



Jackson-Stops
& Staff



Great Bradley Oak Stud

GREAT BRADLEY, NEAR NEWMARKET, SUFFOLK

Great Bradley Oak Stud

East Green, Great Bradley, Newmarket, Suffolk, CB8 9LU

The Property

Great Bradley Oak Stud has been developed in the last thirty years as a private thoroughbred stud farm producing and rearing high class bloodstock. With a well placed Stud Manager/Groom's House and Owner's Flat it is also well suited for a broad range of equine uses. Only 10 miles from Newmarket, Great Bradley Oak Stud is deep in rural Suffolk and has lovely views over the surrounding countryside. Access to the A11/M11 is extremely easy so it is ideally placed for those wishing to be in range of Newmarket, Cambridge, Stansted airport and London. The property is well laid out for ease of management and the Stud Manager/Groom's House and Owner's Flat are integrated with the stable yard, garage, office and conference room. The Stud Manager/Groom's House has a sitting room with an open fireplace and French doors to the enclosed garden, kitchen, three bedrooms and two bath/shower rooms. The Owner's Flat can be accessed via a passageway from the Stud Manager/Groom's House with a sitting room, kitchenette, two double bedrooms and bathroom. Recent investment has been made into the stud, including a new stallion/covering yard and isolation yard.

In all approximately 102 acres (41.2 hectares)

- Newmarket 10 miles
 - Bury St Edmunds 16 miles
 - Cambridge 17 miles
 - London 60 miles
- (distances/time approximate)

Directions

From Newmarket take the B1061 through the villages of Dullingham, Burrough Green and into Great Bradley. Take the left hand turn in Great Bradley signposted to Cowlinge. Continue past the church and after half a mile turn left into East Green. Follow the tarmac to a concrete

road and Great Bradley Oak Stud can be found on the right hand side up the drive on the right lined by poplar trees.

Property Information

Services: Mains water, drainage and electricity (3 phase). Calor Gas central heating.

Tenure: Freehold

Local Authority: St Edmundsbury District Council
01284 763233

Business Rates: £7,900 payable 2010/11

Council Tax: payable 2010/11
Stud Manager/Grooms House - Band C - £1,334.55
Owners Flat - Band A - £1,000.91

Single Farm Payments: Any Single Farm Payment Entitlements relating to the property will be transferred to the new owner.

Boundaries, Easements and Rights of Way: The property is sold subject to all rights of way, and other easements or wayleaves whether mentioned in these particulars or not.

Access: Via the B1081 and Hall Road, a public highway onto a no-through road. We understand that a neighbouring farmer has a right of way to access fields beyond the stud via the concrete road and that maintenance costs are shared with the farmer from the public highway to the stud turning.

Viewing: Only by appointment with sole agent: Jackson-Stops & Staff. Tel: 01638 662231

Stud Manager/Groom's House - semi-detached three bedroom house with enclosed garden, garage and store.

First Floor Owners Flat - two bedroom apartment with sitting room, kitchenette and bathroom.

Both the house and flat have been well maintained externally but internally require some re-decoration and modernisation including new kitchen units and refurbished bathrooms.

Stud Office and Conference Room - with useful store room, cloakroom and French doors providing direct access to the stable yard.



Current Stud Services: Boarding mares (permanent and temporary), foaling mares during season, transport and walk-in service to stallions in Newmarket area, sales preparation for yearlings, mares and foals. Rehabilitation/spelling service for racehorses.

A well located private thoroughbred stud farm within easy reach of Newmarket



The Stud Buildings

Stable Yard – A courtyard of brick and slate construction with a range of boxes including:

- 34 boxes in total with automatic waterers and new mangers, including one veterinary box with rubber floor, stocks, weighbridge and workbench, 4 large boxes suitable for foaling all with heat lamps and CCTV connected to the house. All boxes are well proportioned and larger than the standard box size of 3.3m x 4m (4m x 4m). Foaling boxes are 4m plus x 5m plus.

Feed Store – To the north corner of the yard there is a circular store with feed store above. This has the benefit of access from the exterior of the yard for deliveries.

Stallion/Covering Yard – This consists of a steel frame with concrete block walling and steel sheet cladding, non-slip flooring and wall padding.



Isolation Yard – 6 newly built stables.

Horsewalker - Claydon 5 horsewalker,

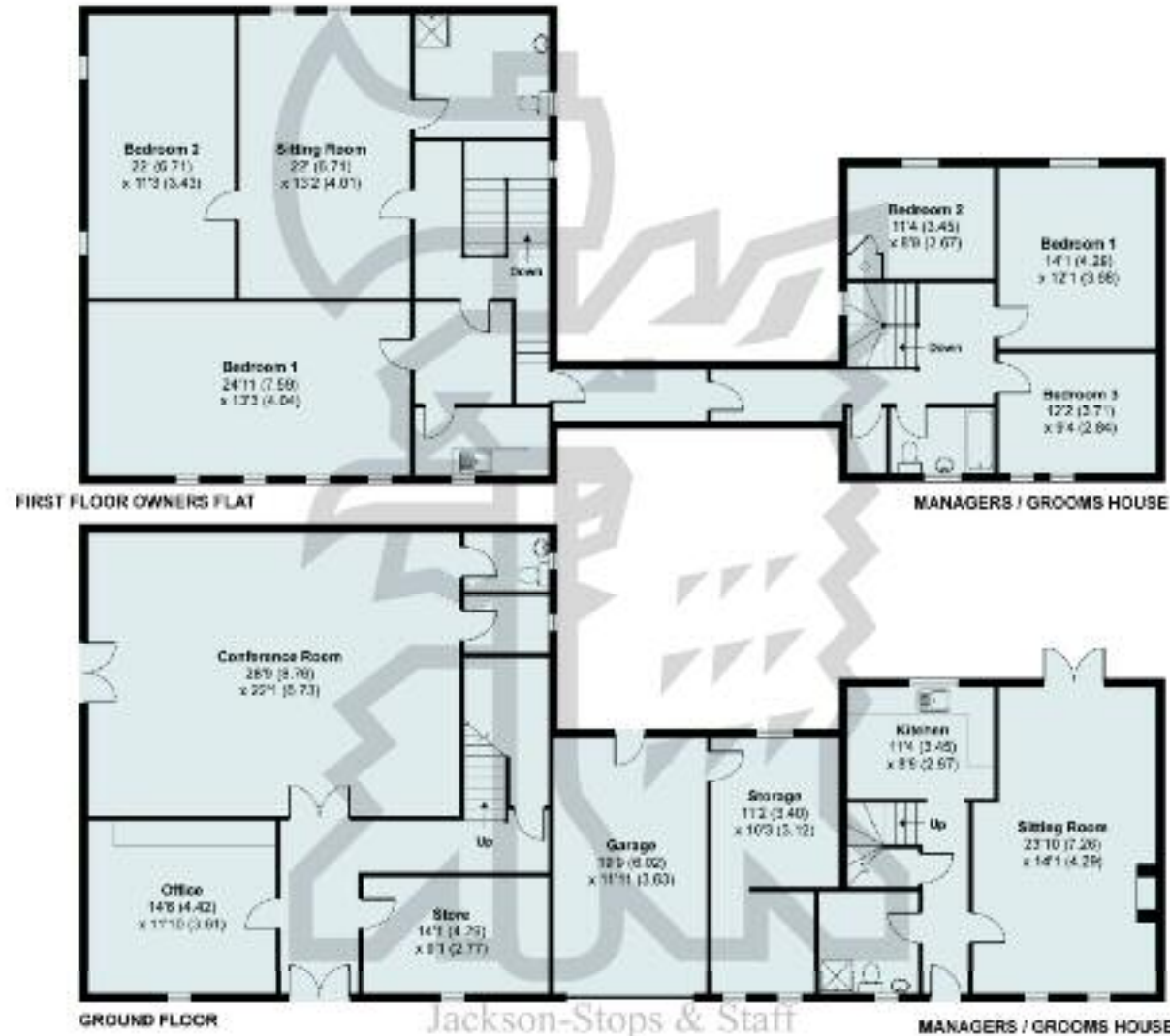


Loading Ramp and Weighbridge – This is close to the covering and isolation yards.

The Land – There are 11 main paddocks and 6 nursery/turnout paddocks, all relatively level and post and railed.

Great Bradley Oak Stud East Green Great Bradley

APPROX. GROSS INTERNAL FLOOR AREA 4201 SQFT / 390.2 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Jackson Stops & Staff and no guarantee as to their operating ability or their efficiency can be given.

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