

HARRATON COURT STABLES
EXNING, NEWMARKET, CB8 7HA



HARRATON COURT STABLES

CHAPEL STREET

EXNING

NEWMARKET

CB8 7HA

An impressive, historic training yard with extensive accommodation

Cambridge 15 miles | Stansted Airport 34.7 miles | London 69 miles | A14 1 mile

3 Bedroom trainer's house | Two 2-Bedroom flats | 1 Bedroom Studio Flat |

Quadrangle of 28 boxes

Cicero Barn of 15 Boxes | Horse walker | Lunge Ring | Access to gallops

In all around 1.16 acres (0.47 Ha.)



www.wshestates.co.uk william@wshestates.co.uk 07764 799497



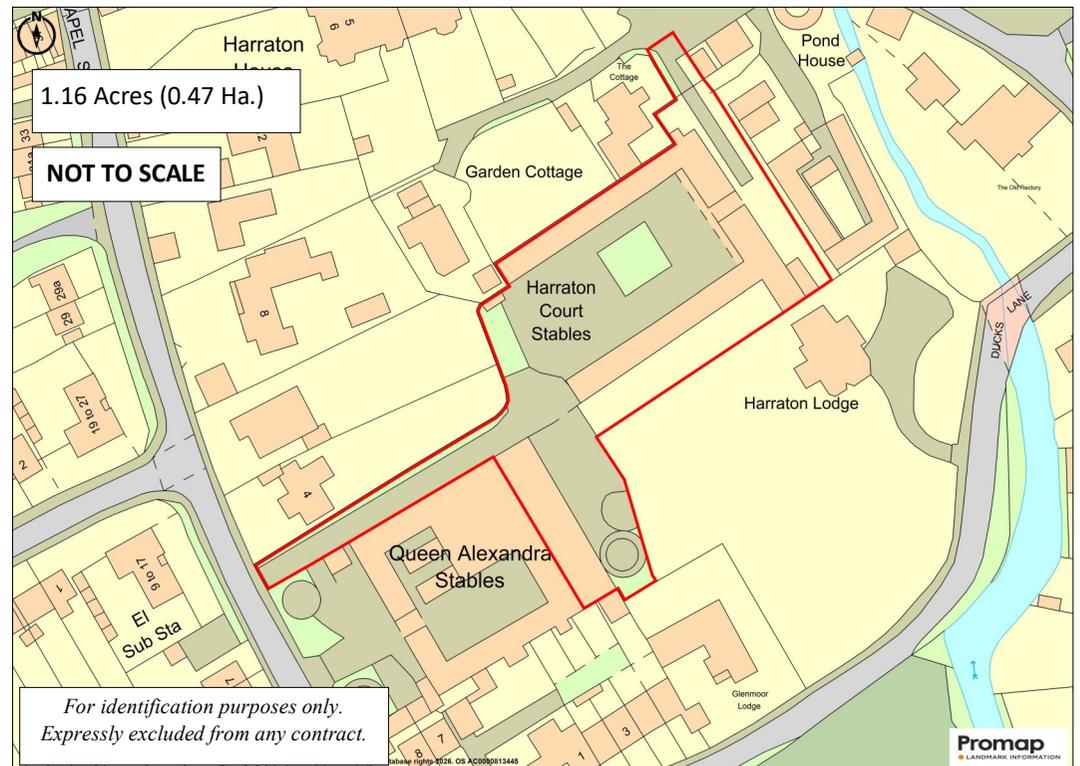
LOCATION:

Harraton Court Stables is situated in Exning on the northern outskirts of Newmarket, which is the recognised headquarters of British Racing. The A11/M11 gives access to Stansted Airport and London.

Horse walks from Exning lead to the racecourse side gallops which are managed by the Jockey Club Estates Ltd. with the connecting walk giving racehorses a perfect opportunity to warm-up and cool-down when travelling to and from the gallops

Newmarket is the largest racehorse training centre in the country with two racecourses. The range of facilities include 2,500 acres of gallops, Tattersalls as well as some of the most outstanding veterinary practices and equine hospitals.

SITE PLAN:



ACCESS:

The Training yard is set back from Chapel Street and is accessed via a short drive of around 60 metres. The back of the property and the two flats are approached by Church Lane, an adopted road.

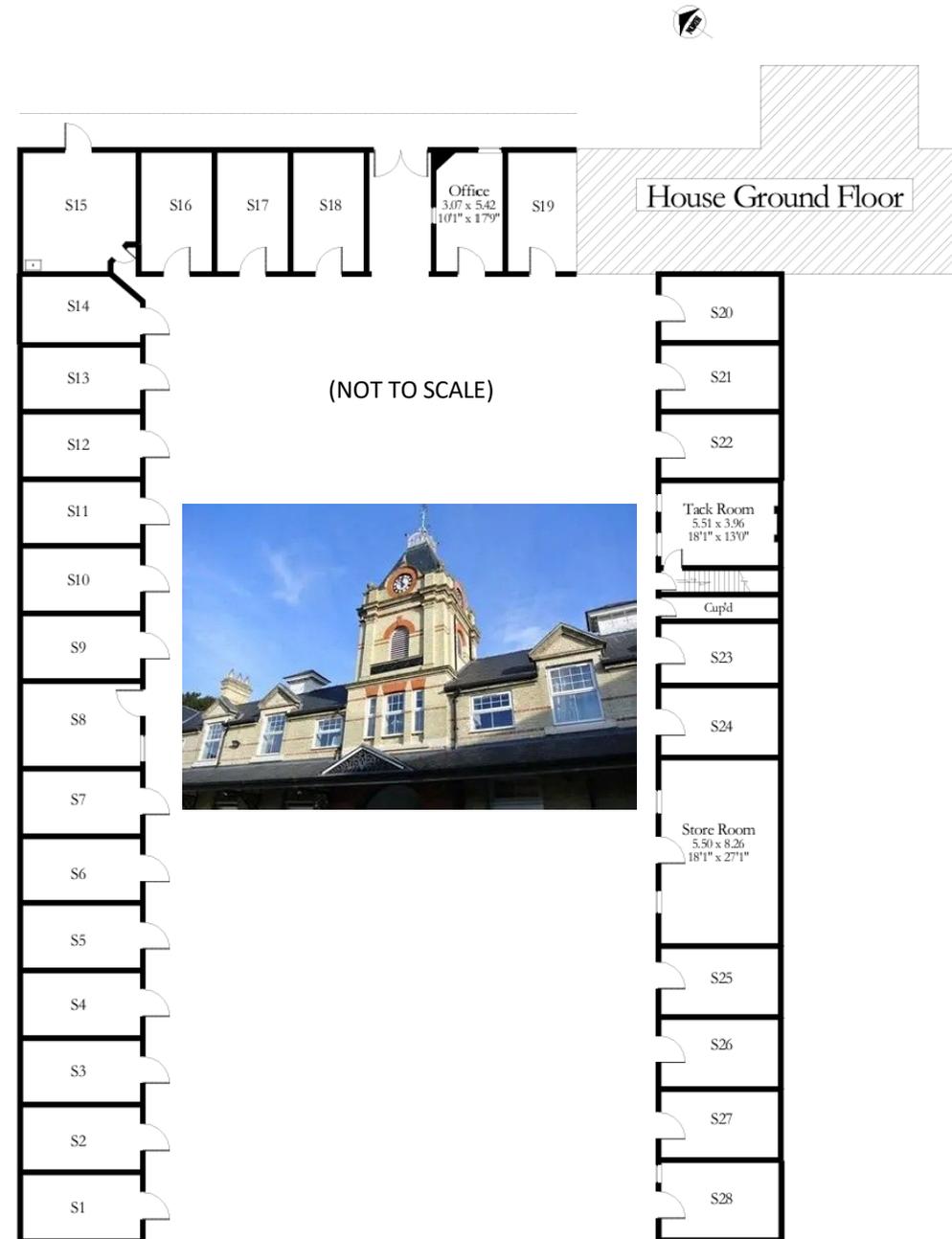


HISTORY:

Harraton Court Stables has a notable history. It was built during the 1880s by John George Lambton, the third Earl of Durham and a major figure in the history of horse racing. The Cicero Barn is the earliest part of the property which may have been built as early as 1811, originally known as Church Barn it was renamed after the Derby winner of 1905. The Main quadrangle was completed by the Earl in 1883. From 1895 Percy Peck trained from Harraton Court producing 12 classic winners including Cicero in 1905. In more recent history Harraton Court has been a base for Barney Curley and Hugh Collingridge among others, the latter winning the Queen Elizabeth II stakes and the Royal Hunt Cup. More recently Darryll Holland has trained from Harraton Court.

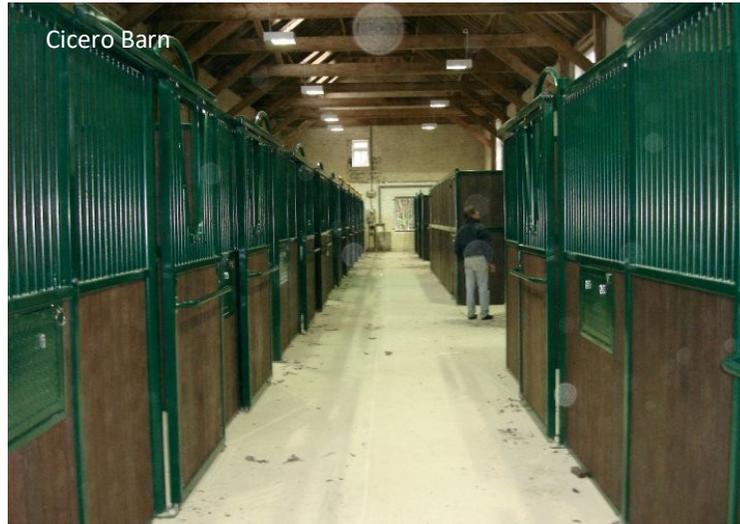
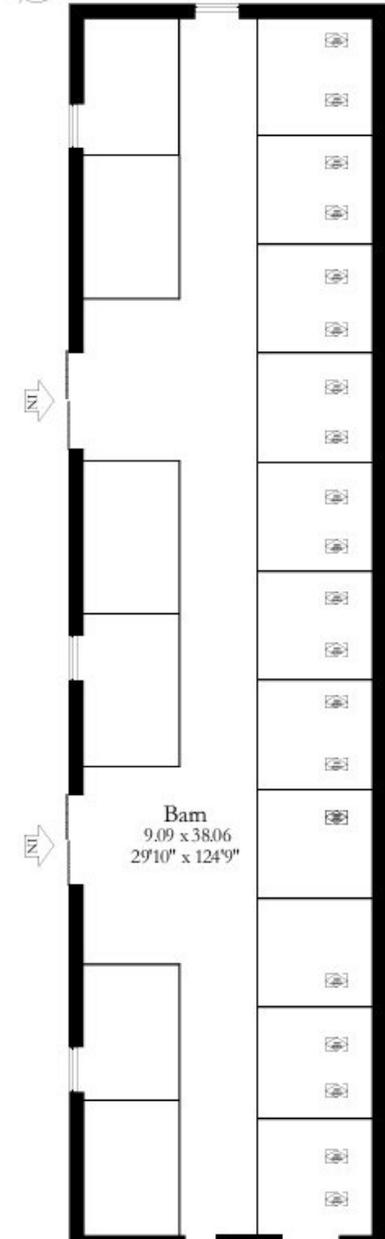
HARRATON COURT STABLES:

The Main Yard: The main yard comprises 29 boxes arranged in a quadrangle with ranges on three sides, with tack room, feed room, stores with hayloft above the Southern range of boxes, that may be suitable (Subject to planning) for conversion to accommodation. A clocktower is at the back of the property, with an archway underneath. The main yard is of buff-coloured brick with red-brick detailing under a slate roof.



THE CICERO BARN:

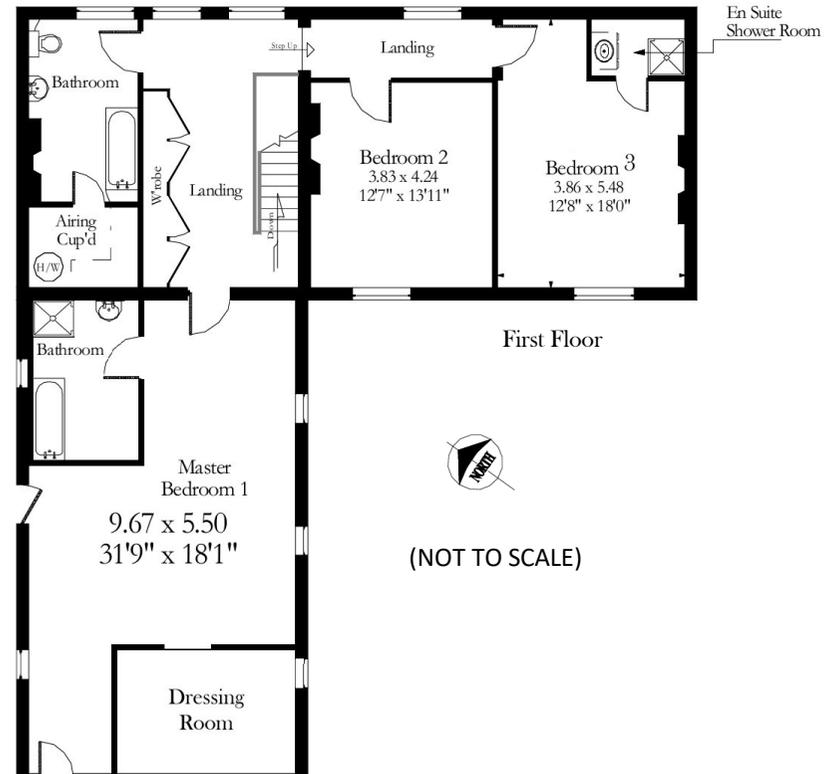
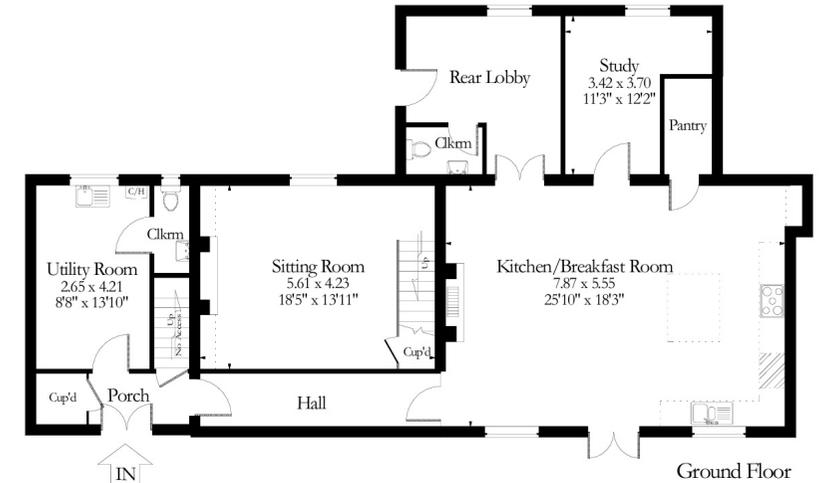
The Cicero Barn is the oldest part of the property and is stone under a slate roof. In 2009 the barn was fitted with 15 Loddon boxes. Immediately outside the barn is a useful area for parking, with a horse walker and lunge ring.



TRAINER'S HOUSE: (2,962 ft.² / 275 m²)

The Trainer's House is accessed from the Southern corner of the main quadrangle and, at the back, from Church Lane access.

The house is also of buff colored brick with a very good sized and recently renovated kitchen which is large enough for entertaining. From the kitchen, French doors open on to a paved terrace area for sitting out and with a lawn area running toward the Cicero Barn. Upstairs the house has 3 bedrooms and 3 bathrooms, two of which are ensuite.

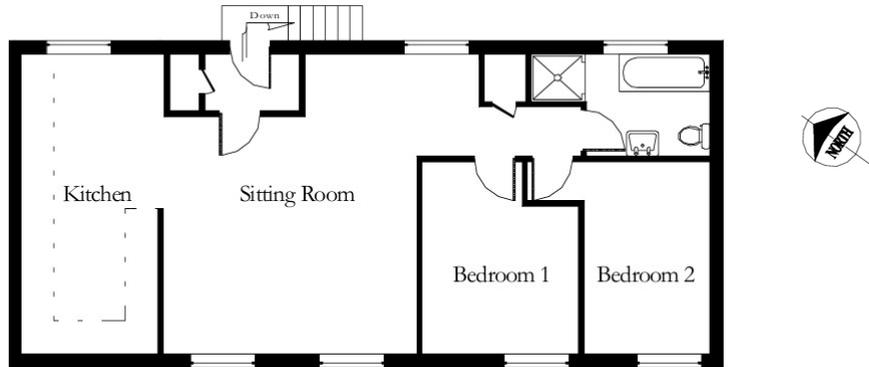


FLATS 1 & 2:

Flats 1 & 2 are both accessed from the rear Church Lane via external staircases. Both flats have 2 bedrooms and a single bathroom.

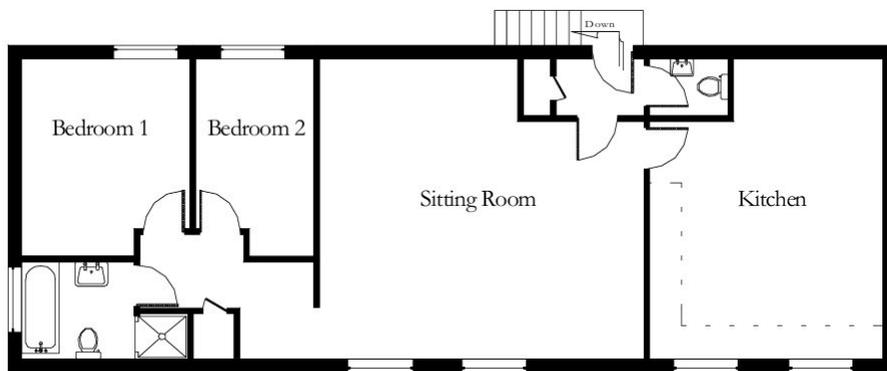
FLAT 1 (818 Sq. Ft.² / 76 m²)

(NOT TO SCALE)

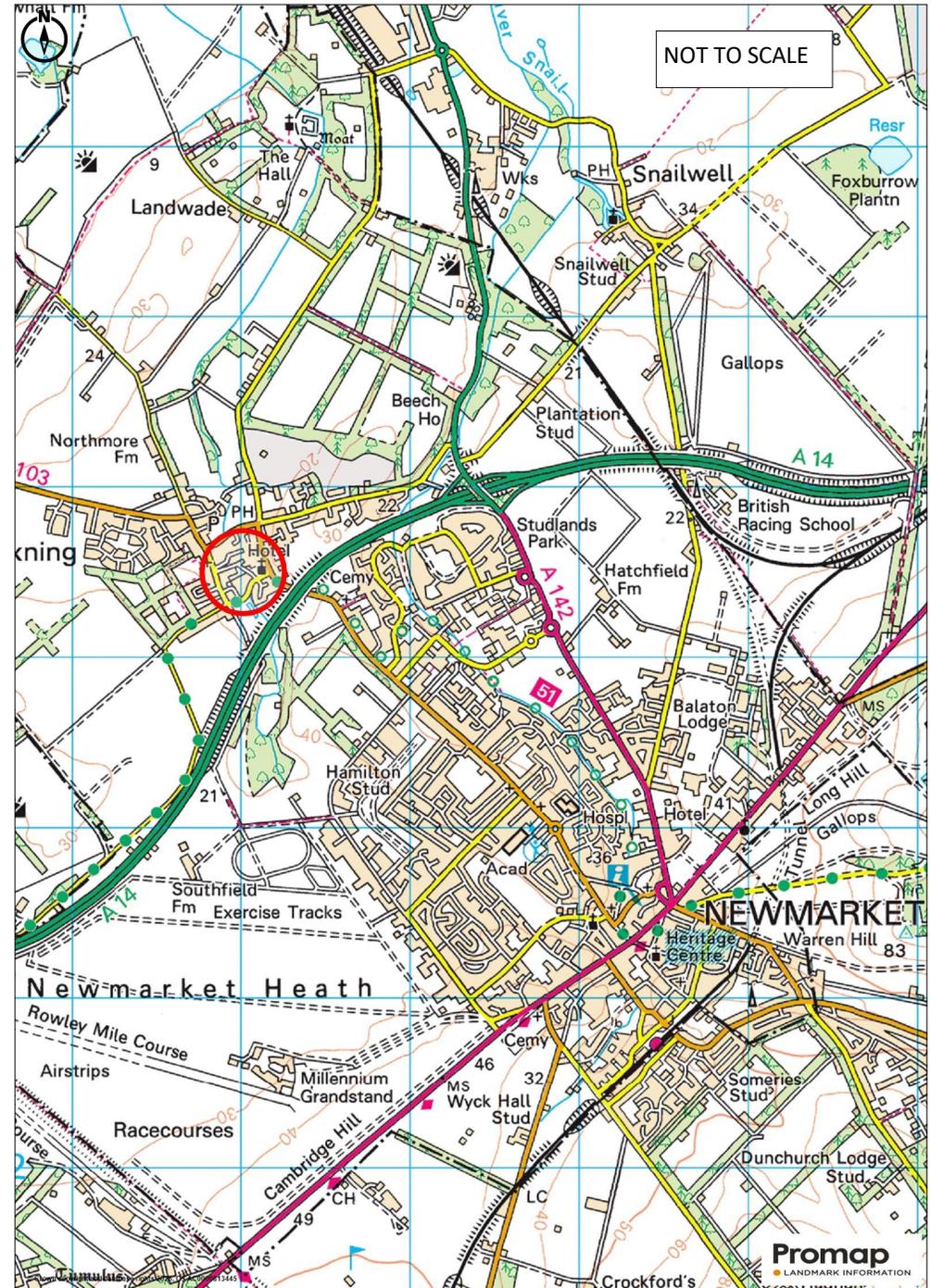


FLAT 2 (925 Sq. Ft.² / 86 m²)

(NOT TO SCALE)



LOCATION PLAN:



GENERAL REMARKS :

Method of sale: By private treaty.

Tenure and Possession: The property is held freehold. Vacant possession will be provided on completion

Title: The property is held in 2 titles: SK163568 The main yard and accommodation, SK310207 The Cicero Barn.

Utilities: Mains electricity, water and drainage. Gas fired central heating.

Wayleaves, Easements and Rights of Way: The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed way leaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not.

VAT: Any guide prices quoted or discussed are exclusive of VAT. The equestrian yard and facilities are opted for VAT which will be charged in addition to the purchase price on that element of the sale. We recommend specialist advice is taken in relation to this.

Local Authority: West Suffolk Council, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Tel: 01284 763233 www.westsuffolk.gov.uk

Rates and Taxes:

Business Rates: From 1st April 2026 the rateable value for the main yard will be £28,000 and £15,000 for the Cicero Barn.

Council Tax: The Trainer's House Band D £2,256.16 2025/6, Flats 1 & 2 Band B £1,754.79, The Hayloft Band A £1,504.11 2025/6.

Energy Performance Certificates: The Trainer's house and Flats 1 and 2 are Band D. Copies of the reports are available from the agent.

Fixtures and Fittings: Items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded from the sale, although some may be available by separate negotiation.

Listed Property: The property is Grade II listed, a copy of the listing order is available from the agent.

Access to Gallops: By arrangement with the Jockey Club Estates Ltd. 01638 664151.

Health and Safety: Harraton Court Stables is a working training yard with horses. Viewers must be accompanied at all times and are asked to remain vigilant when on site.

Photographs: Taken 2012

Directions: From Newmarket take the B1103 to Exning, after going under the A14 take the second left in to Duck's Lane. After a third of a mile the road sweeps round to the right and in to Chapel Street, the access to Harraton Court is on the right after 100 yards.

What 3 words: <https://what3words.com///lamps.flood.suitably>

Particulars prepared: January 2026

Viewing: Viewings must be arranged with the agent: **WSH Estates 07764 799497**



www.wshestates.co.uk

william@wshestates.co.uk

07764 799497



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