



Pond House Stables

Exning, Newmarket

Carter Jonas

Pond House Stables
Church Lane
Exning
Newmarket
CB8 7HF

An opportunity to purchase
a fully equipped modern
racehorse training yard
situated in a striking location
on the fringe of Newmarket.

Set in a plot of 0.35 acres, this modern
compact racehorse training establishment
includes the following key features:

- 4-bedroom detached trainer’s house
- 20 boxes
- Horse walker
- Local gallop access

Carter Jonas



Pond House

Constructed in 2000 with brick walls
and slate roofing, Pond House extends to
approximately 1,500 sq ft across
two floors.

On the ground floor there is a self-
contained racehorse trainer’s office (with
WC) opening directly onto the yard. The
front door to Pond House is secluded
away from the yard, with the ground
floor accommodation extending to a
kitchen, dining room, large conservatory
and sitting room. The first floor has 4
bedrooms and a bathroom (with separate
shower and bath). To the front of Pond
House is a large, paved driveway, whilst to
the rear there is an enclosed garden which
is laid to grass.

Pond House Stables

The traditional stabling is configured in
a practical quadrangle comprising 18
brick-built boxes under slate roofing, with
a further 2 timber boxes. A set of elegant
metal gates separate the yard from the
driveway. Supporting the stabling is a
feed room, storage room, tack room
and self-contained muck store. Situated
centrally in the yard is an attractive lawn
which provides an excellent space to show
racehorses. Towards the gated entrance
of the Property is a 5-bay Monarch horse
walker which provides an effective option
for on-site exercise for racehorses.

Location

Pond House Stables is situated down
the picturesque, secluded Church
Lane in Exning village, on the fringe
of Newmarket, the world famous
headquarters of horseracing. Exning
benefits from horse walks which lead
directly to Newmarket’s Racecourse-side
Training Grounds, with the connecting
walk giving racehorses a perfect
opportunity to warm-up and cool-down
when travelling to and from the gallops.

In addition to 2 racecourses, Newmarket
offers an unrivalled 2,500 acres of training
gallops, with a range of grass and all-
weather surfaces over different gradients
providing trainers with a multitude of
options when it comes to exercising
racehorses. Additionally, there are
multiple renowned veterinary practices
situated in Newmarket, as well as the
Tattersalls sales complex.

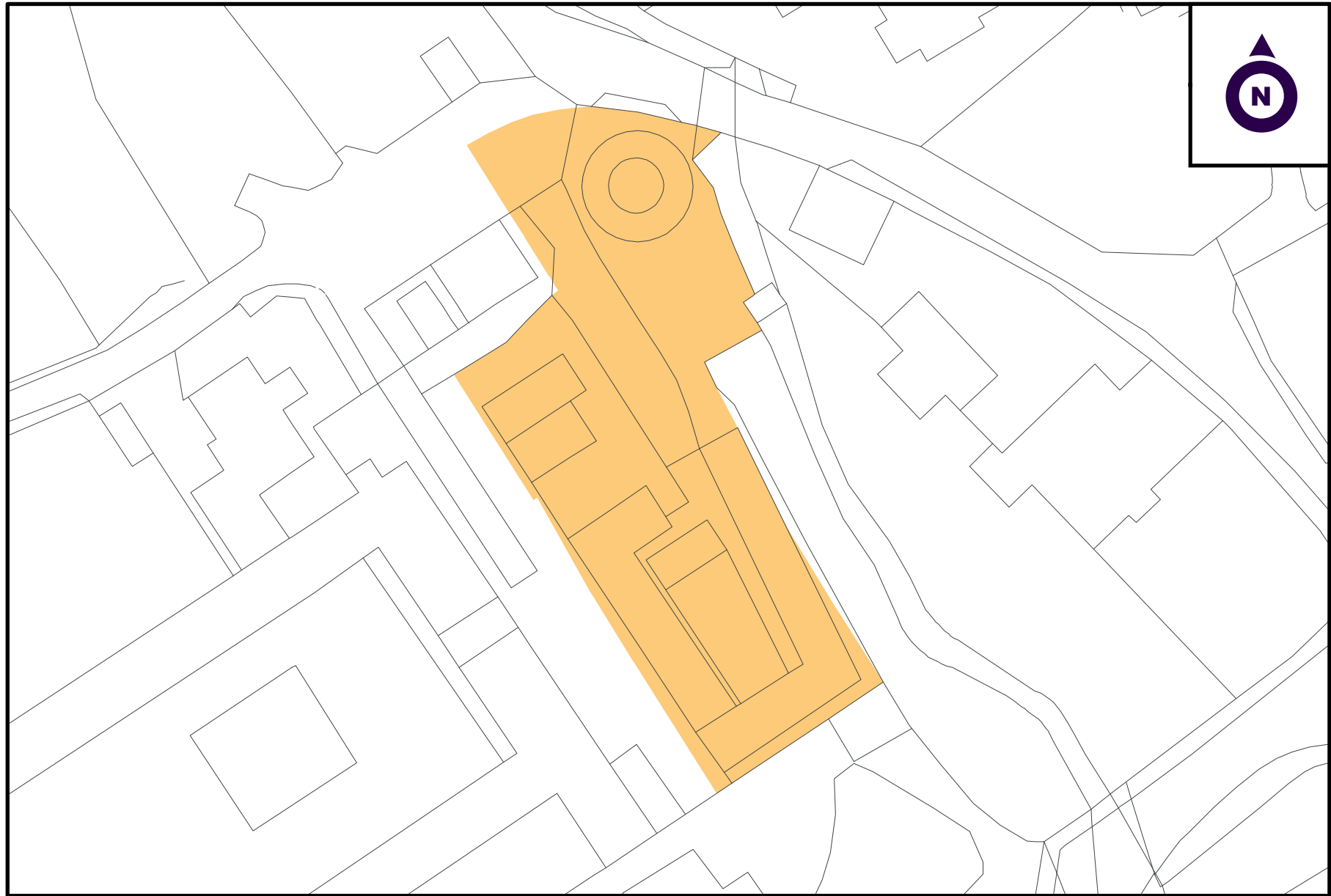
The A14 provides an excellent road link to
Cambridge and the Midlands beyond, with
the M11 connecting to Stansted Airport
and London.

Access

Pond House Stables benefits from direct
access off Church Lane, an adopted
highway. The elegant electric metal gates
at the entrance to the Property lead onto
a large, paved driveway.

Gallops

Access to the training gallops is arranged
separately via the Jockey Club Estates.



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Land plan

 Pound House Stables

Floor plan

Pound House Stables
Church Lane
Newmarket

Approximate gross internal area:

Pond House
1409 sq ft / 130.9 sq m

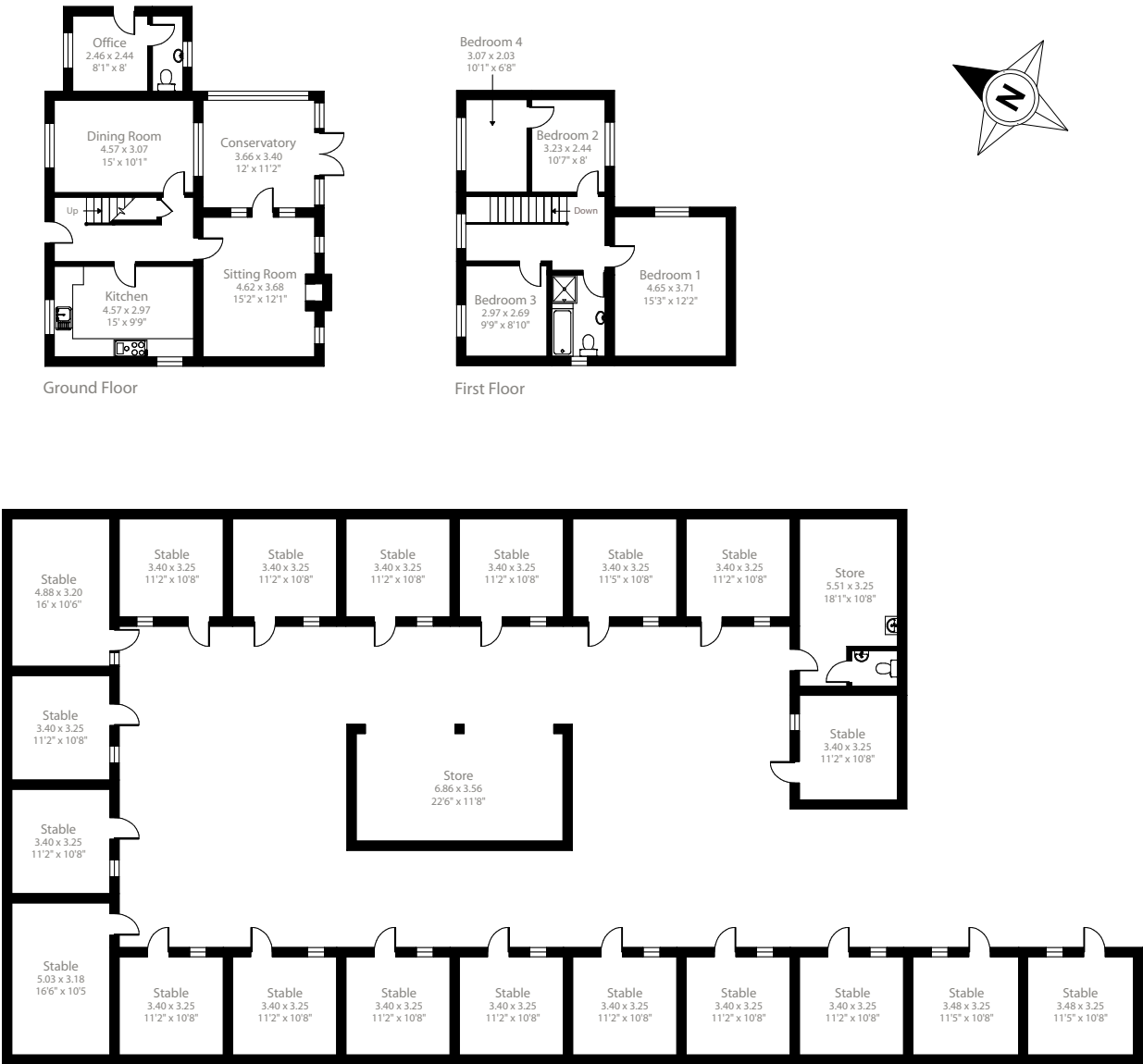
Office
98 sq ft / 9.1 sq m

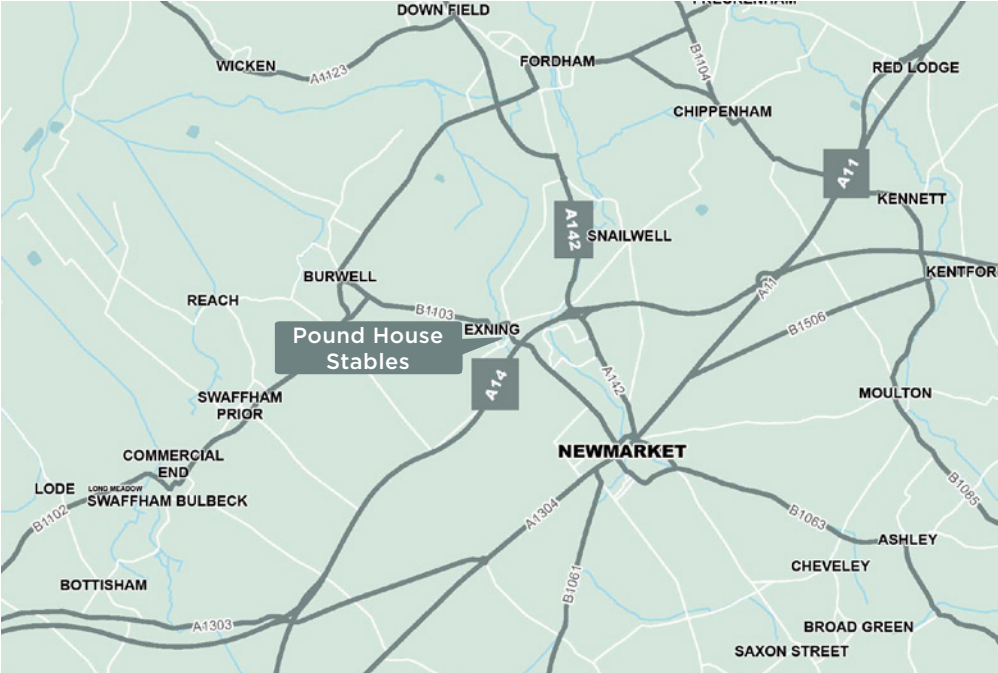
Stables
2740 sq ft / 254.5 sq m

Stores
455 sq ft / 42.2 sq m

Total
4702 sq ft / 436.8 sq m

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.





Method of sale

The freehold of the site is offered for sale by private treaty with vacant possession available upon completion.

Planning

The permitted occupation of Pond House is limited to a person or persons wholly or mainly employed upon the bloodstock establishment.

Services

The Property benefits from mains water, gas, electricity and drainage. Pond House is heated via mains gas central heating.

Health & safety

All viewings are carried out at the sole risk of the viewer and neither the Agent nor the Vendor takes responsibility.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the Property becomes a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

EPC

Pond House has an EPC Rating of C.

Local Authority

West Suffolk Council
West Suffolk House
Western Way
Bury St Edmunds
IP33 3YU
01284 763233

Viewings

Viewings of the Property are strictly by appointment only and to be accompanied by either the Agent or Vendor.

Directions

From the north-western edge of Newmarket: Follow Exning Road for 300 yards, continuing beyond the A14 underpass. Take the left hand tuning onto Ducks Lane, following this road for 110 yards before turning right onto Church Lane. Follow Church Lane for 110 yards, where the gated entrance to Pond House Stables is situated on the left hand side.



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