



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



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### 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.

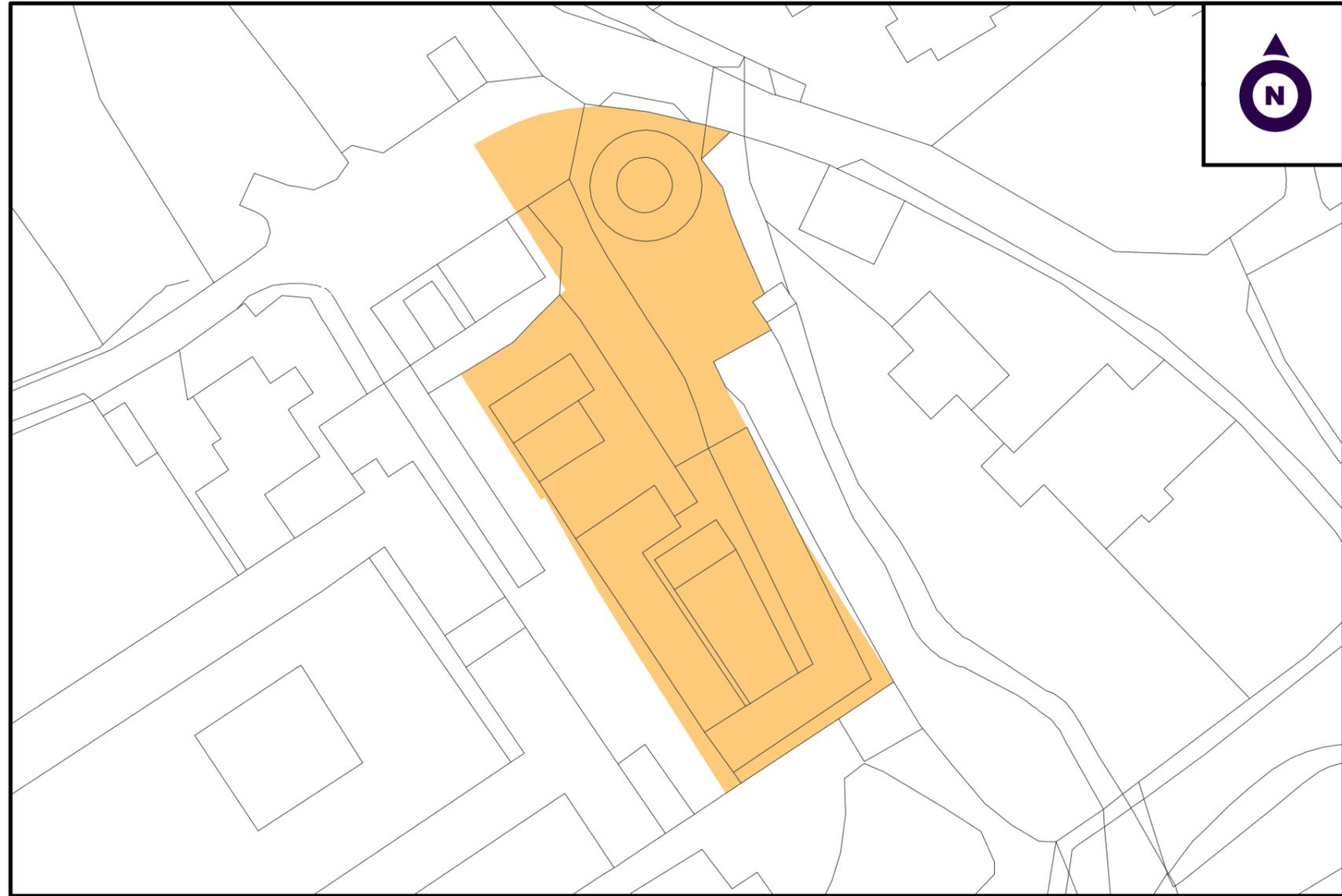
The A14 provides an excellent road link to Cambridge and the Midlands beyond, with the M11 connecting to Stansted Airport and London.

### 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

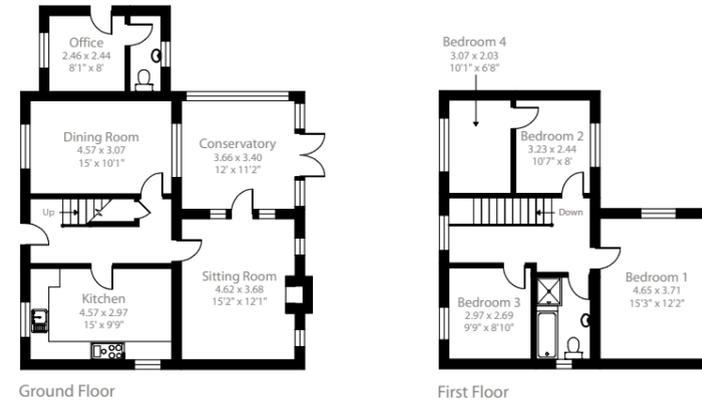
**Office**  
98 sq ft / 9.1 sq m

**Stables**  
2740 sq ft / 254.5 sq m

**Stores**  
455 sq ft / 42.2 sq m

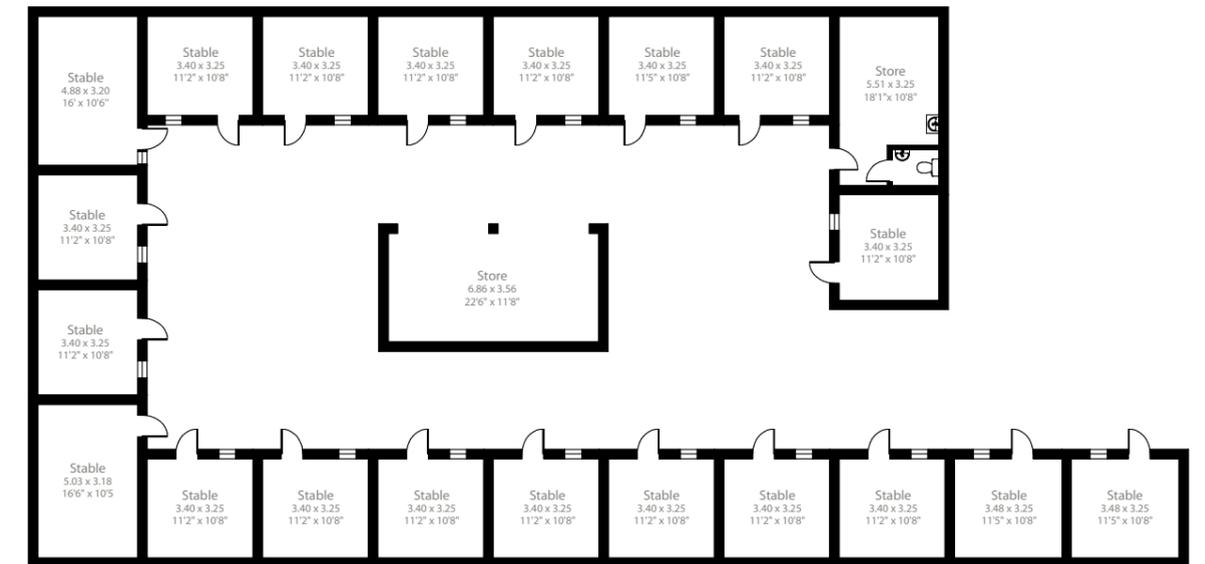
**Total**  
4702 sq ft / 436.8 sq m

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



Ground Floor

First Floor





### 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 turning 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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### Important information

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