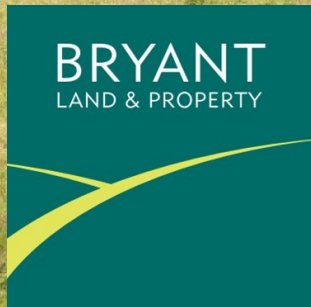


LAND FORMERLY HOLLAND HOUSE STABLES

ROWLEY DRIVE, NEWMARKET ,CB8 0NJ



AN EXCITING PROSPECT TO BUILD A BLOODSTOCK RELATED PROPERTY (SUBJECT TO PLANNING) ON THE SITE OF THE HISTORIC HOLLAND HOUSE STABLES.

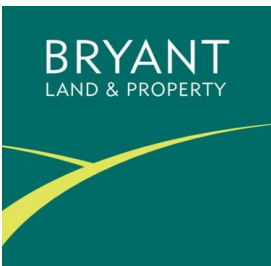
Cambridge 12 Miles • Stansted Airport 34 miles • London 60 miles

A 0.62 hectare (1.54 acre) site accessed from Rowley Drive.

Access direct on to the Rows horse walk, with access in turn to both the Bury Side and Racecourse Side gallops.

Lapsed planning consent for a 60-box training yard with 3 bedroom cottage.

Located within easy reach of the town centre and close to an existing site with development potential.



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THE PROPERTY

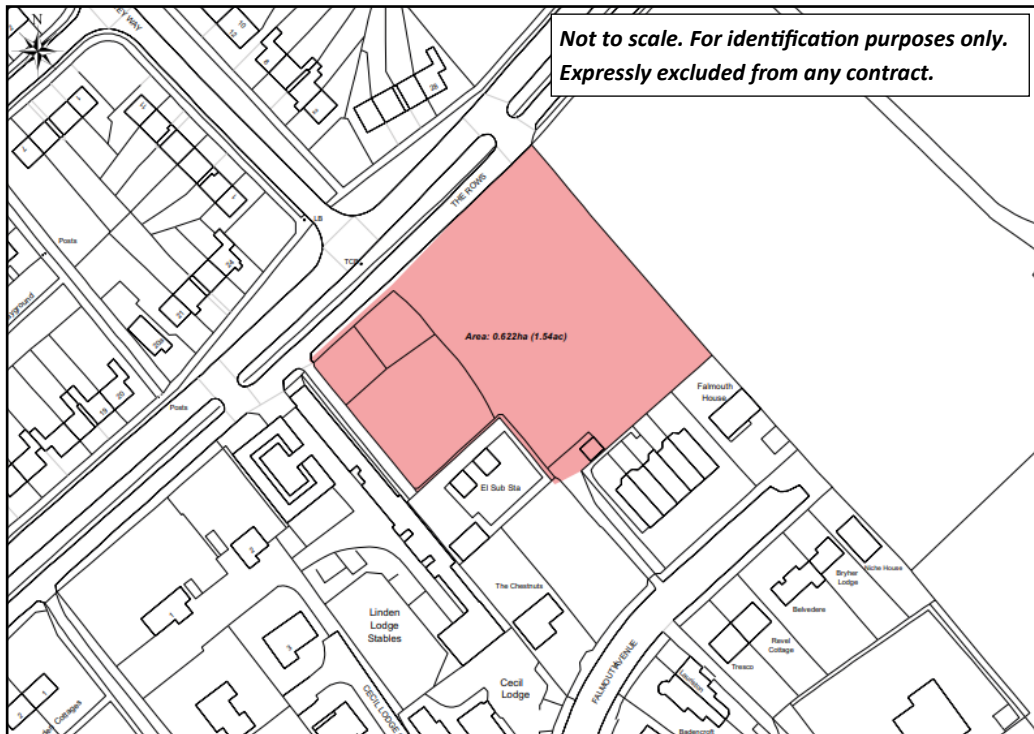
The property is well located for both the Bury Side Gallops and the Racecourse Side Gallops, these are well accessed via the extensive network of horse walks spanning the town.

HISTORY

The original Holland House Stables was formerly known as Lansdowne House, owned by Jack Watts in 1920 before changing hands in 1957 to Basil Foster and renamed in honour of chaser "Joe Holland" who provided Foster his first success after commencing training in 1955 at Enfield.

The property suffered fire damage and was eventually demolished providing a level site with road access from Rowley Drive and immediately adjacent to the Rows horse walk linking Racecourse Side and Bury Side Training Grounds

SITE PLAN

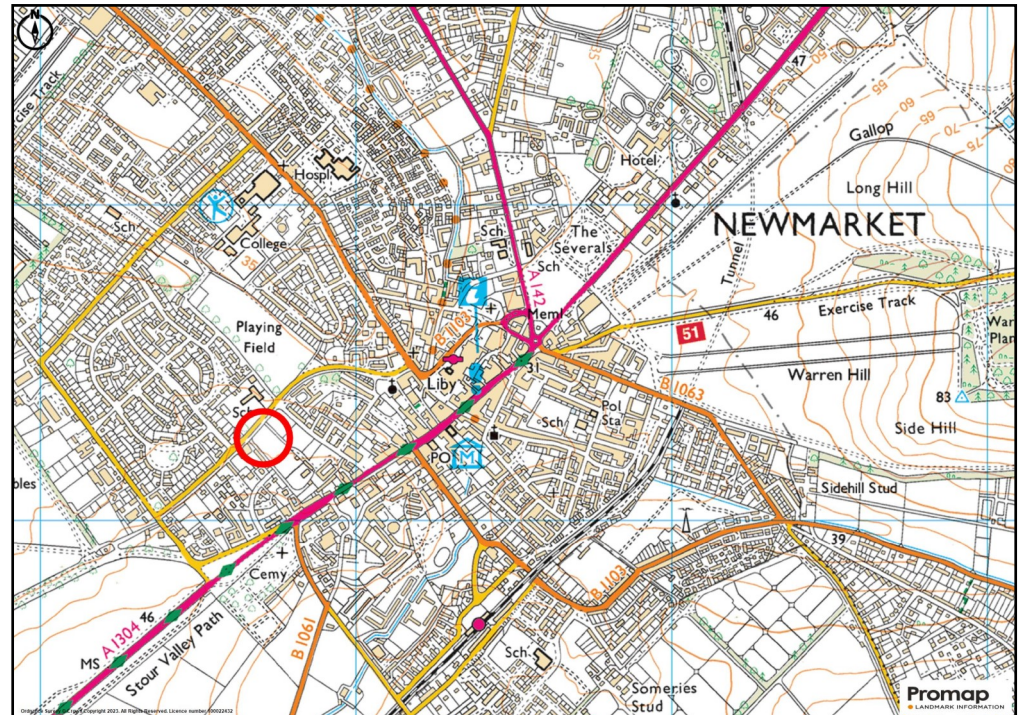


LOCATION

The property is near to the town centre and within close proximity to the Rowley Mile Racecourse and July Course beyond, together with Tattersalls Sales Complex.

Newmarket is world famous as the headquarters of British horseracing with around three thousand horses trained in and close to the town. It is also home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club, with some of the finest racing in the world staged at both racecourses. The town provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club; Cambridge and Bury St Edmunds offer further amenities.

There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford Parkway offer direct rail lines in to London, with the fastest trains taking under one hour.



PLANNING

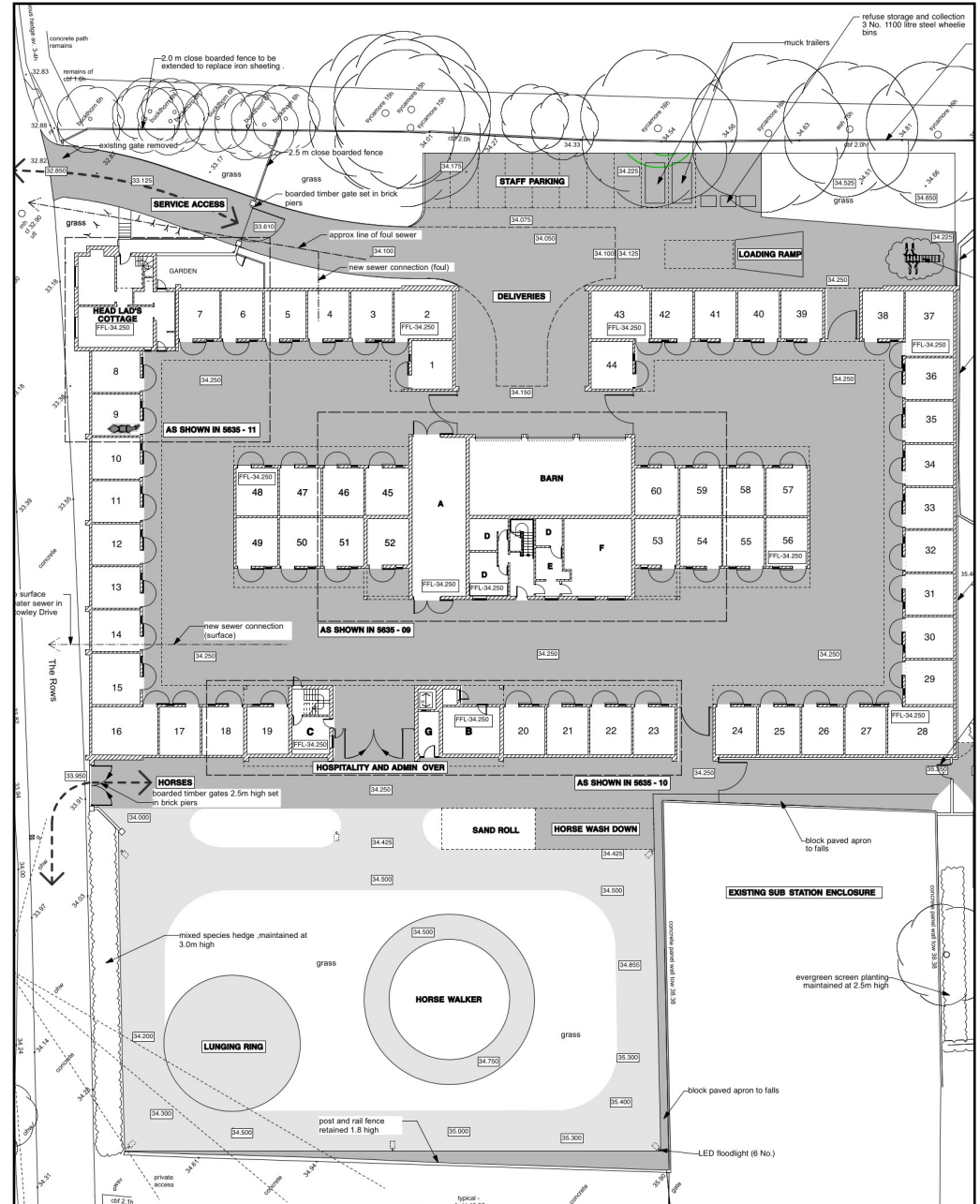
The current owner obtained full planning permission (Ref: F/2012/0671/FUL) for redevelopment to create a 60-box yard with a head lads cottage, staff accommodation and hospitality facilities. Further details of the previous application are available from the selling agents or via the West Suffolk District Council planning portal.

The permission has now expired although the planning authority are likely to look favourably on a re-application for either the existing scheme, or a new racing related proposal.

The property is well located for the town centre and within close proximity to an area for which major re-development proposals are being submitted; 'Fitzroy Park' will include 123 new homes, offices, petrol station and convenience store together with the refurbishment of the historic Queensbury Lodge Stables adjacent to the High Street.



PREVIOUS 60 BOX YARD PLANNING DESIGN



GENERAL REMARKS

Overage Provision: The property is offered for sale subject to an Overage Agreement effective for a period of 25 years from the date of completion payable on the implementation of planning or disposal subject to planning permission for any non-racing or equine related use. The amount payable would be 50% of the increase in value from the current use value net of costs. The terms of the Agreement may be negotiable subject to purchase price.

Services: Mains services were formerly connected to the site before the site was cleared and connection would be available nearby. Purchasers must satisfy themselves on these matters.

Tenure: The property is freehold with vacant possession on completion.

Local Authority: West Suffolk Council Tel: 01638 719000

Viewing: Only by appointment with joint sole agents:

Bryant Land & Property - Tel: 01223 842675 office@bryantlandandproperty.com

Windsor Clive International - Tel: 01672 52155 info@windsorclive.co.uk

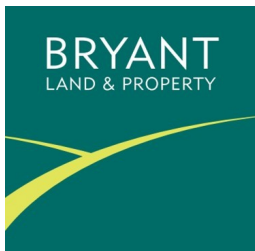
Postcode: CB8 0NJ



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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.
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