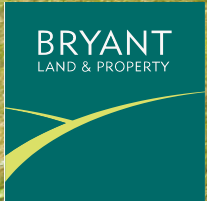


LAND FORMERLY HOLLAND HOUSE STABLES

ROWLEY DRIVE, NEWMARKET, SUFFOLK



JACKSON-STOPS



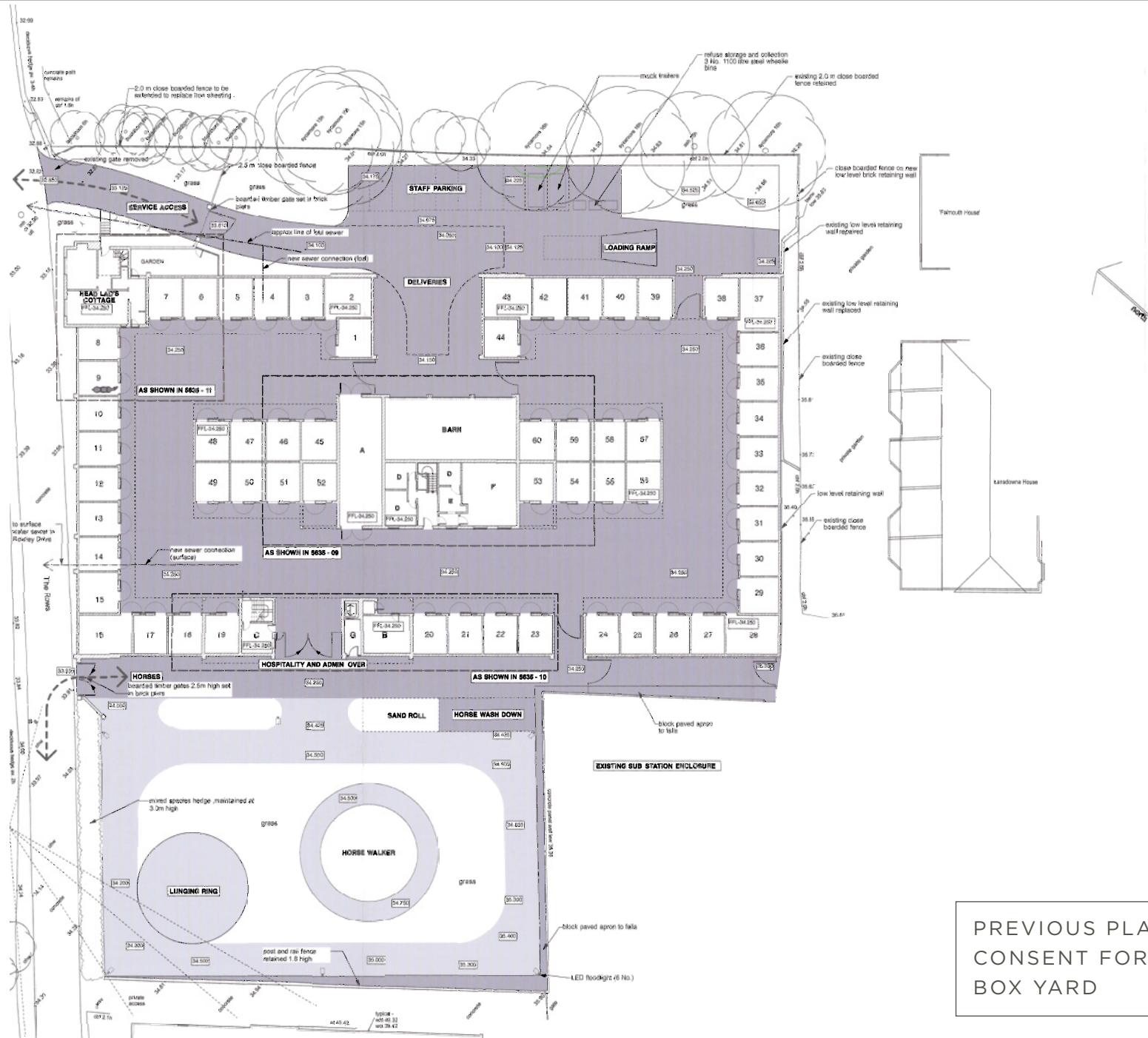
AN EXCITING OPPORTUNITY TO CREATE
A NEW RACING YARD (SUBJECT TO RENEWAL
OF PLANNING PERMISSION) ON THE
STRATEGICALLY LOCATED SITE OF HISTORIC
HOLLAND HOUSE STABLES, WITHIN CLOSE
PROXIMITY OF THE TOWN CENTRE AND AN
AREA SUBJECT TO CURRENT MAJOR
RE-DEVELOPMENT PROPOSALS

CAMBRIDGE 12 MILES
BURY ST EDMUNDS 16 MILES
STANSTED AIRPORT 34 MILES
LONDON 60 MILES
(DISTANCES APPROXIMATE)



FEATURES

- 0.62 hectare (1.54 acre) site with access to Rowley Drive
- Adjoining the cross-town horse walk linking the Racecourse Side and Bury Side Training Grounds
- Previous full planning permission obtained for 60 box yard with accommodation
- Strategic location close to town centre with major plans for redevelopment nearby



PREVIOUS PLANNING
 CONSENT FOR 60
 BOX YARD



THE PROPERTY

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 honor 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 horse walk linking Racecourse Side and Bury Side Training Grounds

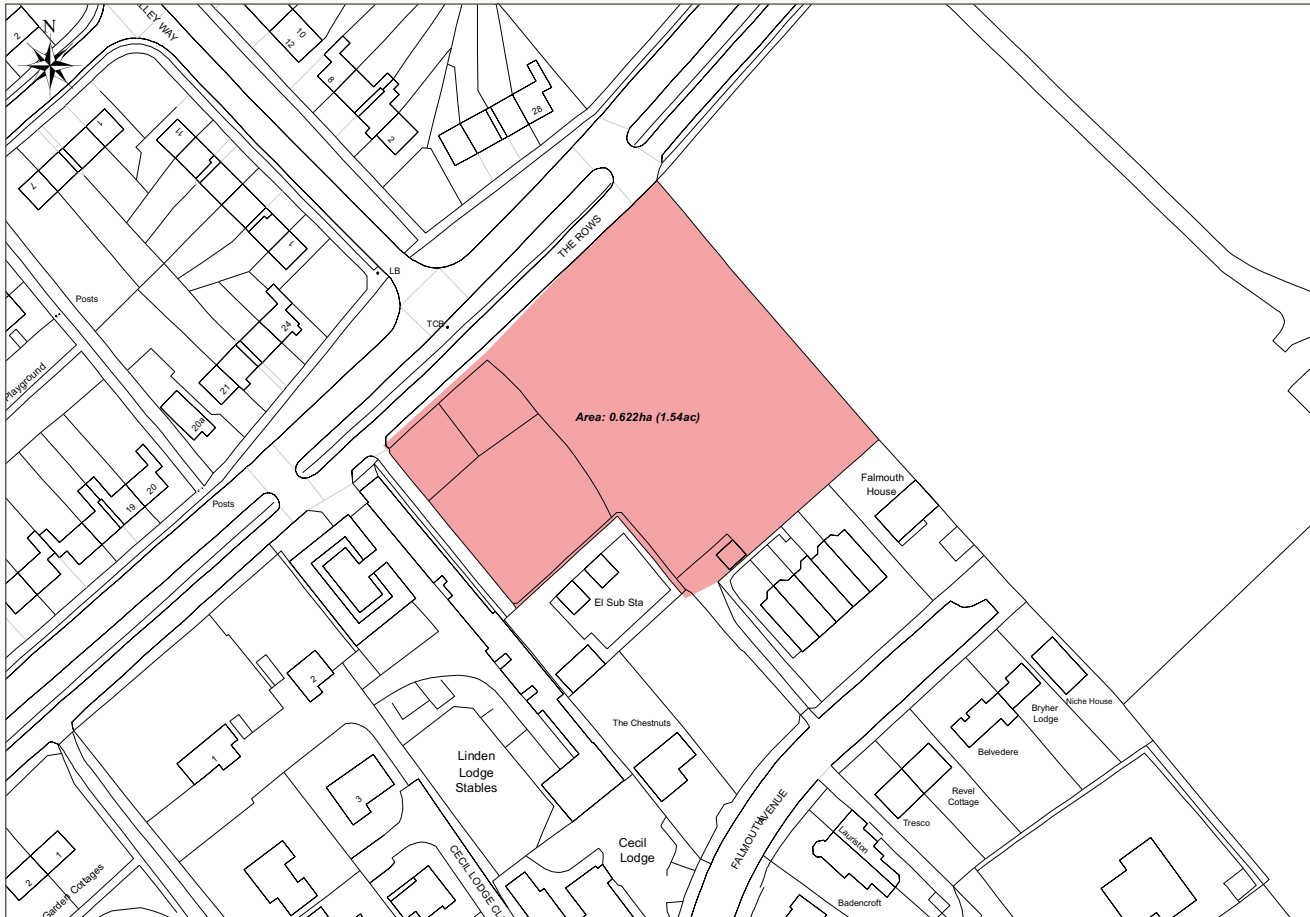
PLANNING

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 (Forest Heath) 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 occupies a strategic location near the town centre and within close proximity to an area for which a major re-development proposals are being submitted; 'Fitzroy Park' will include new homes, flats, offices, petrol station and convenience store together with the refurbishment of the historic Queensbury Lodge Stables adjoining the High Street.





OVERAGE

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

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 Paddocks.

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and 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. Stansted International Airport is approximately 40 minutes' drive.

PROPERTY INFORMATION

Post code: CB8 0NJ

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

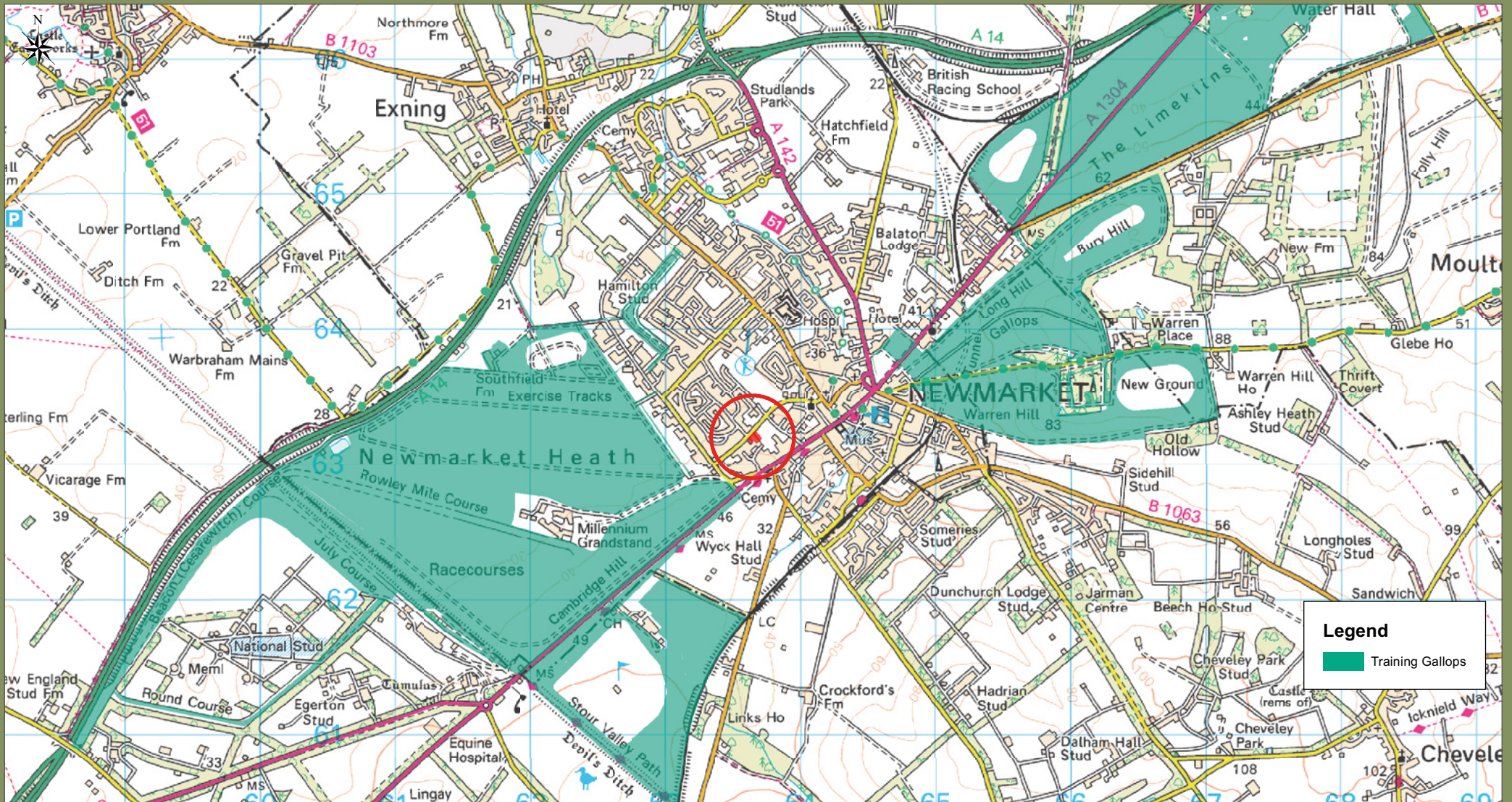
Tenure: The property is freehold with vacant possession on completion.

Local Authority: West Suffolk (Forest Heath) District Council
Tel: 01638 719000

Viewing: Only by appointment with joint sole agents:
Jackson-Stops - Tel: 01638 662231
or Bryant Land & Property 01223 842675

DIRECTIONS

From the Newmarket Clock Tower roundabout, proceed down Newmarket High Street and turn right into Black Bear Lane. At the end of Black Bear Lane turn left into Rowley Drive. The entrance to the site can be found after a short distance further on the left-hand side.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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