

Gazeley Stud

Newmarket





GAZELEY STUD, NEWMARKET

An historic 72 acre stud farm with an exceptional house

Newmarket 5 miles | Bury St Edmunds 11 miles | Cambridge 18 miles

A completely modernised house of about 6500 ft² with 4 main reception rooms, 5 bedrooms and 5 bathrooms.

Adjoining 2 bedroom annex.

South facing garden with pavilion.

Stud farm buildings, with a total of 60 boxes in a variety of traditional loose boxes and barns.

Suitable as a private stud farm or potential as a stallion station.

19 paddocks with excellent, well maintained pasture.

In all about 71.70 acres



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Introduction

Gazeley Stud has its origins as a long established stud farm, which is justified by its excellent paddocks and proximity to Newmarket. Originally part of the then Phillips family's Dalham Hall Stud, it was purchased by Pat McCalmont in the 1970s and run as a stallion station, standing Tynnavos, Hotfoot and Sizzling Melody. The current owners bought Gazeley in 2007 and have run it as a private stud for their own and clients' mares, meanwhile modernising and extending the house.

The paddocks are well railed and have plenty of shelter provided by mature trees and hedgerows. Due to a light stocking regime, the quality of the grazing stands out. With excellent buildings and a superbly finished house, Gazeley Stud is a rare opportunity to acquire a stud and house of exceptional quality.

Location

Gazeley Stud is on the edge of the village of Gazeley, less than 5 miles east of Newmarket, Britain's largest racehorse training centre. Newmarket itself has two racecourses, the Tattersalls Sales complex, and some of the finest veterinary facilities in Europe. Newmarket is also home to the Jockey Club and the British Horseracing Museum.

The A14 (Junction 39) is about 2 miles to the north and provides good road access to the East and West. Newmarket (5 miles) and Cambridge North (18 miles) provide rail links via Cambridge to London King's Cross and Liverpool Street Stations.

Stansted Airport is approximately 38 miles to the south by dual carriageway and motorway.

A selection of private and state schools are located in Newmarket, Cambridge, Bury St Edmunds and Ely, as are good shopping and recreational facilities.





Gazeley Stud House

Originally built in the 1975, the Stud House has been extended and updated under the current ownership. Approached by a tree lined drive past the stud buildings and through double electric gates, the house has a gated drive and is surrounded by almost an acre of garden. Totalling about 6,500 ft², of note are the four principal reception rooms, superb kitchen and well proportioned bedrooms.

The reception hall with double height ceilings has timber flooring, silk wallpaper and a timber staircase. Off the hall is a cloakroom, with built in shelving, and a separate WC. The formal dining room is accessed from the hallway with a fitted storage area beyond, leading to the 2-bedroom annex. The principal drawing room has an open fireplace. The sitting room has timber flooring and a glazed door leading to the garden. The games room or study has built in cupboards housing a large built in safe. Beyond the study is the laundry room with a sink and a boiler room, hot water tank and Monarch water softener system.

The south-facing kitchen has quartz counter tops and an 8-foot-long Orinoco granite island with an instant hot water tap and Blanco double sink. The kitchen is fitted with Smeg ovens, an Elica induction hob, a Sub-Zero American style fridge-freezer and a Caple wine fridge. There is a walk-in pantry with fitted storage and integrated Miele coffee machine and microwave. A recent addition to the kitchen is the sitting area at one end, with a glass roof lantern and bi-fold doors leading out to the terrace and garden. Views extend over the garden to the paddocks beyond.

On the first floor are 5 bedrooms all with ensuite bathrooms. The master bedroom has a large dressing room with built in storage.

Garden

A large south facing garden is laid mostly to lawn. At the western end of the garden is the Pavilion with a large terrace looking back to the house. The Pavilion is glass fronted, of shiplap timber under an asphalt roof, with bi-fold doors and a covered barbeque area to one side. There are two WCs, a sink and kitchenette with dishwasher and built in bar.



Floorplan

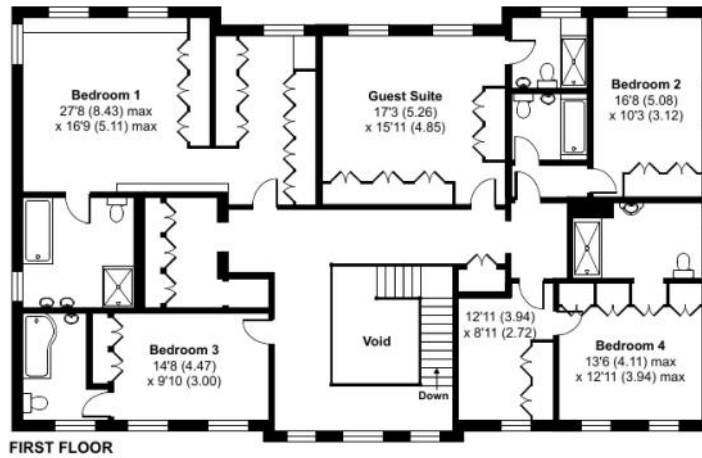
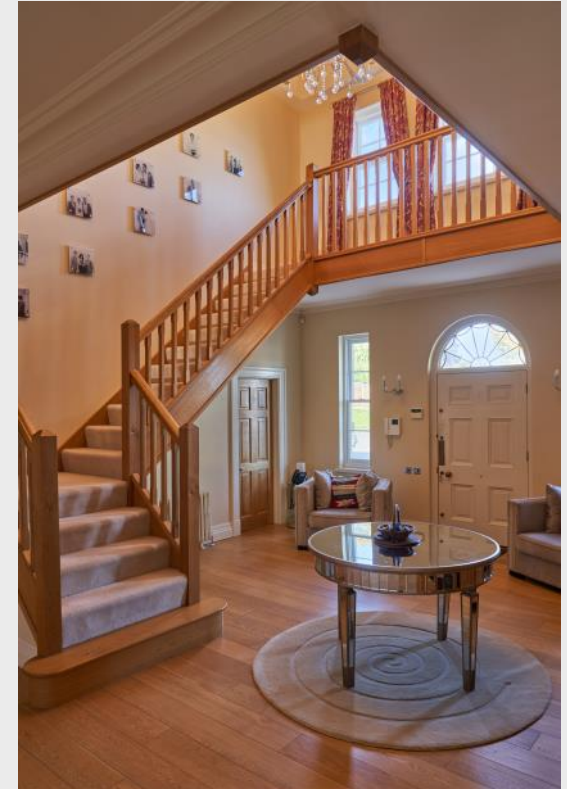
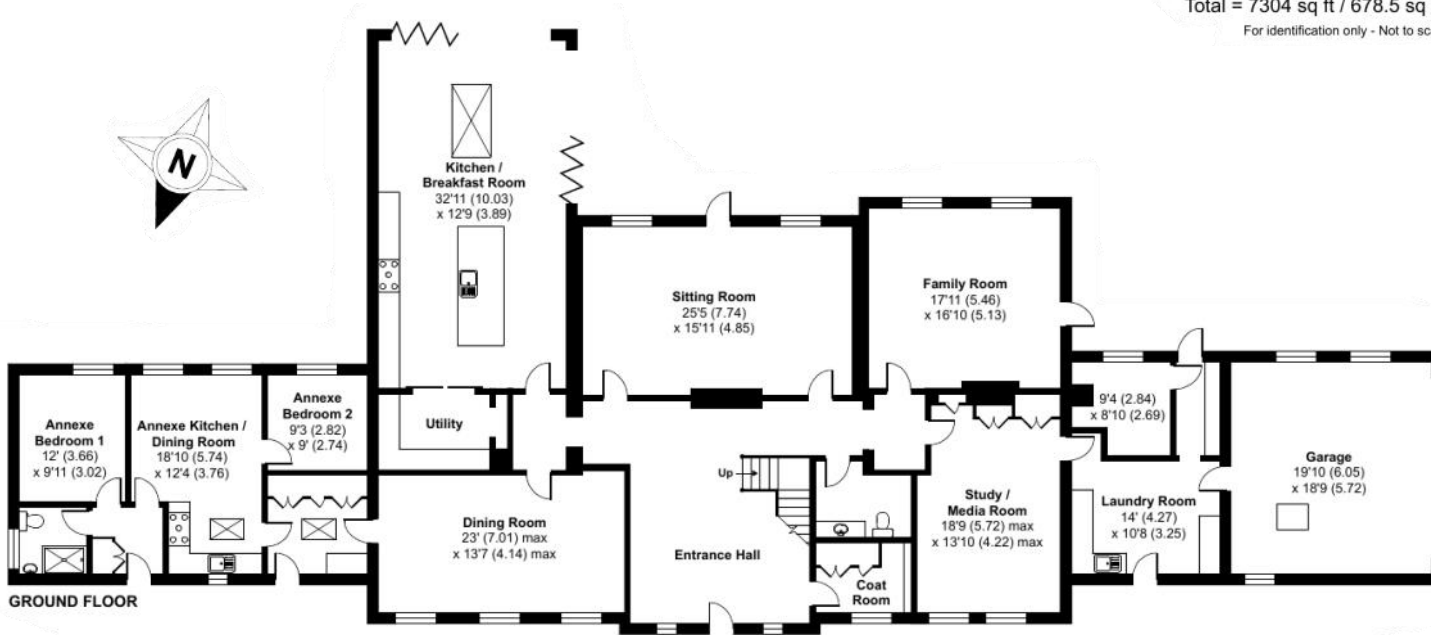
Approximate Area = 6038 sq ft / 560.9 sq m (excludes void)

Garage = 376 sq ft / 34.9 sq m

Outbuilding = 890 sq ft / 82.6 sq m

Total = 7304 sq ft / 678.5 sq m

For identification only - Not to scale



The Stud Farm

Numbers refer to the block plan:

1. A pair of stallion boxes (each 15 ft. x 17 ft.) of Cambridge brick under a corrugated steel roof.
2. Two further stallion boxes and a veterinary store with sink and hot water heater, of red brick and rendered at one end.
3. A newly renovated office with bi-fold glass doors.
4. A row of 11 brick boxes with stone mangers and two tack rooms.
5. A 6-bay barn with brick to 10 feet and Yorkshire boarding above, clad with corrugated sheeting at either end under a corrugated roof. Inside are 10 IAE timber boxes with corner mangers and automated water troughs. In addition there are four brick foaling boxes with heat lamps, a sitting up room, stocks, a WC and built in storage.
6. A row of 10 brick boxes with stone mangers.
7. A row of 5 brick boxes under a slate roof.
8. A 12-bay steel frame barn, of around 70m x 30m, housing 16 boxes, tack room and feed room, a 40m x 14m lunging area with carpet fibre surface and a general storage area in the middle. At the northern end are two turnout pens, each of 12m x 12m, a loading ramp and examination stocks.
9. 6-bay Claydon horse walker.
10. 18m lunge ring with carpet fibre surface and viewing platform.



Paddocks

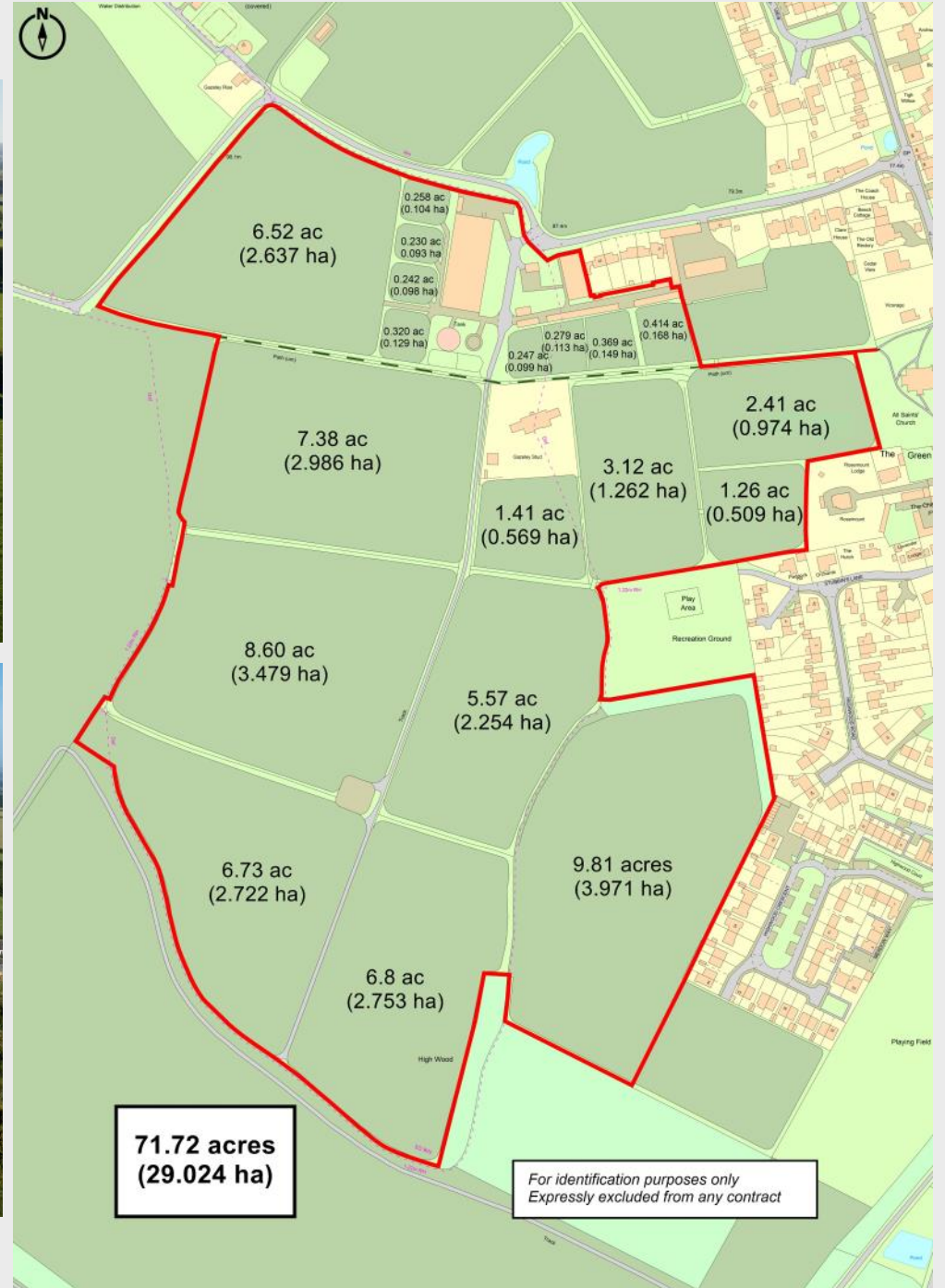
The 19 paddocks are efficiently laid out and well fenced with post and two-rail fencing. All have water troughs and have shelter owing to the mature trees and hedgerows which have been well maintained.

Along the central track is an all-weather pen of 25m by 25m.

Soil

The soil is a freely draining, base rich soil over chalk. It is Grade 2 on the Agricultural Land Classification Map.





General Remarks

Method of sale: Gazeley Stud is offered for sale as a whole by private treaty

Tenure and possession: The freehold is available with vacant possession upon completion.

Title: Part of title SK300935

Council Tax: Gazeley House – Band H (£4,049.44 payable in 2023/24)

Energy Performance Certificates: Gazeley House - E

Utilities: Mains water and electricity. Private drainage to septic tanks. Oil fired central heating.

Local Authority: West Suffolk District Council

<https://www.westsuffolk.gov.uk>

Business Rates: The current rateable value is £30,950. Rates payable of £15,444.05 based on the small business multiplier of 49.98p/£.

Boundaries, plans, areas, schedules and disputes: The Boundaries are based on the Ordnance Survey and are for reference only. The Purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation thereof. Should any dispute arise as to the boundaries, or any points arise on the general remarks and stipulations, particulars, schedules, plan on the interpretation of any of them, such questions shall be referred to the selling agents whose decisions acting as an expert shall be final.

Easements, covenants, rights of way and restrictions: The property is sold subject to, or with the benefit of, all existing wayleaves, easements, quasi-easements, rights of way, covenants, and restrictions, whether mentioned in the particulars or not. A footpath passes between high hedges as marked on the plan with a green dotted line.

Land Based Schemes and Designations: The land is not entered into BPS, ELMs or similar. The land is in a nitrate vulnerable zone.

VAT: Any price guide given or discussed is exclusive of VAT. In the event that the sale of the property or any part thereof or any right attached to it becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition.

Fixtures and fittings: The fixtures, fittings and equipment may be available to purchase at a reasonable valuation; however, they are not necessarily included in the sale of the property. Please note that the cooker in the annex, the two chandeliers in the house and the mobile home are not included in the sale.

Viewing: Strictly by appointment with the sole agents Windsor Clive International.

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Directions: From London and the M11: Take the A11 and filter left signed A1304 towards Newmarket, continuing straight to the town centre.

From Newmarket: From the clock tower, take the B1036, turn left onto Moulton Road. At Moulton, turn left and immediately right onto Bridge Street. Continue onto Gazeley Road. The entrance to Gazeley Stud is on the right on reaching Gazeley village.

Postcode

CB8 8RA

Particulars prepared April 2023

Photographs taken October 2022.

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.
2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Windsor Clive International, nor any of their employees, have any authority to make or give any representation or warranty in relation to the property.
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.
4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey and the Land Registry. Where revisions have been made by the Agents a full land survey has not been carried out, consequently where enclosures have been divided or altered, the position of the new boundaries together with the plotting of any new or altered building and any other information, whilst believed to be basically correct, are indicative only.



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