

# Bourton Hill Farm Equestrian Yard

BOURTON HILL, BOURTON-ON-THE-WATER, GLOUCESTERSHIRE



HAYMAN-JOYCE



**BOURTON HILL FARM  
EQUESTRIAN YARD  
BOURTON HILL  
BOURTON-ON-THE-WATER  
CHELTENHAM  
GLOUCESTERSHIRE  
GL54 2LF**

**EXCEPTIONAL RACEHORSE  
TRAINING FACILITY TO RENT,  
BASED IN A HIGHLY DESIRABLE  
AREA OF GLOUCESTERSHIRE.**

- Up to 78 stables within three separate yards
- 6½ Furlong all-weather incline gallop
- 2 Furlong sand canter circle
- 3.5 Furlong all-weather schooling lane
- 30m x 17m Indoor school
- 60m x 40m Outdoor school
- Covered 6 horse walker
- Good outriding
- 3 Bay washdown facilities
- Tack, feed and staff room
- Hay storage building
- Horsebox and staff parking area
- Office with kitchen & w.c.
- 2-Bedroom grooms' accommodation
- Just over 2 acres of turn out paddocks (more can be arranged)

**TO LET**

**PRICE ON APPLICATION**



## Approximate Distances (miles)

Bourton-on-the-Water 2m | Stow-on-the-Wold 6m | Moreton-in-Marsh 11m | Cirencester 15m | Cheltenham 17m | Gloucester 24m | Oxford 29m | Worcester 38m | Bristol 56m | London Heathrow Airport 72m

## Location

Set beautifully elevated upon the hill above Bourton-on-the-Water, there are exceptional views of the stunning surroundings of the Cotswold Area of Outstanding Beauty countryside. Although, very much in the perfect surroundings to train horses with the quiet countryside, the access links and amenities are all very close and accessible. Bourton-on-the-Water is a short 2-mile drive and is a charming Cotswold village made popular by the shallow River Windrush. Comprehensive facilities include Co-operative store, pharmacy, doctors, community centre, dentist, primary school and the outstanding academy 'Cotswold School'. Bourton-on-the-Water also has the benefit of the highly regarded equine veterinary practice of Bourton Vale Equine Clinic, only 3 miles away from the property.

Stow-on-the-Wold (6 miles) and Moreton-in-Marsh (11 miles), both have a good range of shopping facilities. The award-winning Daylesford Farm Shop is about 9 miles away and the Members' Club, Soho Farmhouse, is about 23 miles away.

Set within 18 miles of the M5 motorway, road transport links across the country are excellent for transporting horses smoothly to the numerous venues countrywide.

Good train services from both Moreton-in-Marsh and Kingham (11 miles equidistant), the fastest reaching Paddington from 80 minutes. Other local towns within easy reach are Cheltenham, Cirencester and Oxford.

Airports at Bristol and London Heathrow are both under 75-miles away for international travel.

## Description

Exclusive equine facility, currently utilised as a top National Hunt Racehorse training yard occupied by Ben Pauling Racing since 2013. In this time, there have been Cheltenham Festival and Grade 1 winning horses trained from Bourton Hill Farm. Mr. Pauling is currently constructing his own facility elsewhere and hence this fantastic opportunity has become available to lease.

The brief overview of the whole site includes up to 78 stables, mainly under the one roof along with two separate stable yard areas. The site is part of a larger arable farm which operates neatly behind the main yard however does not interfere with the day to day running or usability of the stable yard itself. There is a shared drive down to Bourton Hill Farm where there is staff parking on the approach to the yard, keeping the traffic and vehicles away from the stables themselves. A short walk from the car park, leads to the main office and reception with the stables beyond, accessed by foot either from the office itself or round to the side onto the courtyard of the Main Yard.

The main reception and office building has a large open plan office to one end with pedestrian door to the Main Yard with the benefit of a separate kitchen and w.c. Within the same building, there is staff accommodation with two bedrooms and a bathroom and separate entrance door along with access to the office kitchen. The building has double-glazed windows and electric heating.

There are some exceptional facilities, some of which have been installed within the last 3 years and have a proven track record of success. There is the main all-weather 6½-furlong hill gallop with gradual incline, along with the canter circle on deep sand over 2-furlongs round. A top-class schooling lane with space for three hurdles and three fences on a gradual incline with mature hedge to one side. There is also the benefit of the indoor and outdoor schools and covered horse walker providing a huge range of equine training facilities for any number of equestrian disciplines, not just training racehorses as it has currently been used. There are also a number of tracks to utilise for hacking out from the property.

## Equestrian Facilities in more detail

### Main Yard

56 Stables, built with internal stables having hardwood board panel partitions under metal bar tops, all having swing doors on a concrete floor throughout the main barn, all accessed under the one roof space of two large steel portal framed buildings constructed adjacent to one another. Large openings to the front and rear, along with the height of the barn itself, provides a light and airy space for the horses. Within the barn there is also the main tack room, staff 'brew' room and feed room and is central to the whole site for ease of movement and circulation. To the front of the Main Yard is a concrete forecourt with a row of two sets of 6 timber stables. There is access to the 3-bay wash down area to one end and the 6-horse covered walker to the other along with a track to the manège and paddocks, which enables a close and compact workable site for all.

### Timber Yard

There are 12 stables of timber construction with canopy opposite the Main Yard, 6 of which have open fronts to a small corral area where the horses are free to wander into an uncovered area of their own. The flooring within the corral is a recycled Astro-turf providing a suitable surface for the horses to walk on. This is continued between the Main Yard and the Timber Yard all along the concrete forecourt area.

### 10 Box Yard

There is a separate steel portal framed barn with 10 internal stables, wash box area and tack room (currently used for the racing tack). This stable barn provides a quieter, small yard separate to the Main Yard and could be utilised by a third party, if required, by prior agreement with the Landlord. There is a pedestrian door to one end and large swing doors to the other for access with the horses. The barn is fully concreted throughout with a concrete frontage and surround. There are internal strip lights and water connected.

### 6½ furlong 'Bowmoss' all-weather gallop

The main incline gallop has a gradual rise and climbs 161ft from bottom to top. The all-weather surface is made from shredded carpet fibres installed by Carpet Ride. The surface has an amazing resilience to the frost, with the top two inches forming a frost-blanket that protects the main bulk of the gallop.

### 2 Furlong Sand Canter Circle

Installed in October 2018, the canter circle is a pure sand gallop and is just over 2f round, the deep sand is ideal for slow, steady canter work. The canter circle is fully railed both inside and out with white plastic running rails.

### 3.5 Furlong all-weather schooling lane

The all-weather schooling lane was another addition to Bourton Hill Farm in 2018. A sand and rubber mix, 4.5m wide. Perfect for installing portable hurdles and fences (ie. EasyFix). There is room for three hurdles followed by three chase fences on a gentle incline, providing an ideal all year-round schooling facility.

### Indoor School

The indoor school measures approx. 17m x 30m and is fully floodlit with a waxed, sand and fibre mix surface.

### Outdoor School

The manège measures approx. 60m x 40m and has a sand and fibre mix surface with post and rail perimeter. An excellent facility for all year-round training for any discipline.



### Horse Walker

The horse walker takes six horses and is covered, fully lined with rubber matting to the floor and walls.

### Land

There are several small paddocks for individual turnout, all having electric fenced perimeters, in all equating to approx. just over 2 acres (more can be available)

There is the opportunity to enjoy miles of farm out-riding, available by request.

### Terms and Conditions

The property is offered on a Business Lease agreement under the Landlord & Tenant 1954 Act with the security provisions of sections 24-28 excluded from the Lease.

The term is flexible and offered up to 7 years at any one time.

Rent – Price on Application.

Deposit equal to two months' rent held as a Rent Deposit Deed.

### Equestrian Facilities and Maintenance

The Tenant will be expected to maintain and upkeep the excellent equestrian facilities on a daily basis to ensure of their longevity and future use.

### Directions

From Cheltenham, follow the A40 east towards Oxford and after approx. 12 miles, at the roundabout at Hampnett, take the first exit left onto the A429 towards Bourton-on-the-Water and Stow. After 5 miles, turn right signposted Clapton 2 miles and Sherborne 5 miles.

After about ½ mile, at the fork, turn right and continue on this road for ½ mile.

The property will be found on your right (not the entrance to the main house with cattle grid, the next entrance on the right to the Farm).

### Services

Mains electricity

Private water via a borehole

Private drainage via septic tank

### Non-domestic Rateable Valuation:

10 Box Yard - £5,700.00

32 Stables, Horse Walker & All-weather gallops - £26,750.00

Ground Floor Office @ 31.5m<sup>2</sup> - £2,993.00

### Viewings

Strictly by prior appointment with the Joint Agents, Hayman-Joyce and Jackson Equestrian Limited

## HAYMAN-JOYCE

High Street, Moreton-in-Marsh  
Gloucestershire  
GL56 0AX  
01608 651188

[moreton@haymanjoyce.co.uk](mailto:moreton@haymanjoyce.co.uk)

And



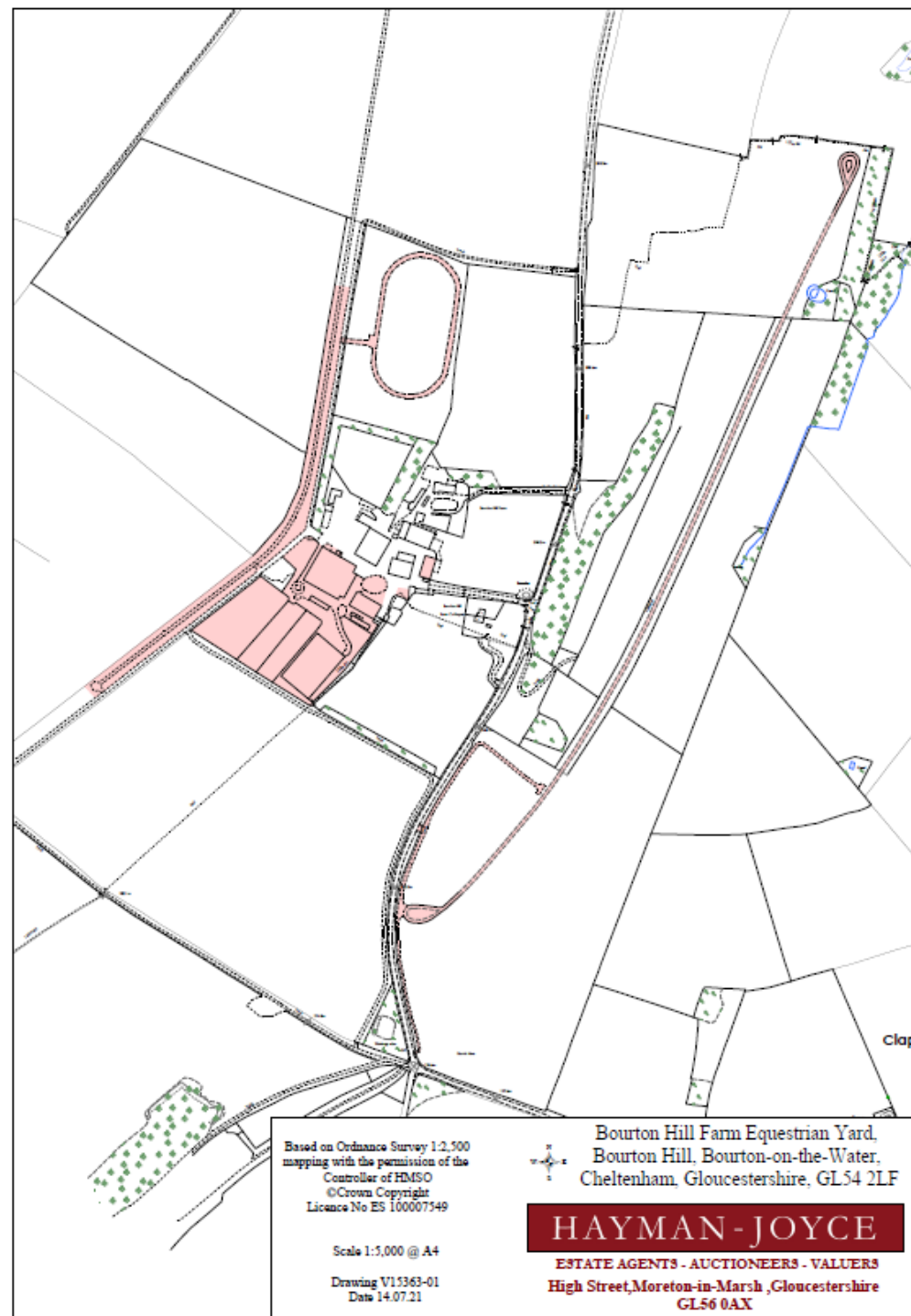
Franks Barn  
Uffington, Shrewsbury  
SY4 4TB

Gillon Crow – 01743 709249 |  
[gcrow@jackson-property.co.uk](mailto:gcrow@jackson-property.co.uk)

Ref: MIM210349 . 129031

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4. Where reference is made to planning permissions or existing or potential uses, such information is given in good faith, but we cannot confirm that necessary consents exist or are valid. There may be legal restrictions on the property of which we are unaware.
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Date 14.07.21



Bourton Hill Farm Equestrian Yard,  
Bourton Hill, Bourton-on-the-Water,  
Cheltenham, Gloucestershire, GL54 2LF

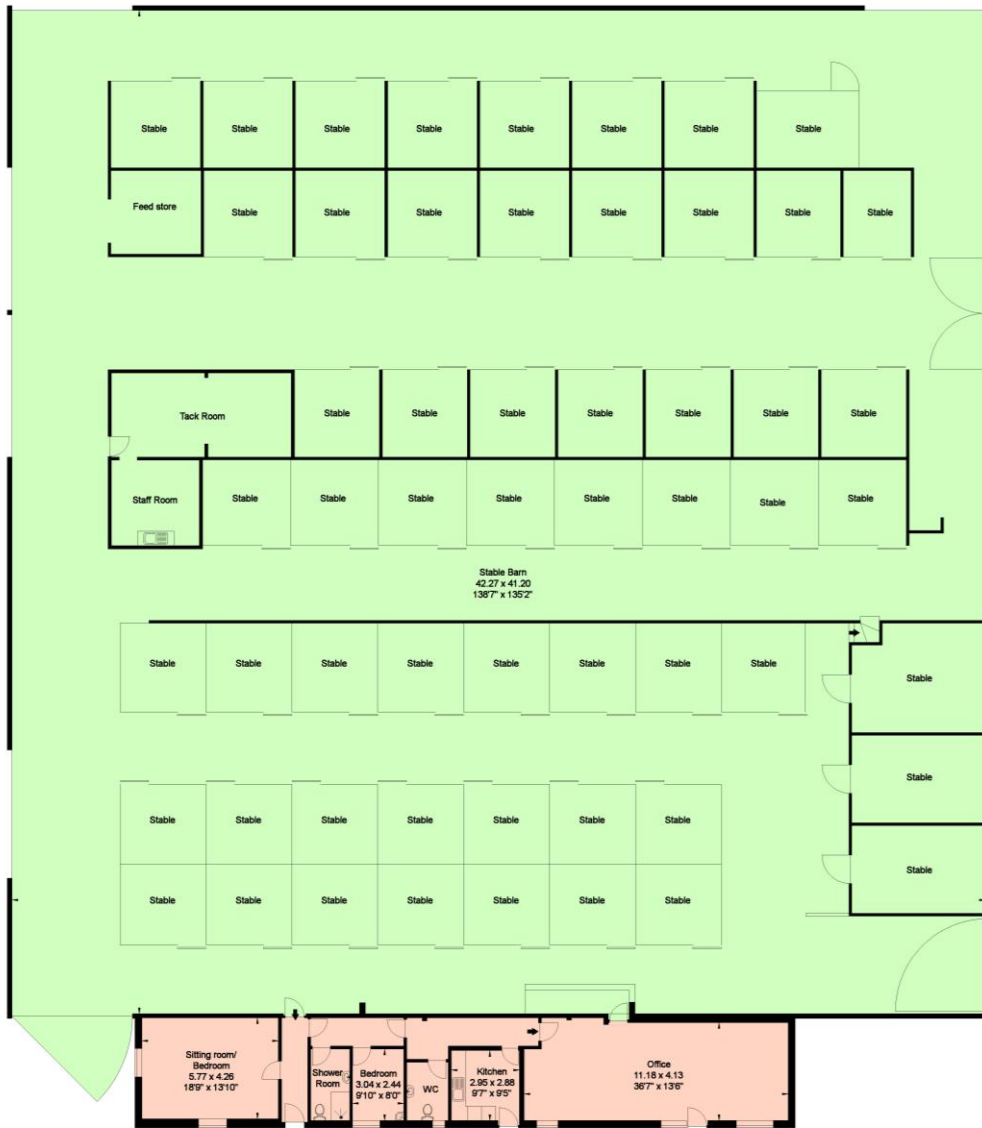
## HAYMAN-JOYCE

ESTATE AGENTS - AUCTIONEERS - VALUERS  
High Street, Moreton-in-Marsh, Gloucestershire  
GL56 0AX





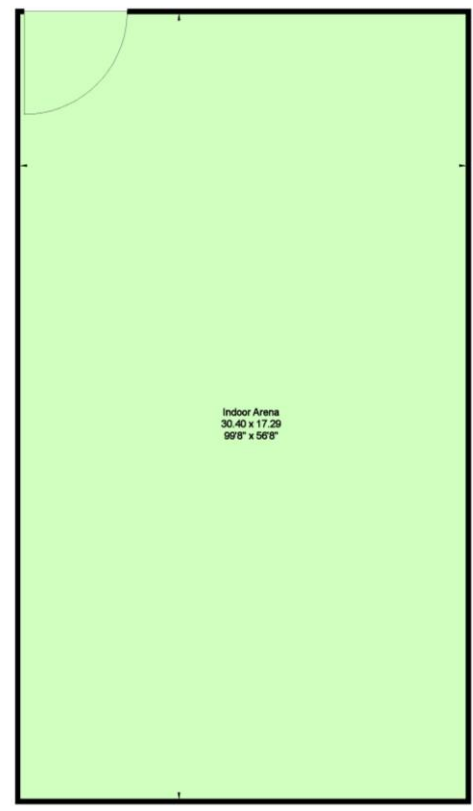




Office/Staff Rooms

Approximate Gross Internal Floor Area  
 Office/Staff rooms: 115 sq m (1,239 sq ft)  
 Outbuildings: 2,806 sq m (30,205 sq ft)  
 Total: 2,921 sq m (31,444 sq ft)  
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 ma/13517  
 This plan is for guidance only and must  
 not be relied upon as a statement of fact.

Bourton Hill Farm  
 Equestrian Yard



not shown in  
 actual location/  
 orientation

