



TO LET: **WINDSOR HOUSE STABLES, LAMBOURN**

One of the most prominent and historic yards in Lambourn

Hungerford 8 miles • M4 Junction 14 5 miles • Newbury 14 miles

51 Boxes, 4 Bedroom Trainer's House, Offices, Owner's Room, Horse Walker, Trotting Ring, Paddock and Equine Swimming Pool



Location:

Windsor House Stables are at the foot of Hungerford Hill and accessed from Crowle Road with easy access to Mandown and particularly the 7 furlong Folly Road Fibresand.

History:

Windsor House Stables has an unrivalled and extraordinary history, having been occupied by many notable trainers including: James Peace, Sir Charles and Sir Hugh Nugent, Tom Rimell, Syd Mercer, Peter Walwyn, Bryan Marshall, Roger Charlton, Nicky Henderson, Ralph Beckett, Harry Dunlop and currently Roger Teal.



The Trainer's House:

A three bedroom house of around 1,800 square feet, is well placed to oversee the yard with a good sized sitting room with access to its own garden.

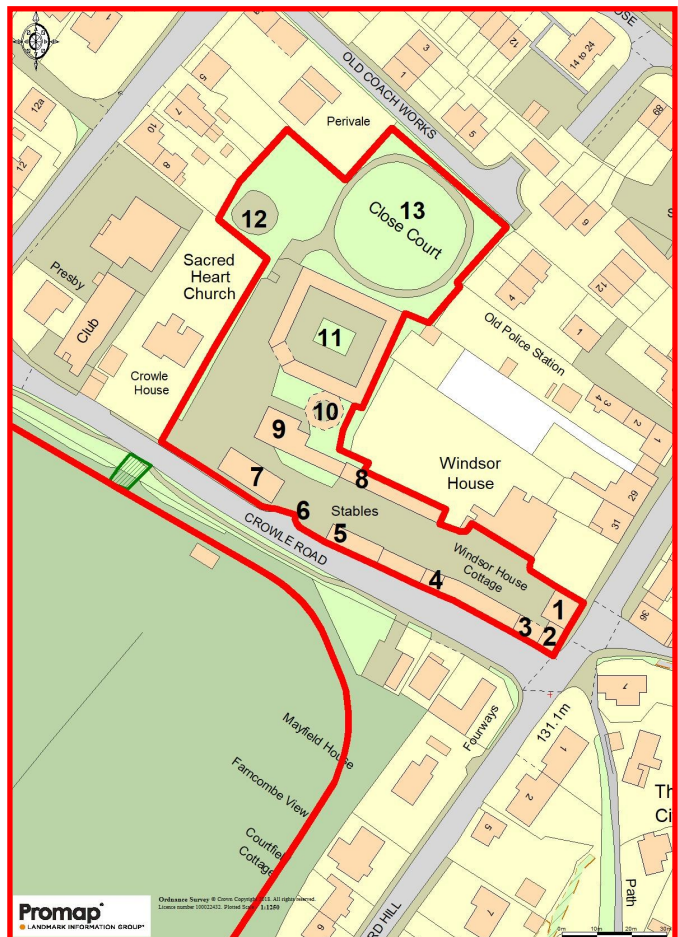


The Training Yard:

(Numbering corresponds to the block plan)

1. The trainer's house
2. Racing office, Owner's room, WC and drying room
3. Store
4. Row of 16 boxes
5. Rug room, Feed room and Tack room with electric water heater
6. Muck Heap
7. 3 bay storage barn and horse weighing scales
8. Row of 9 boxes
9. Equine swimming pool
10. 6 bay horse walker
11. Self-contained Lower yard of 26 boxes with veterinary store and racing tack room.
12. Lunge Ring
13. Trotting Ring of half a furlong around.

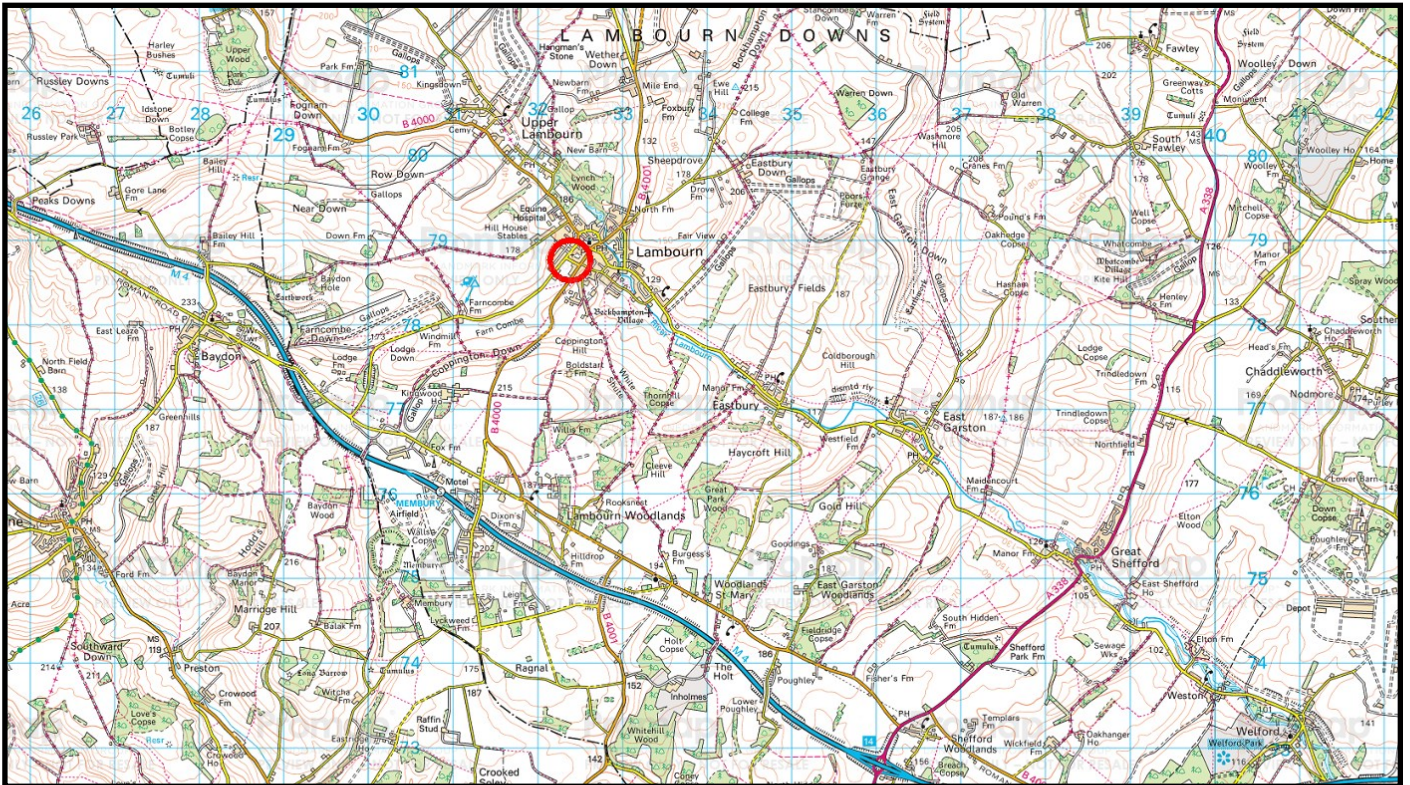
*The land to South of the road used at Landlords discretion



Services:

Mains water, drainage and electricity, the trainer's house has mains gas fired central heating.

Directions: (RG17 8NR) The entrance is on Crowle Road, after 100 metres Windsor House Stables is on the right.



LEASE TERMS:

A summary is as follows:

Type of Lease: A commercial lease excluded from the security provisions of the Landlord and Tenant Act 1954.

Term: 2 years, with both Landlord and Tenant have a 6 month break clause allowing the lease to be terminated after the 18 month point on suitable notice.

Repairs and outgoings: The tenant is to maintain the buildings, look after the paddocks and to pay for all services, rates and council tax.

Insurance: The landlord will insure, reclaiming the premium from the tenant.

Deposit: Two Month's rent

Rental Guide: £50,000 plus VAT per annum for the Yard and the Trainers' House.

Rights of Way: The landlord will have a right of way over all common areas.

Council Tax – Band F, £3,627.72 Payable 2026/27.

Business Rates - Rateable Value £35,500, Rates Payable £15,336





IMPORTANT NOTICE

Windsor Clive International 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.
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For further details and to make arrangements to view, contact the agents:

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