



WHITCOMBE MONYMUSSK
STABLES AND STUD

DORSET • ENGLAND





WHITCOMBE MONYMUSK STABLES AND STUD

DORSET • ENGLAND

Wincanton 32 miles • Salisbury 41 miles • Exeter 62 miles • Newbury 81 miles • Ascot 102 miles
Central London 120 miles • Newmarket 200 miles • London Battersea by helicopter from 45 mins
(All distances and time are approximate)

State of the art racing stud and training establishment

Contemporary 'eco' house (4974 sq ft) with garaging, private driveway, garden and panoramic views

Stud facility with manager's flat, 27 stables, horse walker, lunge ring, loading bay and storage

Training facility with detached trainer's house, 5 residential staff apartments,
32 bed staff dormitory, racing office

110 stables, indoor manège, 2 horse walkers, wash down area, stores, farriery area, on site veterinary facility

Fenced paddocks and walkways, extensive schooling grounds with a
grass gallop and two all-weather gallops

102.16 acres of income generating arable farmland

About 307.99 acres (124.7 hectares)

For sale as a whole

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Summary

Whitcombe Monymusk Stables and Stud is an impressive racing establishment set in the heart of Dorset under five miles from the Jurassic coastline. It combines purpose-built equestrian facilities and extensive residential accommodation currently used for both training and breeding horses. Set in rural surroundings with exclusive use of its own private facilities and additional support services with an on-site equine veterinary centre and farriery area, it offers a superb opportunity for an owner, trainer or breeder to create a base.

Situation

Whitcombe Monymusk Racing Stables and Stud is set between the Dorset Downs and the South Dorset Ridgeway in the Frome Valley. The nearby village of Broadmayne is steeped in history with the author Thomas Hardy being heavily influenced by the area. The nearby market town of Dorchester has good local amenities which includes nineteen schools, a variety of shops and two railway stations. Further south, the town of Weymouth also provides an excellent variety of facilities.

Whilst situated amidst beautiful and unspoiled countryside, the property is readily accessible by both road and rail. The A354 and the A352 provide good routes to London, and the A35 takes you to the West County. There are main line railway services available at both Dorchester and Weymouth to London (Waterloo).

The area is well served by a variety of good independent schools including Bryanston, Knighton House, Sherborne, Handford, Clayesmore, Canford, Sandroyd, St. Mary's Shaftesbury and Port Regis. Sporting and recreational opportunities include sailing in Weymouth and Poole and an abundance of walking and cycling. There is also excellent riding country in the surrounding area. Hunting with the Cattistock, South Dorset, Blackmore & Sparkford Vale, as well as the Pimpernel Beagles.

Salisbury (41 miles) and Wincanton (32 miles) racecourses to the north can both be reached within an hour's drive. Exeter Racecourse (62 miles) to the west, can be reached in one hour and twenty minutes. Newmarket Racecourse (200 miles) the historic 'Home of Racing' is three and a half hours to the east. Lambourn, famous for its association with the training of the world's finest racehorses is 80 miles to the north and can be reached within two hours.

The South West is home to some of the country's best trainers. Champion Trainer Paul Nicholls is based at Ditcheat in South Somerset and Martin Pipe also chooses Somerset as the location of his successful training yard. Harry Fry and Colin Tizzard are two of the top trainers in Dorset, Marcus Tregonning trains nearby at the famous Whitsbury on the Hampshire/Dorset border, once home of the flying grey Desert Orchid.

Training Facility



Training Facility







Description

The property is set either side of a quiet country lane. To the east is the principal house and stud with ancillary staff accommodation. To the west of the lane is the training facility with ancillary services and staff accommodation. Both sides can be approached from the lane via private driveways, secured with electric gates, each with stone pillars and bordered with stud fencing and well-kept hedges.

Monymusk House

Designed by Genesis Design architects and completed in 2013, Whitcombe Monymusk House is a contemporary three bedroom detached house constructed principally from stone and glass. The accommodation enjoys panoramic views over the stud, training yard and rural landscape beyond.

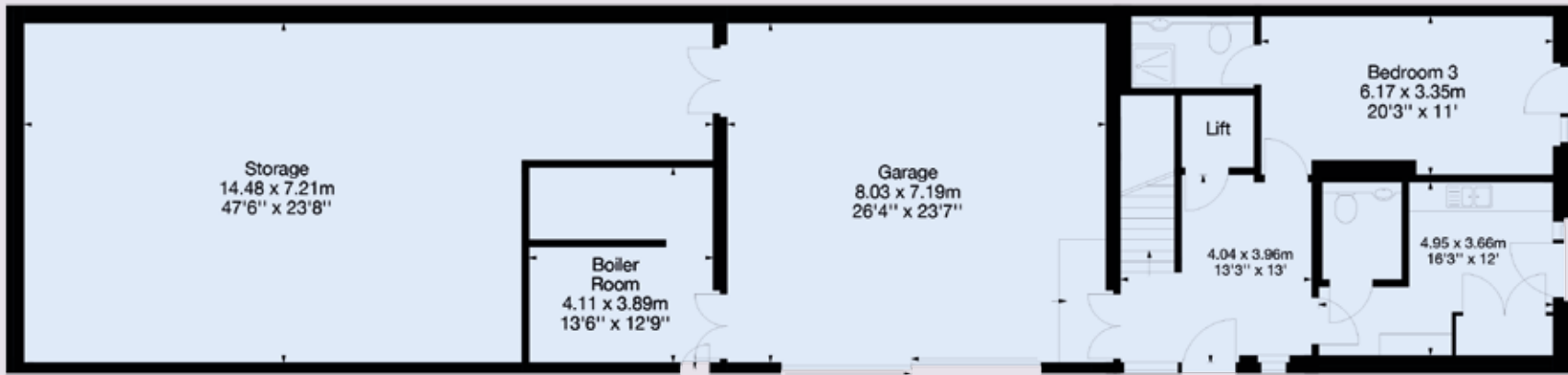
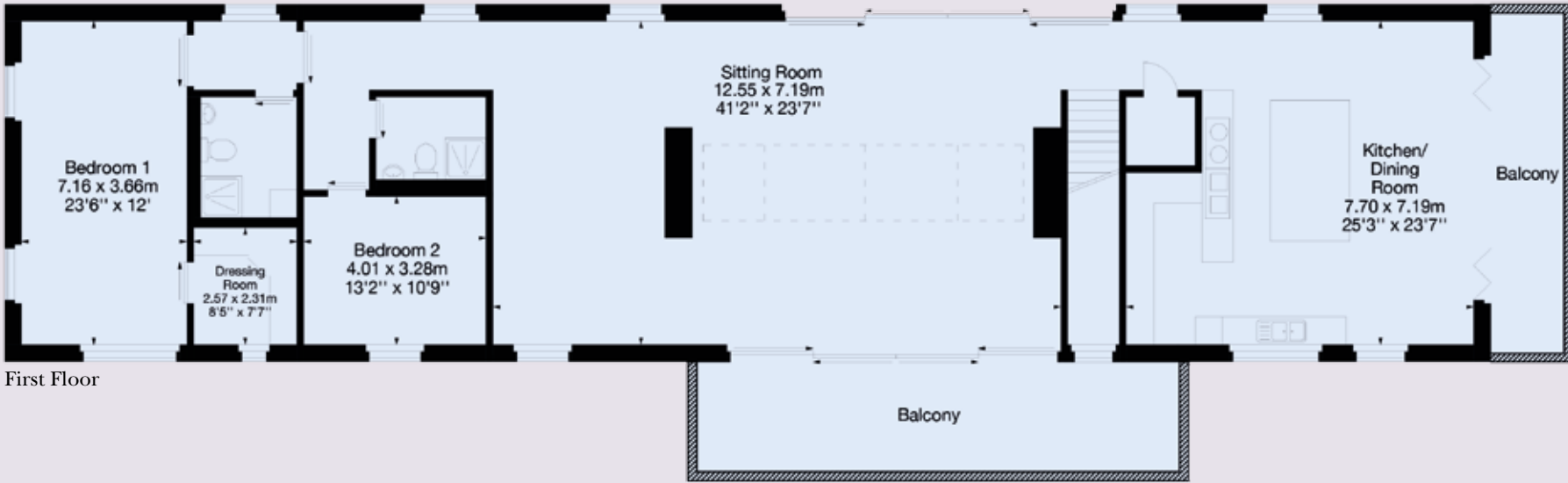
Spread over two floors, the living accommodation is predominantly on the upper floor to benefit from the views. There is a south facing balcony overlooking the stud and a west facing balcony overlooking the training yard. The property is set into a bank meaning there is access from the upper floor out onto a patio terrace. Beyond this, there is a landscaped garden incorporating a water fountain, a pond and a parking area.

The house boasts state of the art lighting, heating and cooling systems. To compliment its contemporary design, there is a geoTHERM ground source heat pump, photovoltaic panels and EcoWater System. It has its own private water supply from a borehole and a comprehensive alarm and CCTV security system.

The main door gives access to a large garage with electric doors, a utility room, pump room, storage area and a guest bedroom on the ground floor. A Motala lift and staircase give access to the first floor where a large kitchen with balcony, island, AGA, larder and breakfast area boast panoramic views towards the training and stud facility. To the left of the stairs, is an open plan living area with separate dining area beyond a chimney breast and fireplace. Both these areas enjoy views to the east and west. Beyond the dining room are two double bedrooms, both with en suite wet rooms.



Panoramic views from Monymusk House



MONYMUSK HOUSE
 Gross internal area (approx):-
 4,974 sq ft / 462 sq m
 For identification only. Not to scale.



Whitcombe Monymusk Stud Facility

The stud can be accessed via it's own entrance off the lane, protected by electric gates, as well as a pathway leading from the main house.

The stud was designed by the same team of architects who created the main house and the consented project comprised 50 stables divided in two yards under planning application 1/D/09/001333, approved in 2010. Ancillary accommodation including offices, tack rooms, rug rooms, staff facilities and living accommodation for grooms was also incorporated. The design is based upon the style of vernacular agricultural buildings and uses local materials. The two yards have been built to the highest standard along with the ancillary accommodation all in brick. A further line of 23 boxes has not been built but could be if further stabling is required.

The 27 stables are spread over four separate courtyards, each built from brick and tile with wall and roof insulation. The yard flooring is patterned yellow and blue bricks. Each yard has its own feed and rug room along with external lighting, electric points and taps. There are two foaling boxes and stocks. The stables are purpose-built with concrete floors and rubber matting whilst the stable doors have anti-weave bars and independent glazed top doors with anti-crib bars.

In addition, there is a five-horse Claydon walker, two open fronted barns for hay and straw (with permission to be converted into further stables), a floodlit lunge ring with sand and rubber surface, a loading area and muck stores.

There are also 2 offices, a communal kitchen and other storage areas on the ground floor. There is access into the 3 roof spaces, two are voids but the third is the stud manager's flat. The windows are double glazed with trickle vents.

Monymusk Stud flat

This four bedroom apartment is in very good condition and briefly comprises a ground floor cloakroom, first floor open plan kitchen with breakfast area and living area. There are four double bedrooms, a family bathroom and a separate shower room. The flat has oil fired central heating.

The stud is beautifully landscaped with concrete and paved yards and walkways, lawned areas, new tree planting and Duralock fencing.

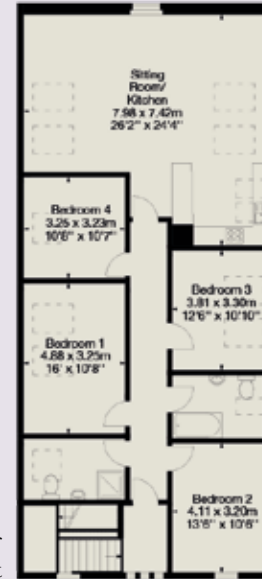
There is approx 34.30 acres of pasture land and woodland to the west of the road. There is also a 6.5 furlong gallop which is used by the trainer.



Muck Store

STUD, STABLES AND ACCOMMODATION

Gross internal area (approx):-
13,194 sq ft / 1,225 sq m
For identification only. Not to scale.



Stud 1: First Floor
Monymusk Stud Flat



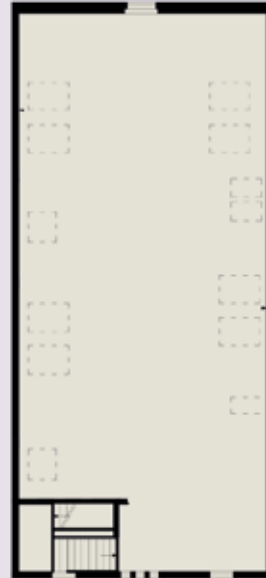
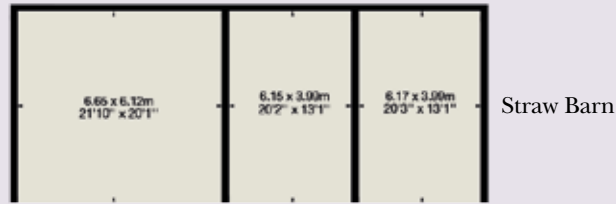
Stud 1: Ground Floor



Stud 1, 2, 3



Stud 2



Stud 2: First Floor



Stud 3: First Floor



Stud 2: Ground Floor



Stud 3: Ground Floor

Whitcombe Monymusk Training Facility

With 110 boxes, two all-weather gallops and extensive facilities, Whitcombe Monymusk Racing yard is an exceptional training establishment.

Equestrian & Training Facilities

Stabling

Two private driveways give access to Whitcombe Monymusk racing yard. Upon arrival is an impressive central archway and clock tower with a water fountain in front. Beyond this are five main stable yards, each constructed from brick cavity walls with insulation and slate roofs. The stables are in a courtyard layout and surround a gravel area with archways interconnecting the yards.

In total, there are 110 boxes in purpose-built brick stables. The boxes are approximately 14' x 14' and have concrete floors with rubber matting. Throughout each yard there are cantilevered covered walkways. Each yard comprises some stables converted to feed stores or tack rooms. In the front stable yard, beyond the main arch, there are staff facilities including a shower and WC, and a heated drying room.

Indoor manège

A 20m x 40m covered school with lighting and a McArde sand and rubber surface.

Stores

Flanked on the west side by a workshop and machinery store and on the east side by the veterinary facility and staff Chalet accommodation.

Veterinary clinic

To the east of the covered school is a self contained veterinary clinic let to Dorset Equine Vets until 31st May 2017. It includes an X-ray room, examination room and lab, operating room, reception area and office. Adjoining this is the Chalet which provides residential accommodation for staff and locums but does not form part of the tenancy.

Horse walkers

There are 2 covered five-horse Claydon walkers in the centre of the 5 yards along with a loading ramp and parking area.

Gallops

A real asset to this property is that it has its own straight-line gallops which an owner would have exclusive use of. There is a 7 furlong gallop along the western-most perimeter of the land and a 6.5 furlong gallop along the eastern-most perimeter of the land. Both have McArde Mactrac all-weather surfaces.

In addition there is a grass gallop with hurdles which is approximately 7 furlongs.

Training Facility



Workshop and Machinery Store



Indoor manège



Veterinary Clinic

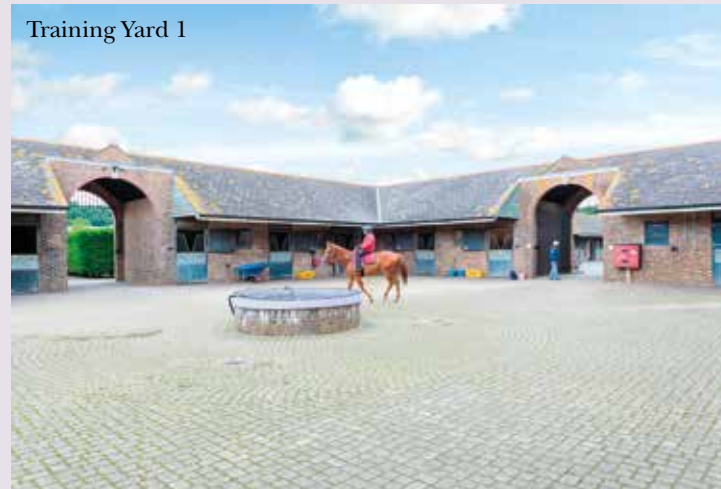
McArdle All-Weather Gallop



Training Yard Stabling



Training Yard 1



Training Yard 2



Pasture and Paddocks

Both the racing stables and stud benefit from conveniently located paddocks and pasture, amounting to 152.79 acres. The paddocks associated with the stud are divided using Duralock fencing.

Residential Accommodation

There is extensive residential accommodation to support the equestrian business including offices, a conference room and accommodation for staff.

Meadow View – Trainer's House 1

This attractive Georgian style detached property has historically been used as the Trainer's house but could be equally suited to owners, guests or staff. It is of brick construction with a tile roof and double glazed sash windows. The ground floor accommodation comprises kitchen/breakfast room, sitting room, cloakroom with WC, and a porch and utility to the rear. The first floor has a master bedroom with en suite bathroom, three further double bedrooms and a family bathroom.

Positioned to the south of the stable yards, access is from a private drive. The property has a paved parking area and small garden to the rear. It also enjoys views of the gallops to the rear.

Assistant Trainer's House – Trainer's House 2

Giving the property symmetry, this detached house is identical from the outside to Meadow View but sits to the north of the property. It has a similar footprint but has been divided into two flats. The ground floor flat is accessed from the rear of the house (west) whilst access to the first floor flat is from the front (east).

Assistant Trainer's Ground Floor Flat comprises a porch/utility, kitchen and sitting room with two bedrooms and a family bathroom.

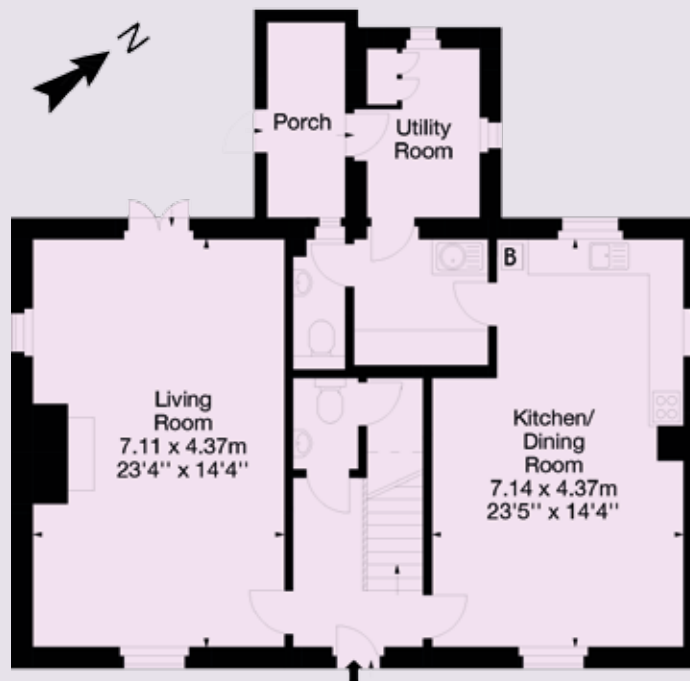
Assistant Trainer's First Floor Flat comprises a kitchen and sitting room with two bedrooms, an en suite bathroom and a family bathroom.

Trainer's Flat

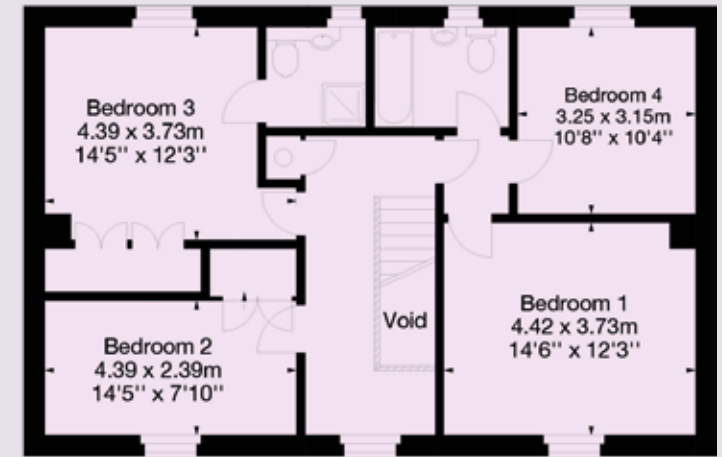
The western side of the main archway comprises a residential flat which is currently occupied by the trainer. On the ground floor there are two double bedrooms and the racing office, on the first floor there is a fitted kitchen, large living room, bathroom and dressing room.

Office and Conference Room

The eastern wing of the main archway comprises an office, two WCs and a small utility room on the ground floor, along with a conference / meeting room on the first floor with a door which connects through to the trainer's flat.



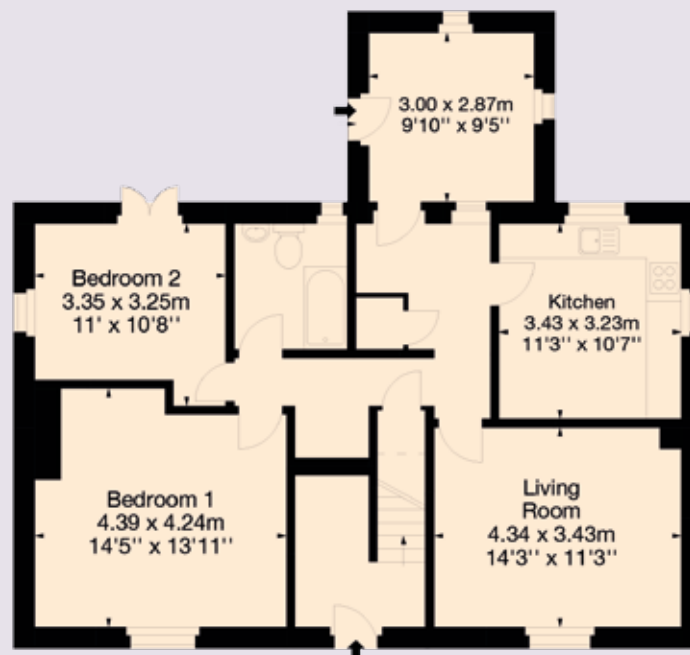
Ground Floor



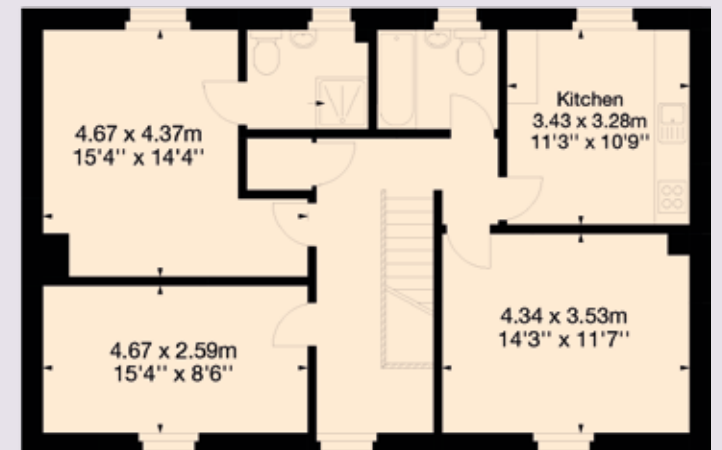
First Floor

TRAINER'S HOUSE 1

Gross internal area (approx):-
1,903 sq ft / 176 sq m
For identification only. Not to scale.



Ground Floor



First Floor

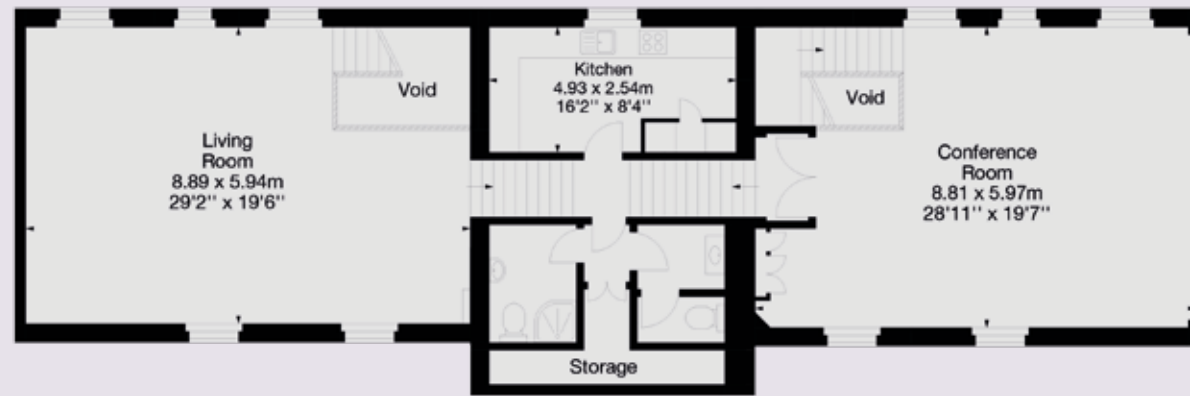
TRAINER'S HOUSE 2

Gross internal area (approx):-
1,836 sq ft / 170 sq m
For identification only. Not to scale.

Trainer's House 1

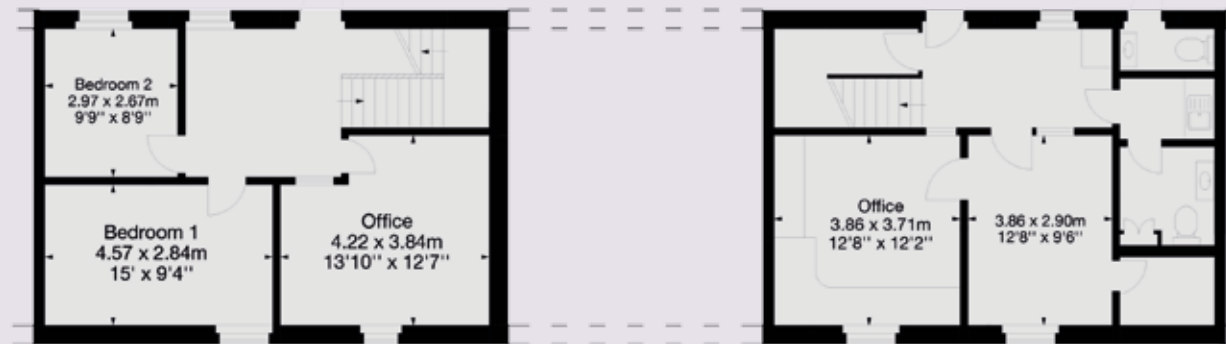


Trainer's Flat, Office and Conference Room



TRAINER'S FLAT AND OFFICE COMPLEX

Gross internal area (approx):-
 2,706 sq ft / 251 sq m
 For identification only. Not to scale.



Ground Floor

Ground Floor



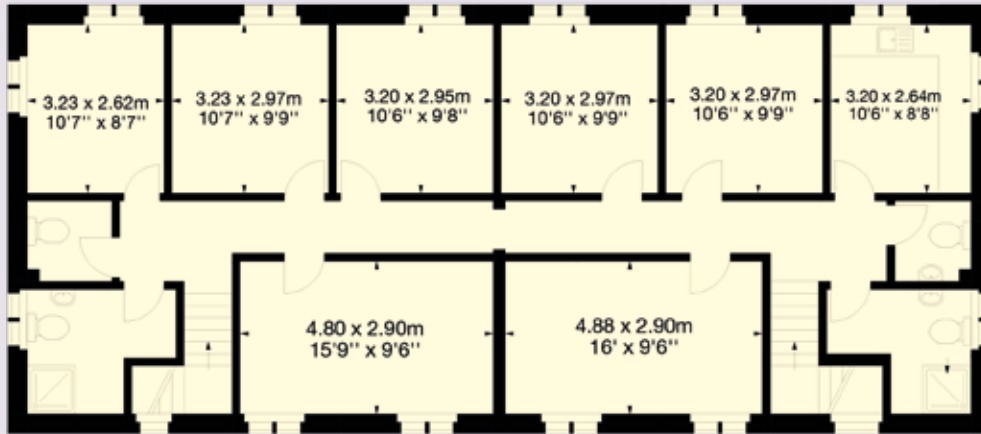
Recreation Room and Dormitory



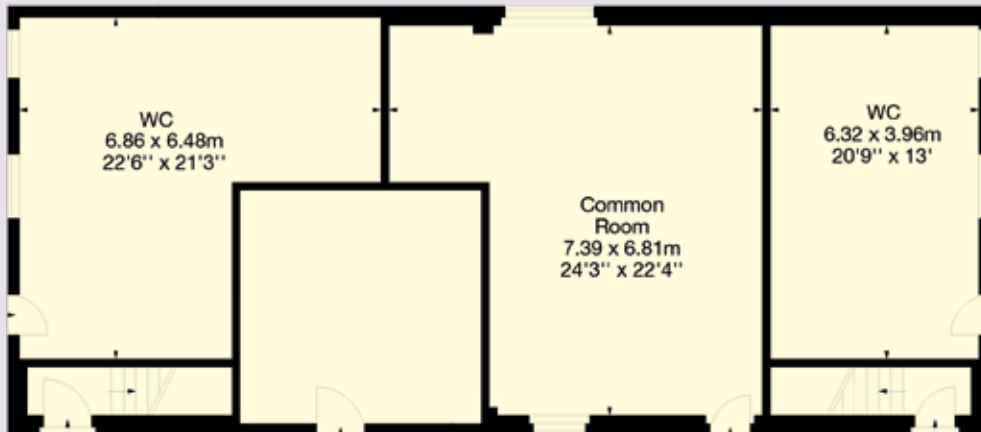
RECREATION ROOM AND DORMITORY

Gross internal area (approx) per cottage:-
2,880 sq ft / 267 sq m

For identification only. Not to scale.



First Floor



Ground Floor

Chalet

Beyond the veterinary practice is a single storey residential apartment with two bedrooms, a sitting room, a shaker style kitchen, two shower rooms and two WCs. It has been used by grooms and locums in the past but could be upgraded to provide guest or owners accommodation. It has oil fired central heating with its own boiler.

There is a small garden to the rear laid to lawn and a large tarmac parking area. The accommodation is currently used to house staff who exercise the racehorses. Subject to securing the necessary planning consent, the properties could be altered to provide four separate houses.

Grooms Dormitory Accommodation (1-4)

These purpose-built residential dormitories consist of two pairs of semi-detached properties which are constructed of brick under a tile roof. Each has a front door and there is uPVC double glazing throughout. Each property includes a kitchen/breakfast room, eight double bedrooms, along with shower room and WC on each floor.

Central Dormitory and Recreation Room

To the west of the stable yards, there is a second standalone dormitory block. It is of brick construction over two storeys. On the ground floor there is a large games room and recreation area for staff along with male and female WC's. Two doors lead up to the first floor which includes a shaker style kitchen, seven double bedrooms, two shower rooms and two WC's.



Dormitories 1 and 2

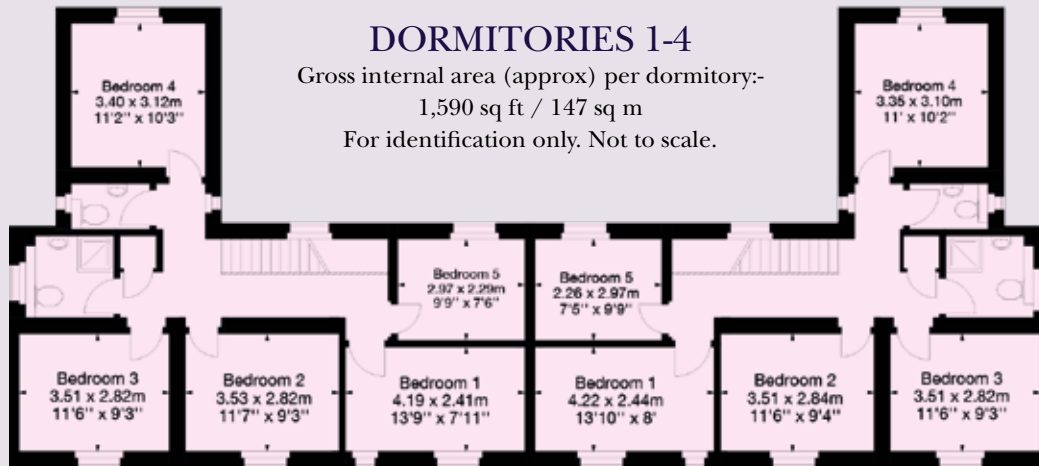


Dormitories 3 and 4



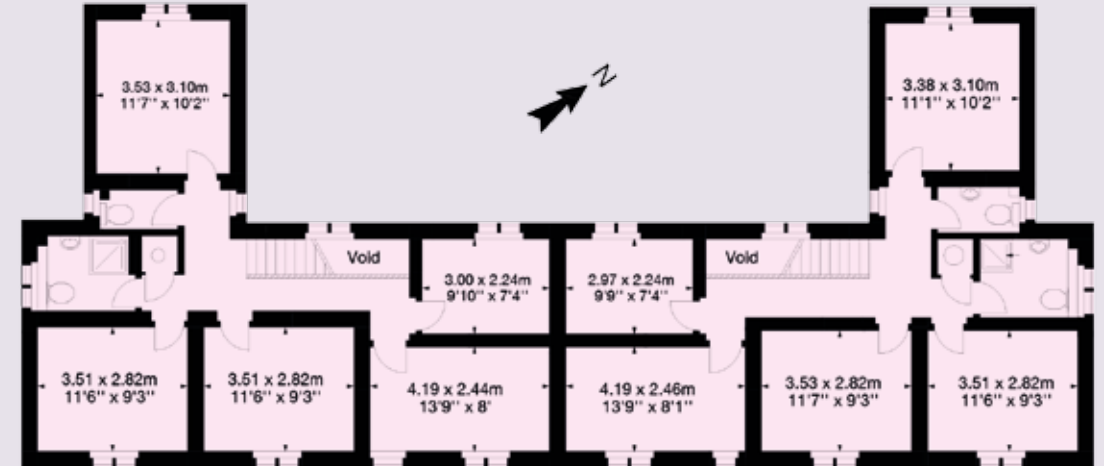
DORMITORIES 1-4

Gross internal area (approx) per dormitory:-
1,590 sq ft / 147 sq m
For identification only. Not to scale.



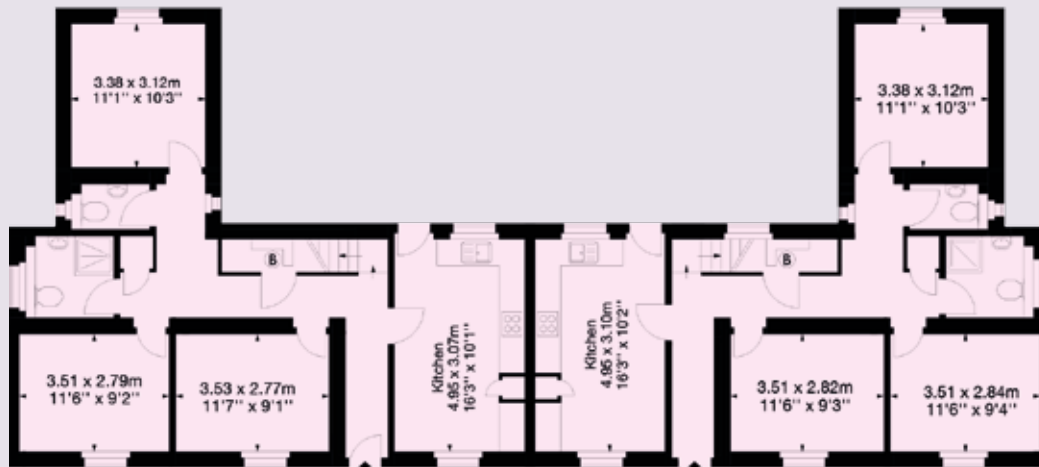
Dormitory 1: First Floor

Dormitory 2: First Floor



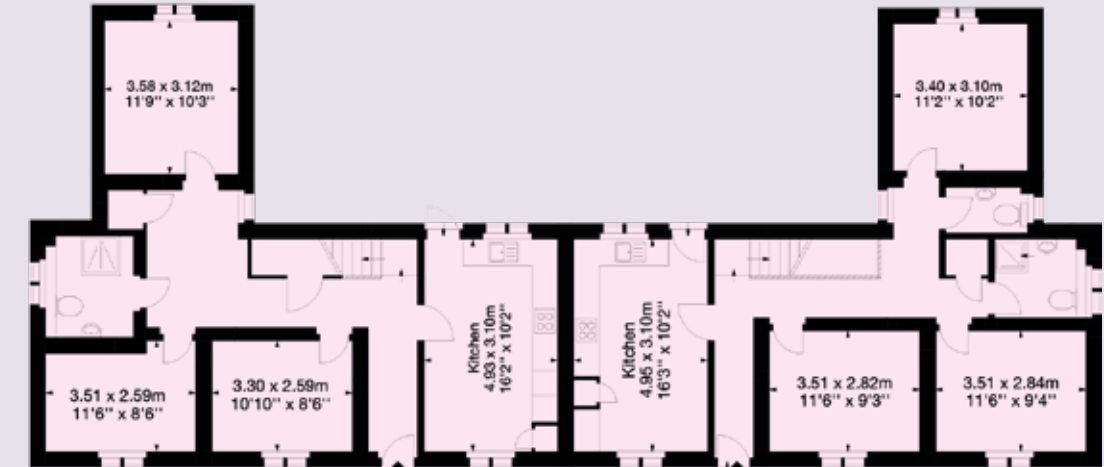
Dormitory 3: First Floor

Dormitory 4: First Floor



Dormitory 1: Ground Floor

Dormitory 2: Ground Floor



Dormitory 3: Ground Floor

Dormitory 4: Ground Floor





Farmland

Beyond the manicured and Duralock fenced paddocks, there are 102.16 acres of commercial farmland. This is currently farmed on a Contract Farming Agreement with a neighbouring farmer and generates useful income as well as giving the gallops and stabling privacy. The land is classified as Grade 3 and the soil type is a shallow lime-rich soil over chalk or limestone, which is freely draining. The land is predominately south facing and bordered by hedgerows.

Planning

The development and expansion of Whitcombe Monymusk Stud and Stables has taken place over many years and through several ownerships. The current owner submitted a planning application (1/D/09/001333) to develop the east side of the lane, this permission included a section 106 agreement and sets out occupancy conditions on the residential dwellings and prevents Whitcombe Racing Stables (the training facility) being separated from Whitcombe Stud.

A summary of the planning conditions affecting the property is available from the selling agents.

The occupation of Monymusk House and Stud Flat are limited to a person or persons solely or mainly working, or last working, on a full time, or near full time basis, in the racehorse breeding and/or training facility established on “the holding” as defined within the Section 106 agreement associated with this permission (for the time being known as “Monymusk Stud Stables”) or in the running of the racehorse breeding and/or training facility, or a widow or widower of such a person, and to any resident dependants. For more information, please speak to the selling agents.

GENERAL REMARKS AND STIPULATIONS

Method of sale

The property is offered for sale by private treaty as a whole.

Entity for sale

Whitcombe Monymusk Racing is operated by Kilstone Ltd. It is envisaged that the purchaser will wish to purchase the freehold property assets out of the company, but should a purchaser be interested in taking ownership of the company and the operation as a going concern then this may be an option. For further information please contact the agents.

Tenure and occupation

The freehold of the property is offered for sale as a whole with vacant possession subject to the current occupancies set out in the schedule below (please note that these are subject to change and further information is available from the selling agent.):

PROPERTY	OCCUPANCY
Commercial	
Veterinary clinic	Landlord & Tenant Act 1954
Stud buildings and paddocks	Licence
Land	
Farmland	Contract Farming Agreement
Residential	
Trainers Flat	Service Occupancy
Meadow View – Trainers House 1	Service Occupancy
Assistant Trainers' House 2 – Ground Floor Flat	Vacant
Assistant Trainers' House 2 – First Floor Flat	Vacant
Chalets	Vacant
Grooms Dormitory Accommodation (1-4)	4 = Service Occupancy
Central Dormitory and Recreation Room	Vacant
Monymusk House	Vacant
Monymusk Stud Flat	Service Occupancy

Statutory designations

All of the farmland lies within a Nitrate Vulnerable Zone.

Local authorities

Dorset County Council: 01305 221000

West Dorset District Council: 01305 251010

Services

All residential properties benefit from mains electricity, private water and private drainage. There are two boreholes at the property.

These are monitored by Simon Moore water services. The grooms flat has oil fired central heating and Monymusk House is heated via a ground source heat pump and there is under floor heating throughout the first floor. The house is also fitted with photovoltaic solar panels on the roof.

There is a mains gas pipeline which runs across the property.





Minerals, Sporting and Timber Rights

The minerals, sporting and timber rights, so far as they are owned are included in the sale.

Basic Payment Scheme

Details are available from the selling agent.

Fixtures and Fittings

Statuary, light fittings, troughs, appliances, equipment and other removable fittings are not included in the sale, although some may be available by separate negotiation. The horse walkers are included in the sale.

Easements, Wayleaves and Rights of Way

The property is offered for sale subject to and with benefit of all rights of way either public or private, all easements and wayleaves, whether specifically mentioned or not.

Public Rights of Way

There is a public footpath running from the eastern entrance of the stables northeast towards Whitcombe and then back across The Property to the north of the stables and directly west from Whitcombe across the northern section of The Property. A bridleway also crosses the land at two points to the south of The Property and alongside the western edge of the gallops to the south.

Solicitors

Porter Dodson. High West Street, Dorchester, Dorset, DT1 1UX.
T: 01305 262525.

Early Entry / Holdover

Early entry for the purchaser and/or holdover provisions for the seller may need to be agreed between the parties depending upon the date of completion.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any part of it, or any right attached to it becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.

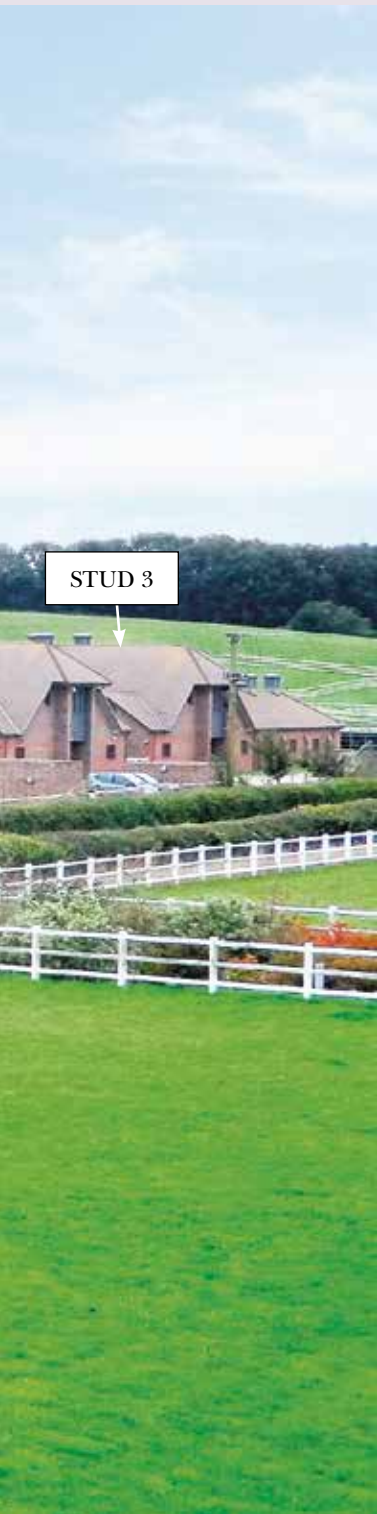
WHITCOMBE MONYMUSK STUD FACILITY



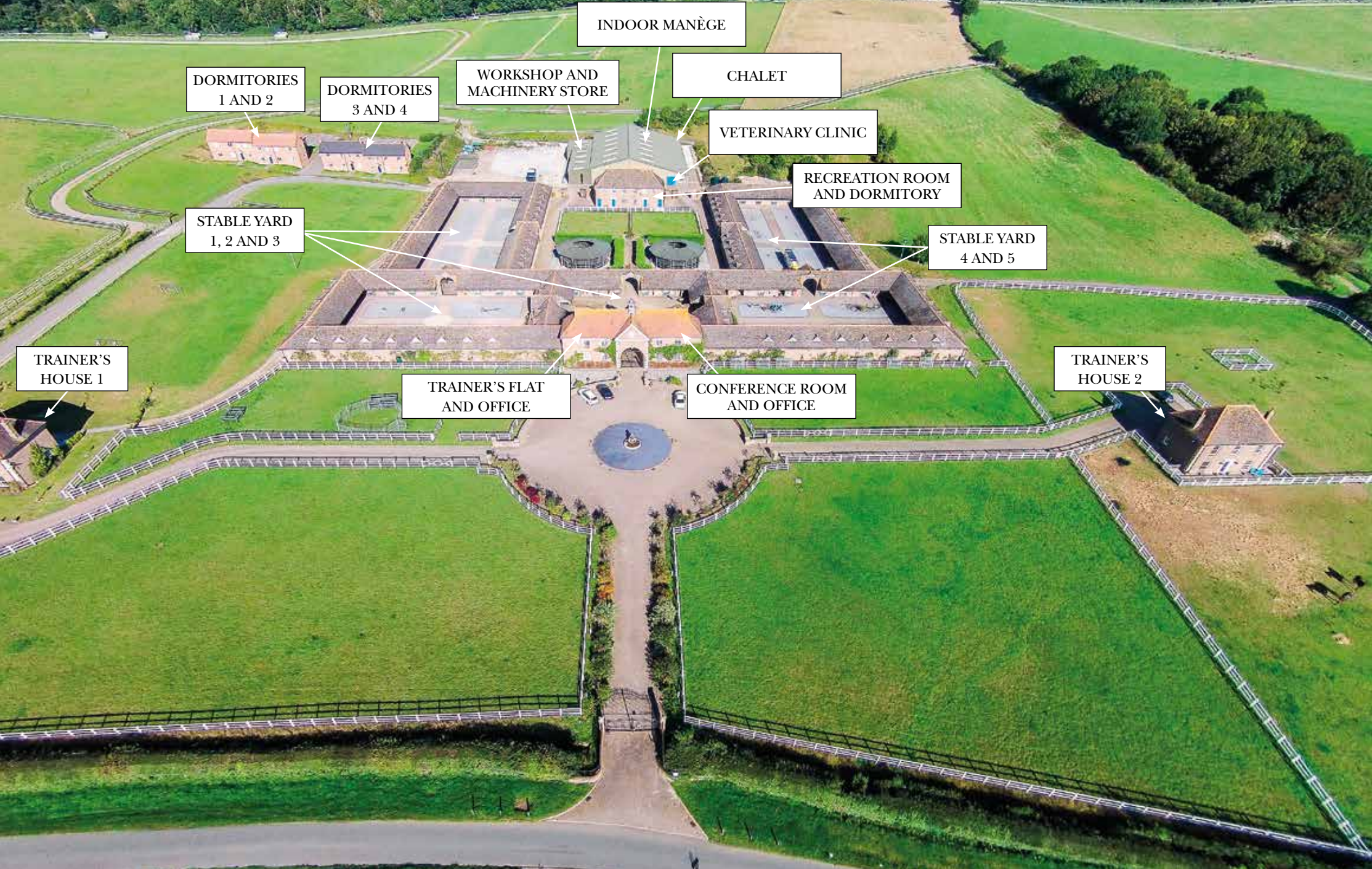
MONYMUSK
HOUSE

STUD 1 AND
STUD FLAT

STUD 2



WHITCOMBE MONYMUSK TRAINING FACILITY



Non Domestic Rates

Property	Description	Rateable value	With effect from
Monymusk House Stud	Stud Farm (PR) & Premises	£10,500	01 Mar 2014
Veterinary Surgery	Surgery & Premises	£9,000	01 Apr 2010
Racing Stables	Racing Stables & Premises	£35,000	01 Apr 2010

Council Tax

District Council Tax is set out below:

Property	Council Tax	EPC Band
Monymusk House	C	C
Monymusk Stud Flat	N/A	C
Trainers House	F	D
Assistant Trainers House (2) Ground Floor	C	D
Assistant Trainers House (2) First Floor	C	D
Trainers Apartment	D	E
Grooms Flat	C	D
Grooms Accommodation	C	F
Dormitory 1	E	C
Dormitory 2	E	C
Dormitory 3	E	D
Dormitory 4	E	C
Veterinary Clinic	N/A	F

Directions

From Dorchester take the A352 south to Broadmayne, for approximately 1.6 miles (around one roundabout). After entering Whitcombe and passing the church take the only right turn. The entrance to the Stud can then be found on your left hand side after just under a mile with the entrance to the Racing Yard on the right hand side.

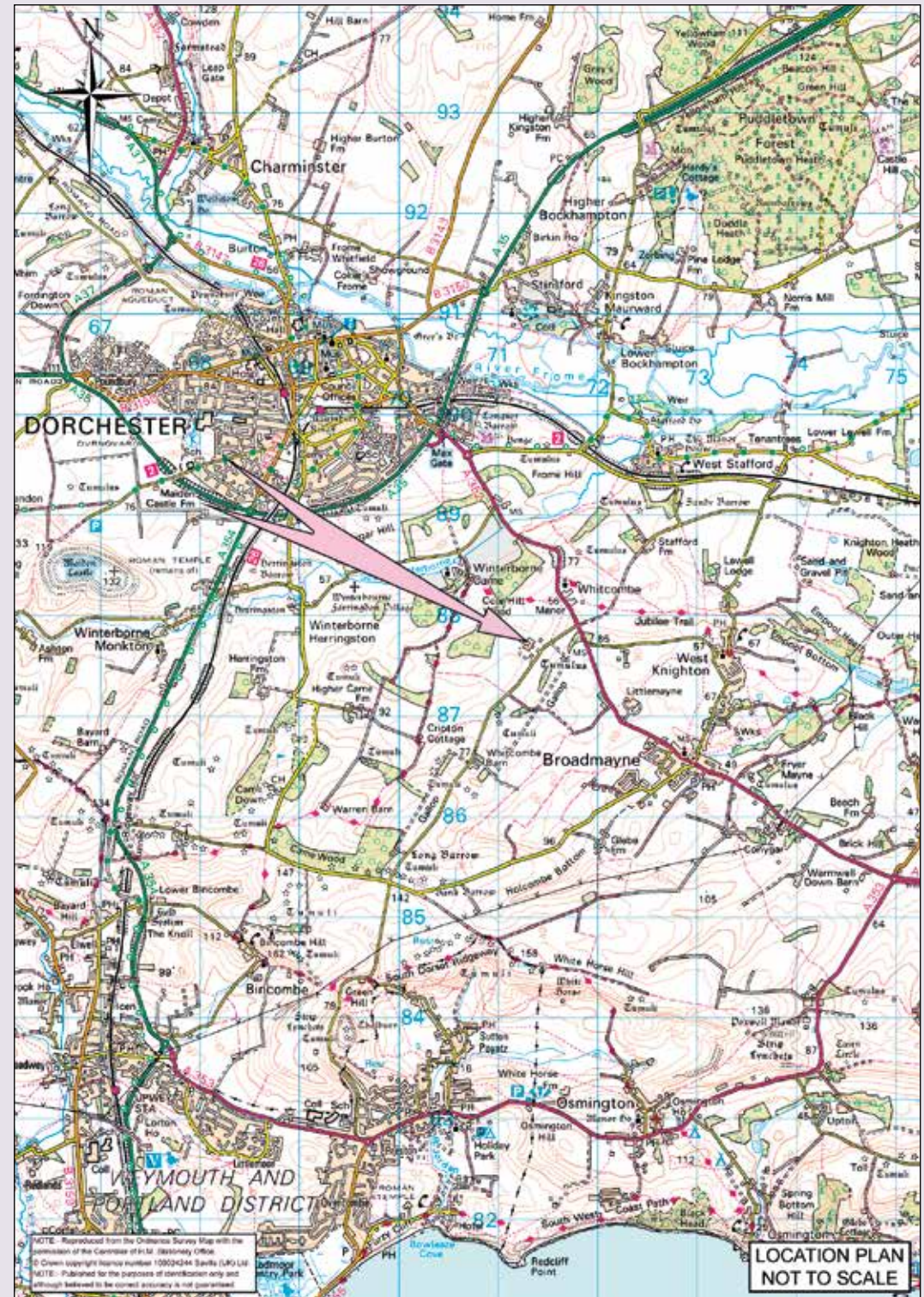
Postcode: DT2 8NY

Viewing

Strictly by prior appointment through Savills.

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Photographs taken: 2015 16/04/06 LH





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