

Robins Farm

CHIDDINGFOLD • SURREY





Internationally renowned training yard with state-of-the-art facilities



Robins Farm

CHIDDINGFOLD • GU8 4TB

Main Features:

- 5/6 bed trainer's house
- 50 stables (tackrooms, laundry, silk room, and feedstore)
- Staff accommodation block
- Office Suite
- Owner's reception area



Equine Facilities:

- 3 all-weather gallops
- 2 horse walkers
- 11 turn out paddocks
- 2 larger paddocks
- Lunge ring
- Covered treadmill
- Solarium
- Vibrating floor stable
- Parade ring



Planning Permission Granted for:

- 30' x 60' sand school
- Extension to gallops

In all about 47.6 acres

Viewing by appointment only





Communications

(Distances and times approximates)



Goodwood 19 miles
Fontwell Park 20 miles
Sandown Park 28 miles
Ascot 31 miles
Epsom 34 miles
Kempton 34 miles
Lingfield Park 35 miles
Windsor 37 miles
Plumpton 43 miles
Newbury 52 miles



Burningfold Polo 2.5 miles
Cowdray Polo 10 miles



Central London 45 miles
Chiddingfold Village 2 miles
Guildford 14 miles
Haslemere 6 miles



Farnham 16 miles
Gatwick 30 miles
Heathrow 35 miles



Haslemere to London from 53 minutes (Waterloo)



Surrey

Robins Farm enjoys a wonderful unspoilt rural landscape. It is situated in a particularly peaceful and tranquil location just to the southeast of the picturesque village of Chiddingfold in the south of the county of Surrey yet only 45 miles from Central London. The village is home to three pubs, an excellent village store, pharmacy, coffee shop and butchers. The town of Godalming is about 8 miles to the north and offers a good range of shops, including Sainsbury's and Waitrose.

The county town of Guildford is approximately 13 miles away, with an extensive range of shopping facilities, various restaurants and theatres. For the commuter by train there is a choice of services from Haslemere, Witley and Milford. The A3 can be accessed at Milford providing access to the coast and London as well as the M25 (junction 10 at Wisley) for Gatwick and Heathrow airports.

Description

Robins Farm has been developed into a well-equipped establishment, with a proven record of training winners. The facilities are exceptional, featuring state-of-the-art equipment and remarkable attention to detail. The equestrian facilities are designed to focus on horse care and health. The current owners have invested significantly in the infrastructure with a strong racing focus, however the facilities could be modified to suit various equestrian disciplines to include, polo, eventing or dressage.

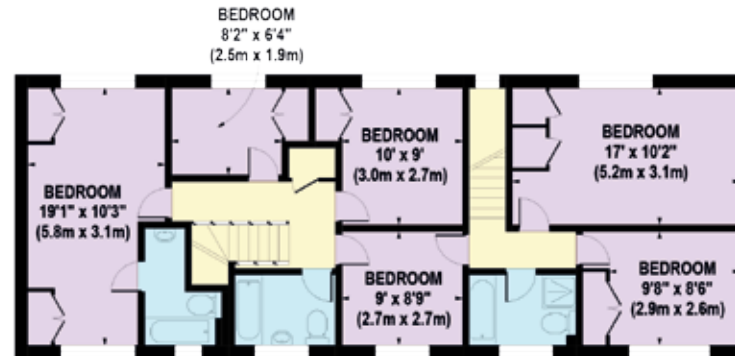




Approximate Gross Internal Floor Area

The Farmhouse: 4,499 sq ft / 418 sq m
(Including The Range)

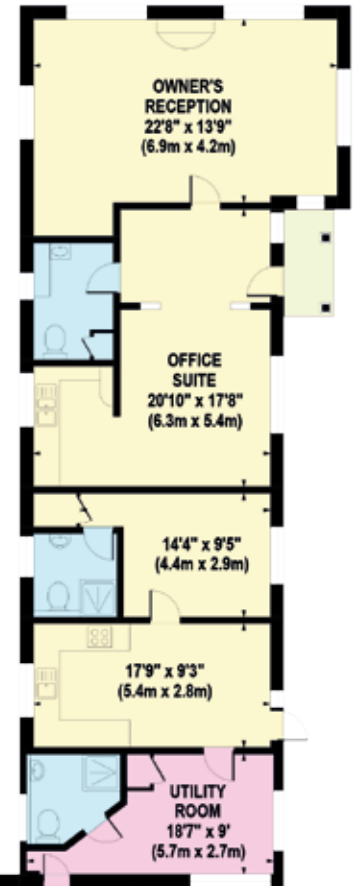
The Range



First Floor



Ground Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

The Trainers House, Office and staff flat.

This is brick built with clay tile hung elevations under a clay tiled roof. The trainer's house is orientated with a predominantly southerly aspect with views over the farm to the rear and a private garden to the front which is separated from the stable yards by a high hedge. On the ground floor there is a hall, drawing room, study and dining room as well as a Kitchen and breakfast room. Linked to the kitchen, is a single storey wing. This houses a 2 bedroom staff flat, office suite and Owners Reception Area. On the first floor are 5 bedrooms and 3 bathrooms. The trainer's house has a planning restriction which means that at least half of the house must be lived in by an employee.





Recently home to:

- Peace And War - Grade 1 winner in the USA (2014)
- Green Door - Group 2 winner in the UK (2013)
- Extortionist - Royal Ascot winner (2013)
- Lightning Thunder - Dual Guineas runner-up (2014)



Accommodation Block

This currently comprises two one bedroomed flats and a studio flat.

Access

The trainer's house, accommodation block, equestrian complex and outbuildings are approached through electric operated wooden gates. There are separate off road entrances both to the west and also (for access by larger articulated lorries) to the East.

The Equestrian Complex

There are 43 main stables within 3 block built and timber clad American Barns. There is a further block of 7 timber stables, which have been used as a nursery yard.

The American barns are built and maintained to the highest standard. The construction of the stables ensures the very best environment for the horses combining warmth with constant fresh air in a bright and spacious environment. Special emphasis has been placed on ventilation via soffits and overhead louvres. One stable has been fitted with a vibrating floor and another with solarium lights. All of the stables have rubber mats and rubber to provided added protection on the walls. Each stable also has its own measurable water supply and feed bowl. There are two horse walkers; one for 5 horses and the other for 6 horses as well as a covered and sound proofed horse treadmill.







The Land and gallops

The land is mostly pasture bordered in the north by mature hedging. There are 11 post and rail turn out paddocks and two larger paddocks. The remainder of the land is mainly mature open grassland. The private gallops make full use of the land and provide flexibility using the contours for training. They are described as follows:

Main Gallop

More than 6 furlongs with a hardwood surface, some 50% being a circle, the remainder uphill, 12ft wide to accommodate 3 horses upsides.

Circle Gallop

Approximately 3 furlongs surfaced with Irish Wexford Sand, situated inside the main gallop.

Hill Gallop

More than 4 furlongs surfaced with hardwood shavings.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale Freehold, with vacant possession.

Fixtures, Fittings and Horse Training Equipment

Any fixtures and fittings shown or described in the brochure are not necessarily included in the sale, some fixtures and fittings may be available by separate negotiation.

Easements, Wayleaves and Rights of Way

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way these are specifically referred to or not. There are a number of public rights of way over the land, for further information please contact the selling agent.

Services

Mains water, electricity and private drainage. The farm house and office have oil fired central heating and the accommodation block has night storage heaters and electric powered hot water.

Local Authority

Waverley Borough Council
Council Tax Band G

EPC's

If the EPC's have become detached from these details, please contact the selling agents for a further copy.

Directions (Postcode GU8 4TB)

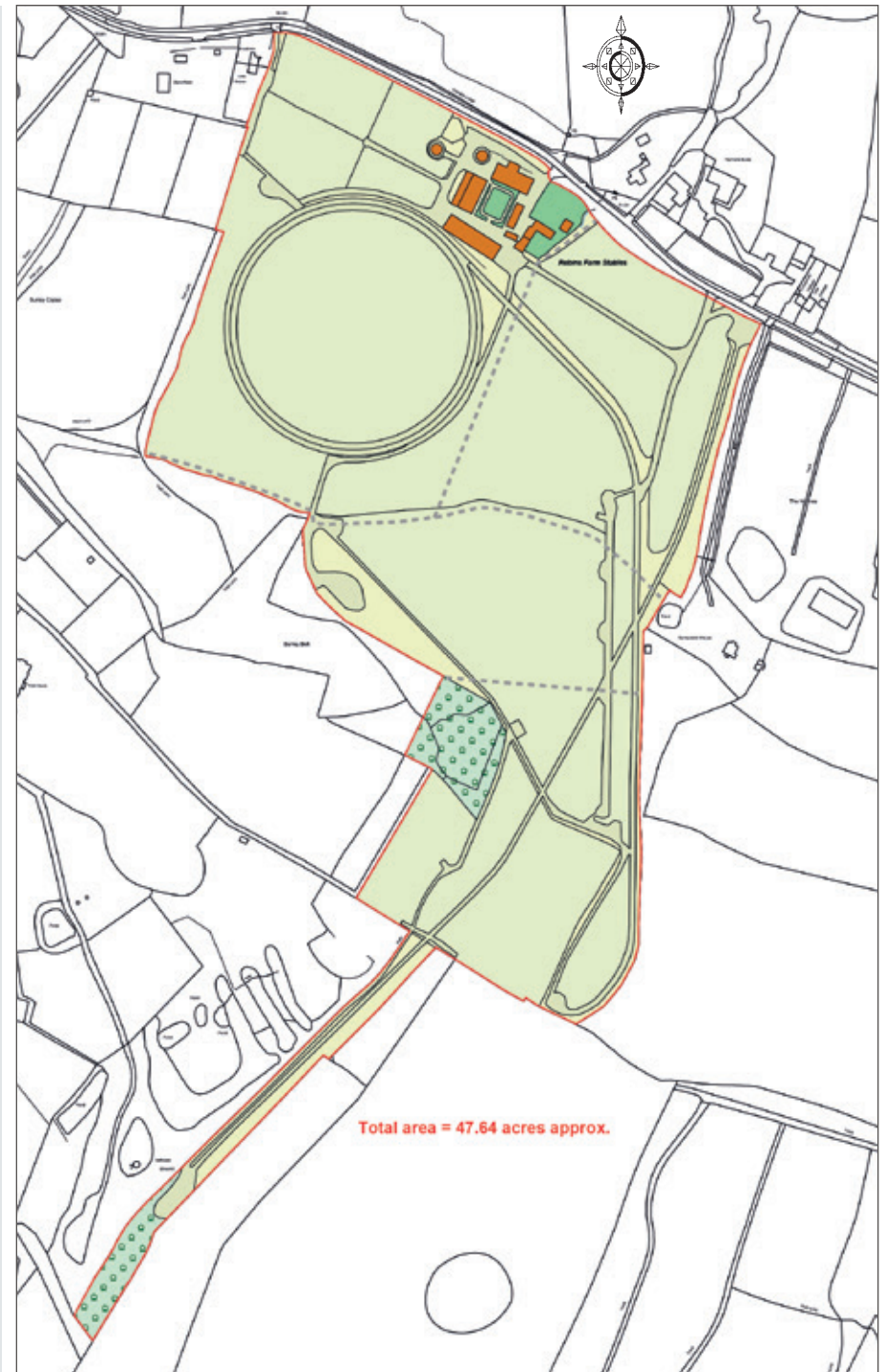
From London take the A3 southbound. Bypass Guildford and after about 5 miles take the Milford exit and follow the A283 towards Petworth. On entering the village of Chiddingfold at the village green, turn left on the Pickhurst Road (later Fisher Lane) towards Shillinglee. After approximately 2 miles, and 500m past Shillinglee, Robins Farm is located after a small low railed culvert behind the gated entrance pillars on the right.

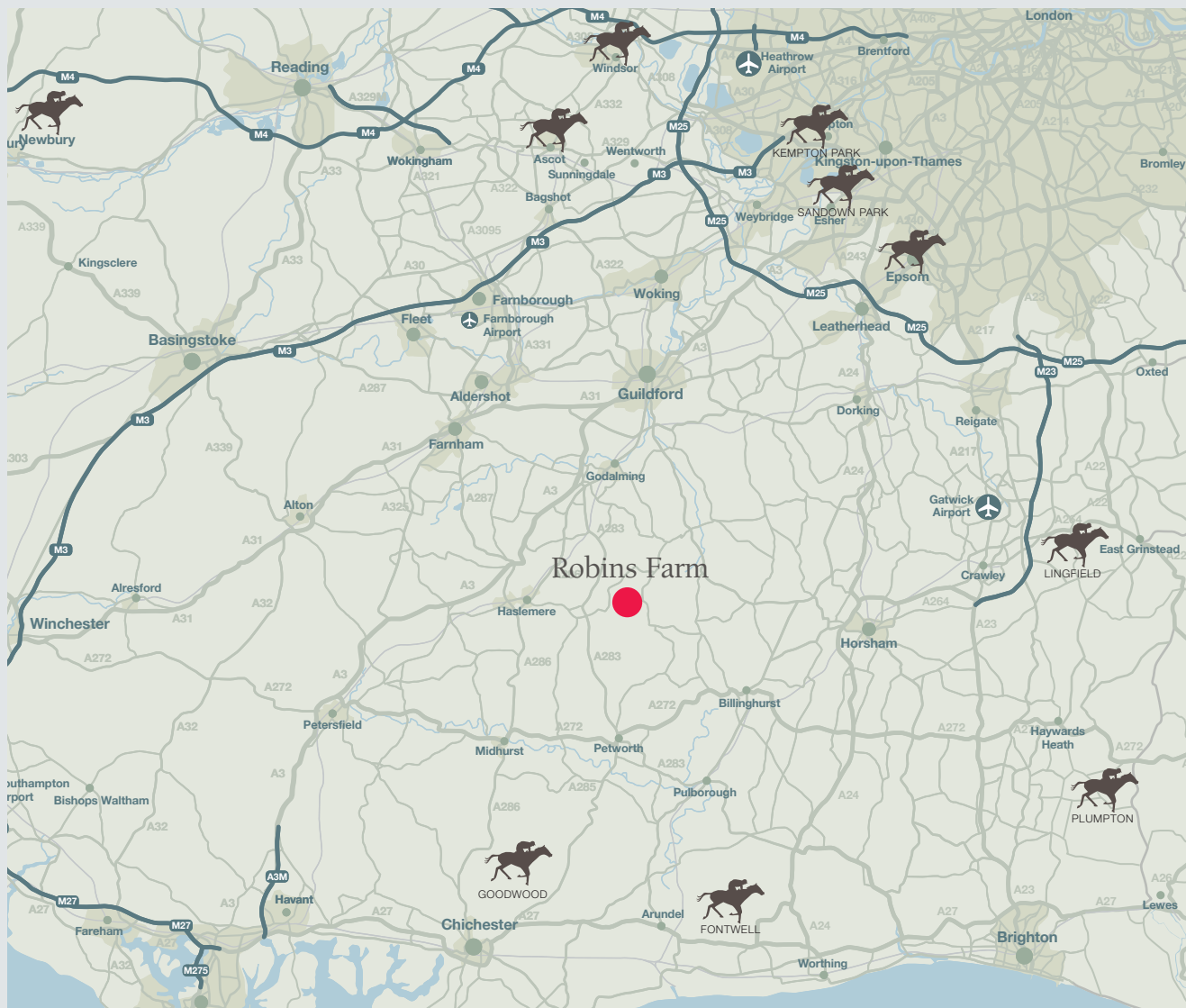
VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

Viewings

Strictly by appointment of the agents.





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Trained at Robins Farm, Peace And War winning a Grade 1 race in the USA

