
2. Rookery Bungalows. By the private drive, these are a pair of single storey detached bungalows of concrete panels under tiled roofs; each about 750 ft². Both have sitting room, kitchen, utility Room, 3 bedrooms and bathroom. One is in need of significant repair.

3. Utility Yard and Turnout Barn. L Shaped, 7 bays in all, of steel under corrugated roof: store, 3 bays of machinery storage, 2 bays of turn out barn, and a garage.

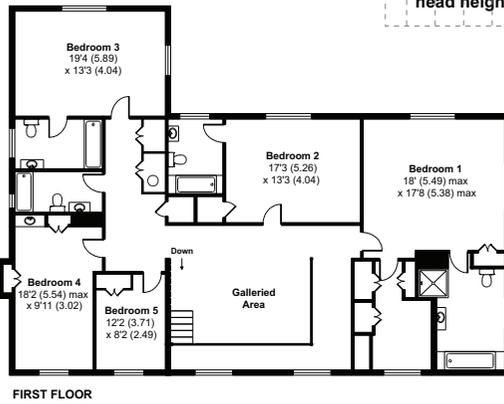


Kingwood Stud House

Approximate Area = 5104 sq ft / 474.2 sq m (excludes outbuilding)
For identification only - Not to scale



Denotes restricted head height



4. West Yard. (26 boxes) A range of 6 yearling boxes under a felt roof (in poor condition) each 11'1 x 9'7. A range of 8 boxes under a shingle roof, each 14'x 12'. A range of 12 boxes under tiled roof each 14'x 13'. Tack room with sink. 2 Horse walkers and a lunge ring.

5. Central Barn. (8 boxes) Of steel portal frame with block walls and a corrugated roof. 8 boxes 10'x 11'8, facing the West Yard. Feed store with feed room 48'9 x 41'10. Turn out barn 49'7 x 41'10.

6. East Yard. (27 boxes) An attractive yard on 3 sides of a quadrangle facing the principal house. These ranges are of rendered brick or blockwork under shingle roofs. 8 loose boxes 14'x12'. 11 loose boxes, one of which is a vet box 17'9x14'. Sitting up room with sink and WC 12'4 x14'. 8 loose boxes 14'x12'

7. Indoor school barn. Steel frame, corrugated roof. 80'x 63'10 with turn out pen and schooling area

8. Utility areas with wash box, tack room, blanket store and wash room.

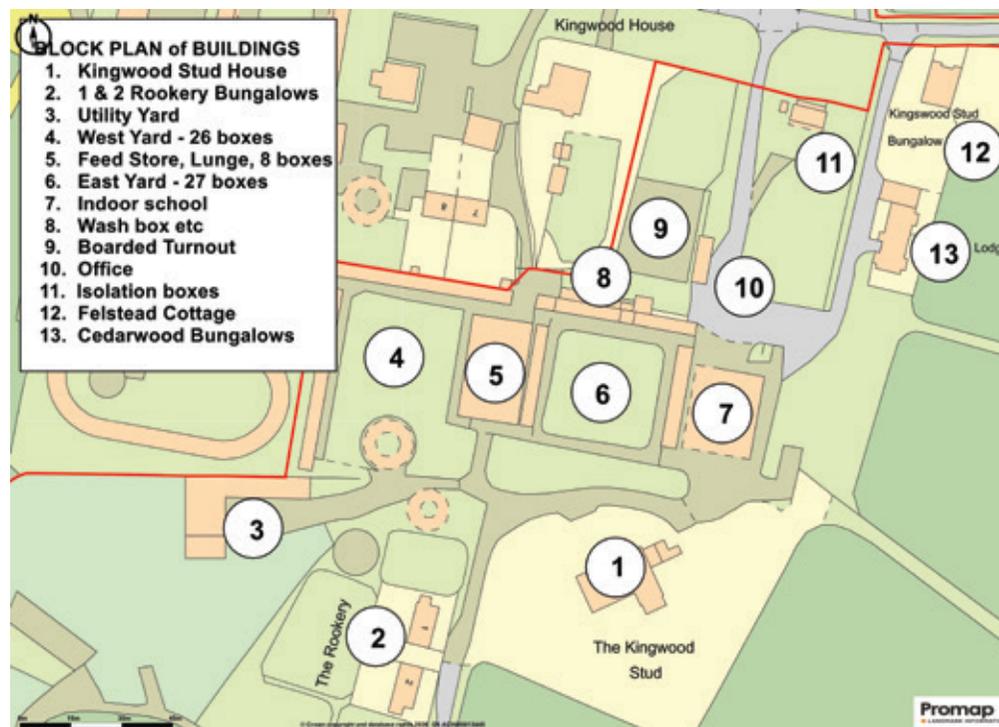
9. Outdoor school. 30m x 30m rubber and wax sand surface with boarded fencing.

10. Office. 2 rooms with WC and kitchen area

11. Isolation boxes. A pair of loose boxes under a tiled roof

12. Cedarwood Bungalows. By the back entrance, built of timber under shingle roofs. This pair of cottages consists of a 2-bed (1,120 ft²) cottage with sitting room, kitchen, bathroom and garage, and a 3-bed cottage (1,150 ft²) with sitting room, kitchen, bathroom and 2 WCs

13. Felstead Bungalow. A stud groom's cottage (1,000 ft²). At the back gate, brick under a slate roof with 3 bedrooms, sitting room, kitchen/dining room and a good garden



On the first floor there is the main bedroom with ensuite bathroom. There is a double bedroom with built in wardrobes. The third room is a smaller single room. Both have access to the family bathroom.

The garden backs on to the stud paddocks.

A right of access over Lot 1 will be required at the entrance.

Services

Westwood has mains electricity, water and private drainage via a septic tank. It has oil fired central heating.

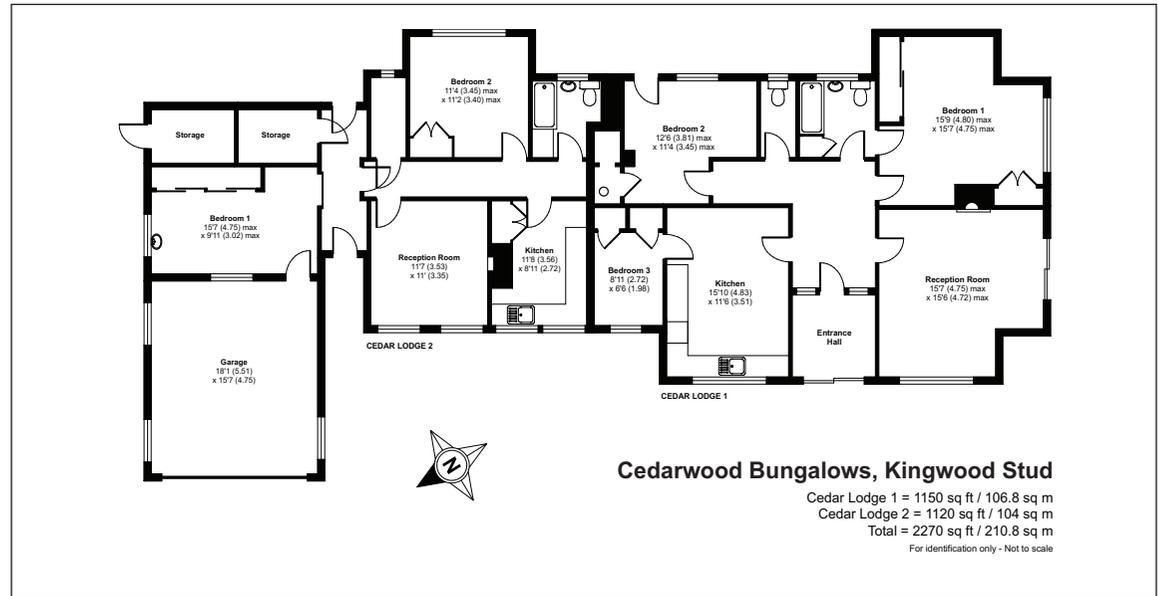
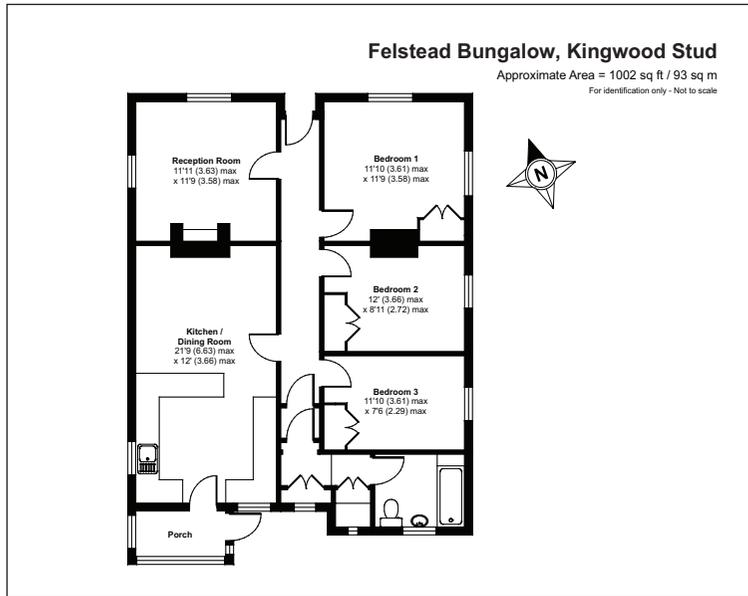
Westwood House is ideally situated for a stud manager with easy access to the stud.

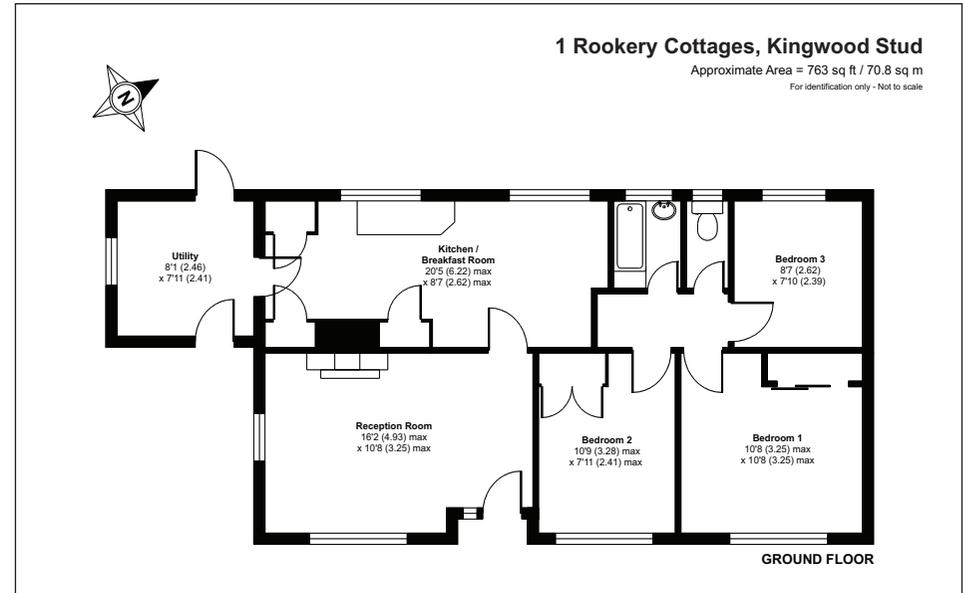
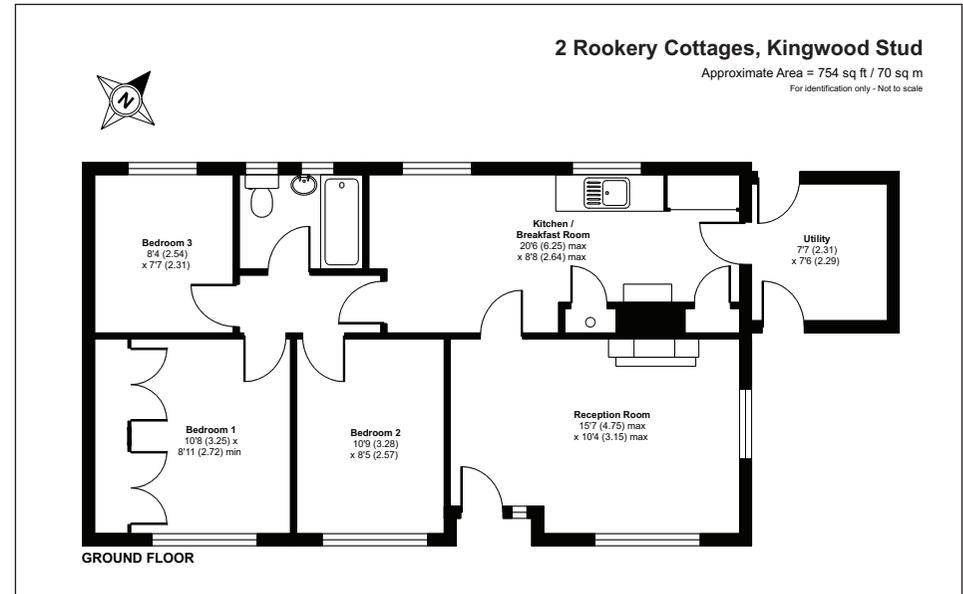
LOT 2

WESTWOOD HOUSE (Edged blue on the plan)

A detached 3-bed cottage that backs onto the wood and paddocks of the stud. It is easily accessible from the stud down a track, yet it has its own access as it is just off Ermin Street.

There is a good sized kitchen / breakfast room with views over the paddocks and the wood. The sitting room opens up into the North facing conservatory which brings in a good amount of light to the house. The study and utility room offer a good use of space.





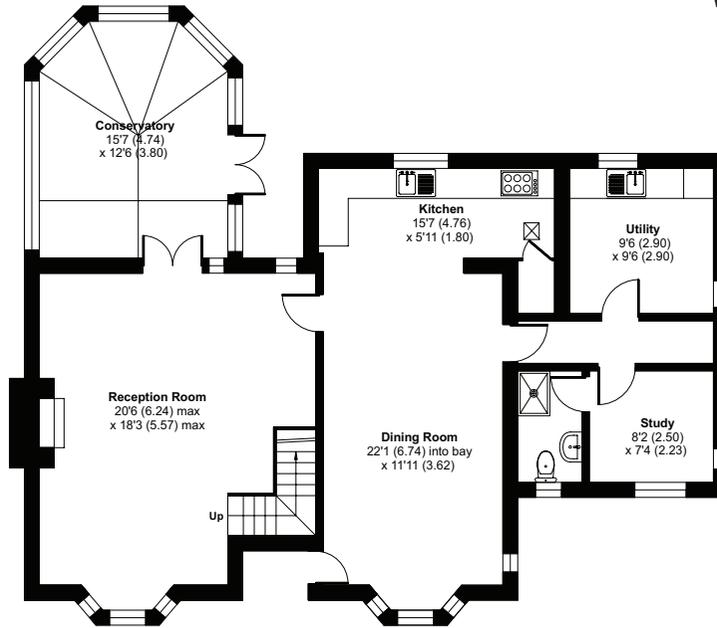


KINGWOOD STUD Lambourn, Berkshire

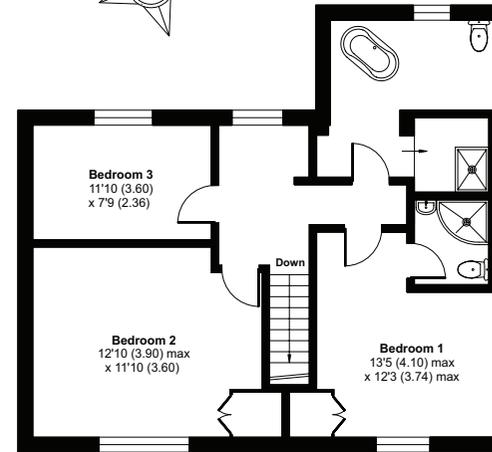
Westwood, Lambourn Woodlands, RG17 7RS

Approximate Area = 1892 sq ft / 175.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





THE PADDOCKS

There are 20 well sheltered paddocks, surrounded by high hedging for shelter. The soil is a thin clay cap over chalk, resulting in the combination of excellent drainage, and at the same time good water retention in summer. The quality of the bloodstock produced is a testament to this.

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Paddocks: 30.909 to the North of the back drive
84.163 to the South of the back drive
Total: 115.072 acres

Woodland: 17.616 acres

KURT MONORAIL SYSTEM

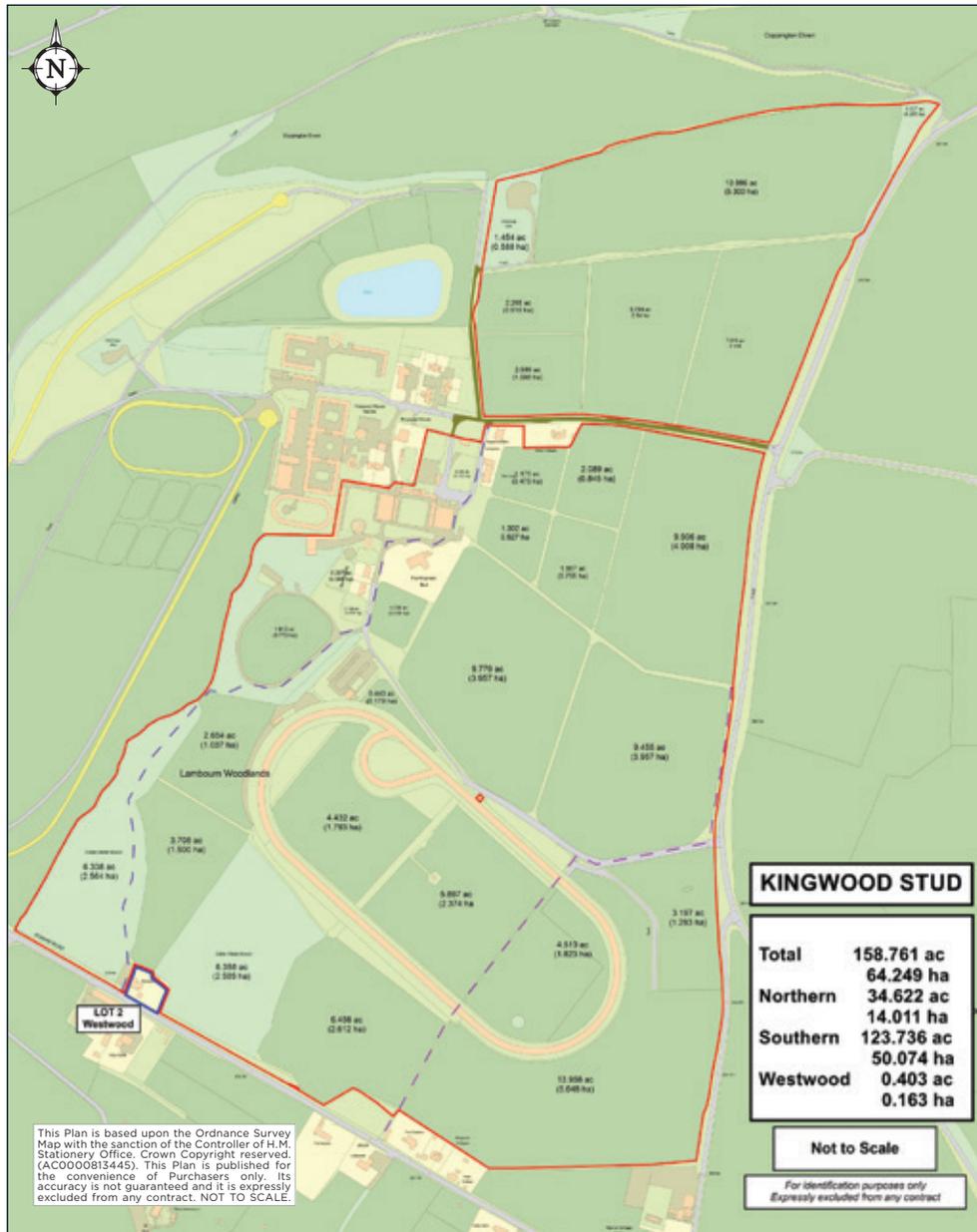
The innovative and modern training facility that was opened in early 2017 is an oval sand canter over 6 furlongs under a metal roof, providing year-round use away from the worst of the elements.

The structure itself is made from galvanized steel. The pods that were designed to help rehab and control the horses are no longer in use.

The agents have obtained advice on potential scrap values and this is available in the data room.

Adjacent to the monorail are a Reception office, with sink units and wc; and a part built range of 18 loose boxes.





GENERAL REMARKS

Method of Sale

The sale is to be by private treaty. Kingwood Stud is being offered for sale as a whole or in two lots.

Tenure and Possession

The properties are freehold. Vacant possession will be given on completion.

Titles

The property is sold in three titles; BK128871 and BK331803, plus BK144625 for Westwood (Lot 2).

Title BK485652 is an electricity substation leased to Southern Electric Power Distribution PLC

Utilities

Mains water and electricity throughout. The houses are connected to septic tanks. Some drainage facilities may be shared with the neighbouring property.

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.

Energy Performance Certificates and Council Tax

Property	EPC Band	Council Tax Band	Council Tax Payable 2025/26
Kingwood Stud House	D	F	£4,784.48
Felstead Cottage	D	A	£1,594.82
1 & 2 The Rookery Cottages	D	A	£1,594.82
1 & 2 Cedarwood Bungalow	D	B	£1,880.63
Westwood	E	F	£3,455.46

Planning Approvals

Kingwood Stud House was built under Newbury District Council approval ref 146192. There is a s.106 planning agreement dated 12th September 1995, preventing a sale or lease separately from the rest of Kingwood Stud, and stating that the house will only be used in conjunction with the use of the property as stud farm or training establishment.

The Kurt System Monorail was granted approval under West Berks Council approval ref 12/00376. A planning application is being submitted to allow Westwood to be sold separately from the remainder of the stud as Lot 2. Copies are available from the agents or the Data Room

Rights of Way

Kingwood Stud shares the back entrance (coloured brown on the site plan) and the track to the muck heap with Kingwood Stables. There are two footpaths (shown by dotted purple lines on the site plan). One down the back drive, past the stud buildings and through Rookery Copse and Great West Wood to the Baydon Road; the other from the B4000 down the front drive and turning south down the first hedge line to the Baydon Road.

Gallops

Access to the Lambourn Gallops is arranged via Jockey Club Estates (01488 74270).

Local Authority

West Berkshire Council: 01635 42400 www.westberks.gov.uk

Business Rates

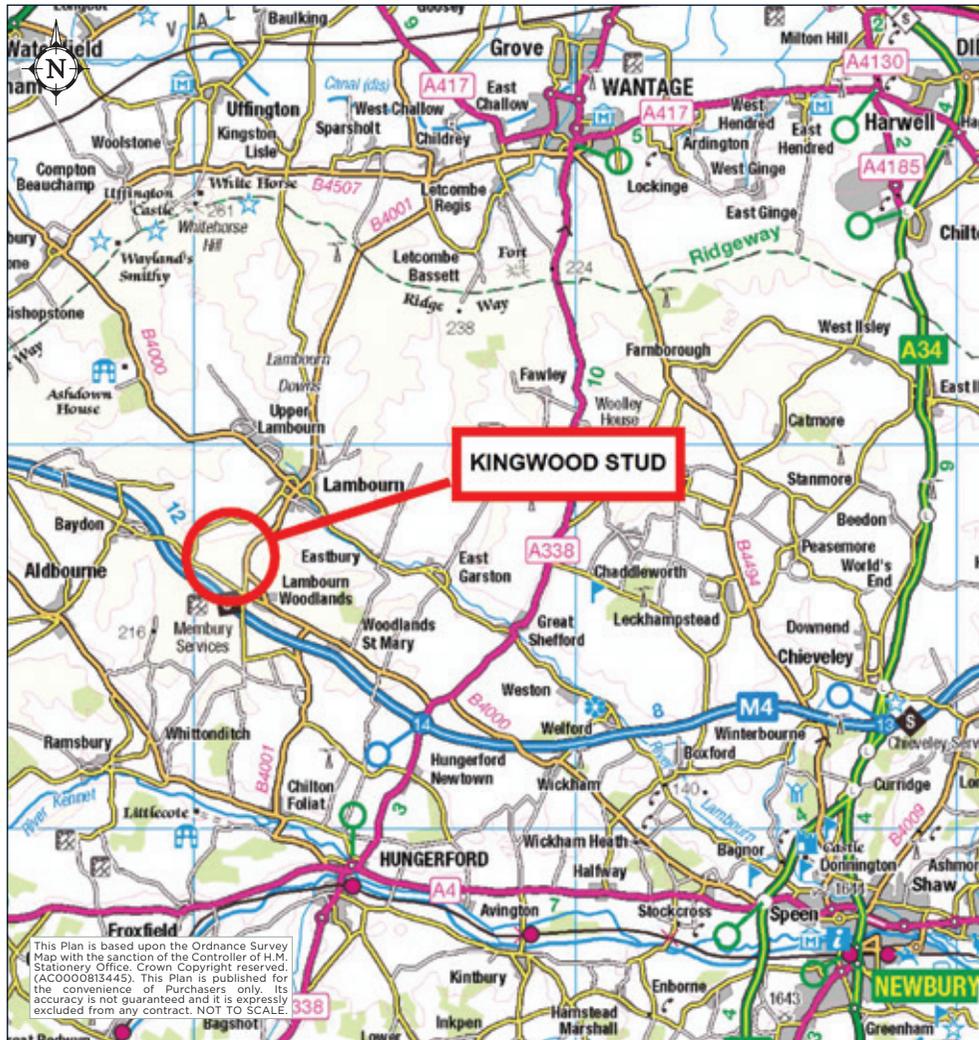
The rateable value from 1st April 2026 including the Monorail is £91,000. Payable for 2026/7 at 48p in the £. (£43,680) Note that the Monorail carries a rateable value of £53,000. Removal should reduce the rates accordingly.

VAT

There has been no Option to Tax, however 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.

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.



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Fixtures and fittings:

Some of the fixtures, fittings and equipment are available to purchase at valuation; however, they are not included in the sale of the property.

Anti-Money Laundering:

In accordance with the Money Laundering Regulations 2017, once an offer has been accepted, the Purchaser will be required to provide proof of identity and address prior to the instruction of solicitors. The Receivers will require proof of funds before acceptance of any offer.

Data Room

Those who have viewed the property may have access to the Data Room. Request access details from the Agents.

Viewing

Strictly by appointment with agents Windsor Clive International 01672 521155.

Directions

From J14 of the M4, head North on the A338 towards Wantage, turn left on the B4000 past the Pheasant pub towards Lambourn. After 3.3 miles, turn right to stay on the B4000. After 0.9 mile, turn left into Kingwood Stud, the back gate of the stud will then be on the left before the white sliding gate.

Postcode

RG17 7RS

What 3 Words: <https://w3w.co/annual.scoop.save>

Important Notice: Windsor Clive International Ltd give notice to anyone who may read these Particulars as follows: 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. 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 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. Particulars prepared March 2026. Photographs taken March 2026



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INTERNATIONAL