

**Gasston Stables**  
Headley, Surrey



# Hurst Lane, Headley, Epsom, Surrey, KT18 6DY

**A rare opportunity to acquire a successful ongoing business with a substantial annual turnover and outstanding equestrian facilities. In addition to the recently built two bedroom lodge, there are almost 10,000 sq ft of buildings in an extremely sought after village location, within easy reach of London, along with approximately 54 acres of land.**

**PRICE £1,500,000 Freehold, Subject to Contract**

- Two Bedroom Lodge, recently installed
- Main ménage 60m x 20m sand and rubber by JB Arenas
- Second ménage 40m x 20m sand and rubber by JB Arenas
- Lunge Pen
- Large Monarch barn stabling complex comprising 27 stables all with rubber matting and automatic water
- Including 2 foaling boxes with observation unit
- 5 Introduction portable stables
- 2 Isolation portable boxes
- Veterinary Treatment portable box with rubber matting
- Grooming Box
- Farrier Box
- Arrivals yard with 4 portable stables and 2 further stables all with rubber matting
- Secure, alarmed tack room
- CCTV with HD recording system
- Lecture room / refreshment area
- WC, feed room, additional feed store
- Indoor wash down box
- Outdoor wash down area
- Hay Barn / Grooming store
- Rug Barn
- Newly installed cross country training course running through woodland and fields and featuring steps, ditches, hedges etc.
- On-site woodland hacking tracks with direct access to off site, off road hacking
- Grazing in post and rail paddocks with water troughs
- Isolation paddocks
- Double field shelter
- 5 Bay Claydon electric Horse Walker
- Lorry park
- Combined Livery / Stud / Racehorse recuperation consent

**Headley 1/3 mile \* Walton on the Hill 1 ½ miles \* Leatherhead 3 1/3 miles \* Epsom 4 ½ miles \* London centre 20 miles**

## **SITUATION**

Gasston Stables is well placed for transport links just 50 minutes drive from central London lying in a highly sought after rural location nearby the pretty village of Headley with village shop, public house and church. Situated close to Epsom with its associated equestrian heritage including the world famous Epsom Racecourse, home of the Derby. Epsom town has a comprehensive range of shops and restaurants offering extensive retail and leisure facilities and direct rail link to central London (36 minutes). A broad range of local leisure facilities include Epsom RAC Club, Tyrell's Wood Golf Club and Headley Cricket Club all surrounded by stunning countryside offering extensive walks. Gasston Stables offers picturesque on-site woodland rides with direct access to an extensive bridleway network offering miles of wonderful hacking countryside on Epsom Downs, Headley Heath, Mickleham & Walton Heath. Gasston Stables is ideally located for equestrian enthusiasts being close to Patchesham Equestrian Centre, Great Bookham Equestrian Centre and Littleton Manor Equestrian Centre, offering numerous affiliated and unaffiliated shows / events / training facilities. In addition the Mid-Surrey Pony Club is accessed by a bridleway leading directly from Gasston Stables.

## **DESCRIPTION**

Gasston Stables has been owned and operated as a family business for the last six years. The land boasts post and rail grazing paddocks extending to 26 acres, with a further 28 acres of woodland incorporating quality equestrian facilities. Gasston Stables lies just south of London within easy access of major roads and is a secure site accessed off Hurst Lane through double electric gates. A winding drive through the trees leads up to the principal yard where the large stabling complex is situated.

## **ACCOMMODATION**

The lodge is a recent addition to the business and provides good quality accommodation with two bedrooms, bathroom and large open plan dining/living area with kitchen and veranda. The lodge is located a short distance from the stables affording privacy from the day to day activities of the business whilst maintaining security with centralised CCTV system.

## **LAND**

The land comprises an approximate total of 54 acres which is made up of 26 acres of post and rail fenced grazing with double field shelter and 28 acres of woodland.

**Additional Information** - Gasston Stables is primarily operated as a successful livery and stud business. The property is held freehold by the vendor's business. The property is offered freehold subject to the existing ongoing business. All current clients have been advised of the prospective sale and that the vendors are seeking a purchaser to continue with the business accordingly. Prospective purchasers may wish to consider a purchase of the existing company for tax benefits. We understand that the property benefits from full consents for its existing use with a combined consent for stud/livery and racehorse recuperation. The lodge has full consent as accommodation for Gasston Stables personnel. The site benefits from mains water and gas whilst sewerage is disposed via two septic tanks, one for the stables complex and one for the lodge.

**Confidentiality** - All interested parties who wish to progress negotiations will need to provide some evidence of funds/financial backing. Accounts will only be released on the signing of a non disclosure agreement. At an appropriate time the vendors would be very happy to discuss in person the financial performance of the business.

**Note** - On the land plan, outlined in blue is a telecommunications mast operated by Vodafone. This is not owned by the vendor and the operator has a right of access over the drive way subject to reasonable notice. However the title and benefit of the lease from the operator may be available for purchase subject to independent negotiation. Further details on request.

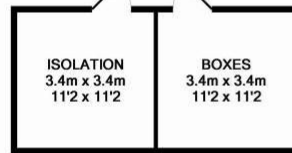




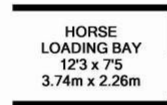




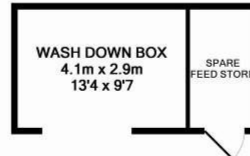
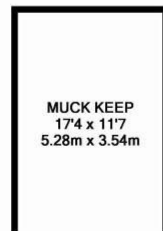
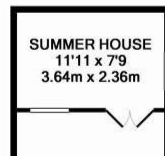
THE LODGE  
APPROX. FLOOR  
AREA 540 SQ.FT.  
(50.2 SQ.M.)



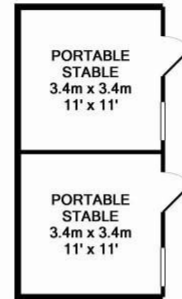
PORTABLE STABLES  
APPROX. FLOOR  
AREA 249 SQ.FT.  
(23.1 SQ.M.)



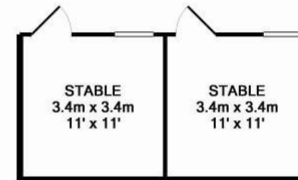
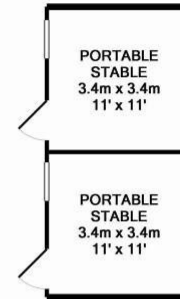
HORSE LOADING BAY  
APPROX. FLOOR  
AREA 91 SQ.FT.  
(8.5 SQ.M.)



## Arrivals Yard



**COURTYARD**  
9.6m x 7.8m  
31'7" x 25'8"



TOP YARD  
APPROX. FLOOR  
AREA 137.5 SQ.M.  
(1480 SQ.FT.)



TOTAL APPROX. FLOOR AREA 9682 SQ.FT. (899.5 SQ.M.)

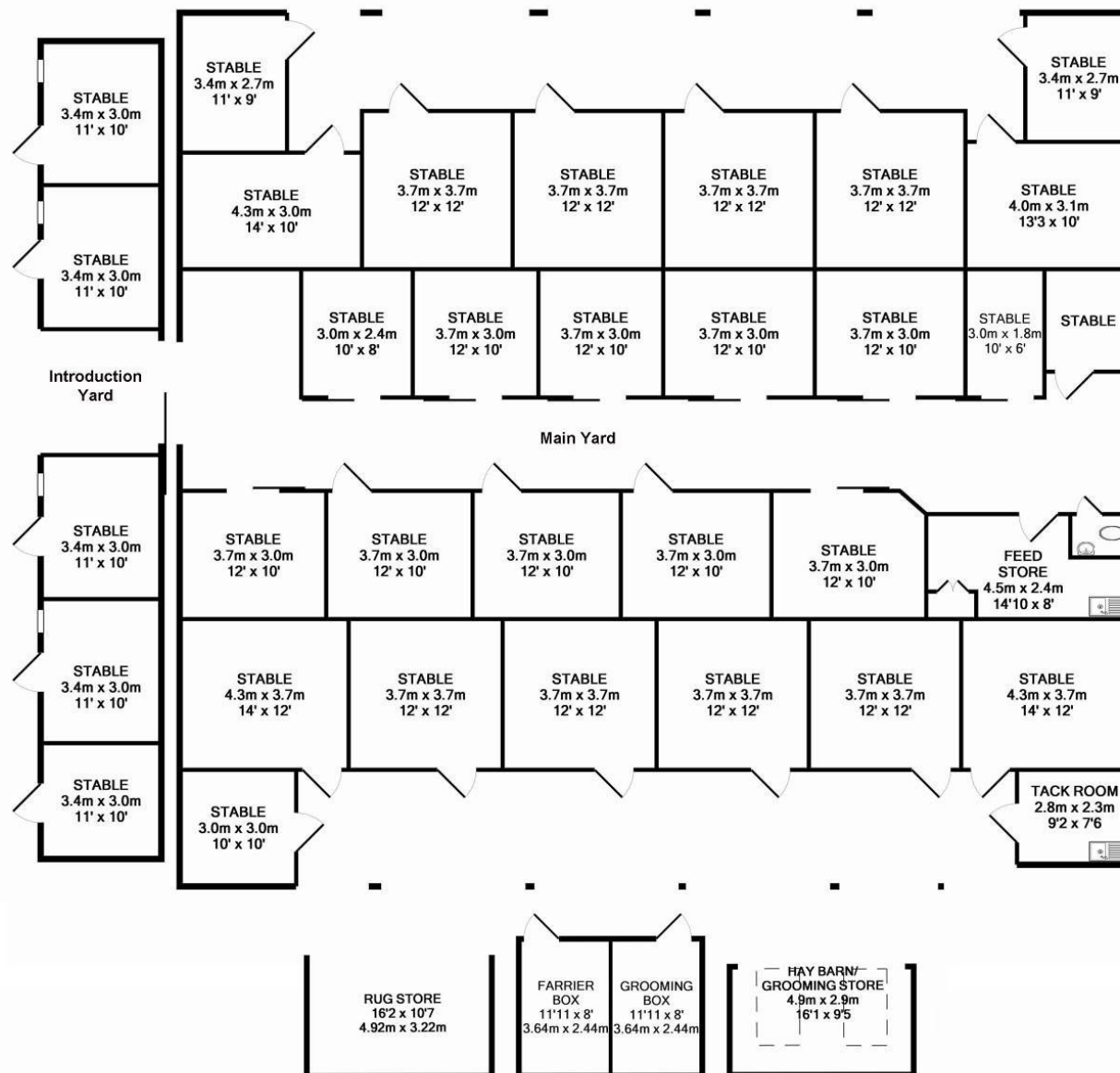
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

VET  
TREATMENT BOX  
3.4m x 3.0m  
11'3 x 9'9

BARN  
APPROX. FLOOR  
AREA 73.0 SQ.M.  
(786 SQ.FT.)

TOTAL APPROX. FLOOR AREA 9682 SQ.FT. (899.5 SQ.M.)  
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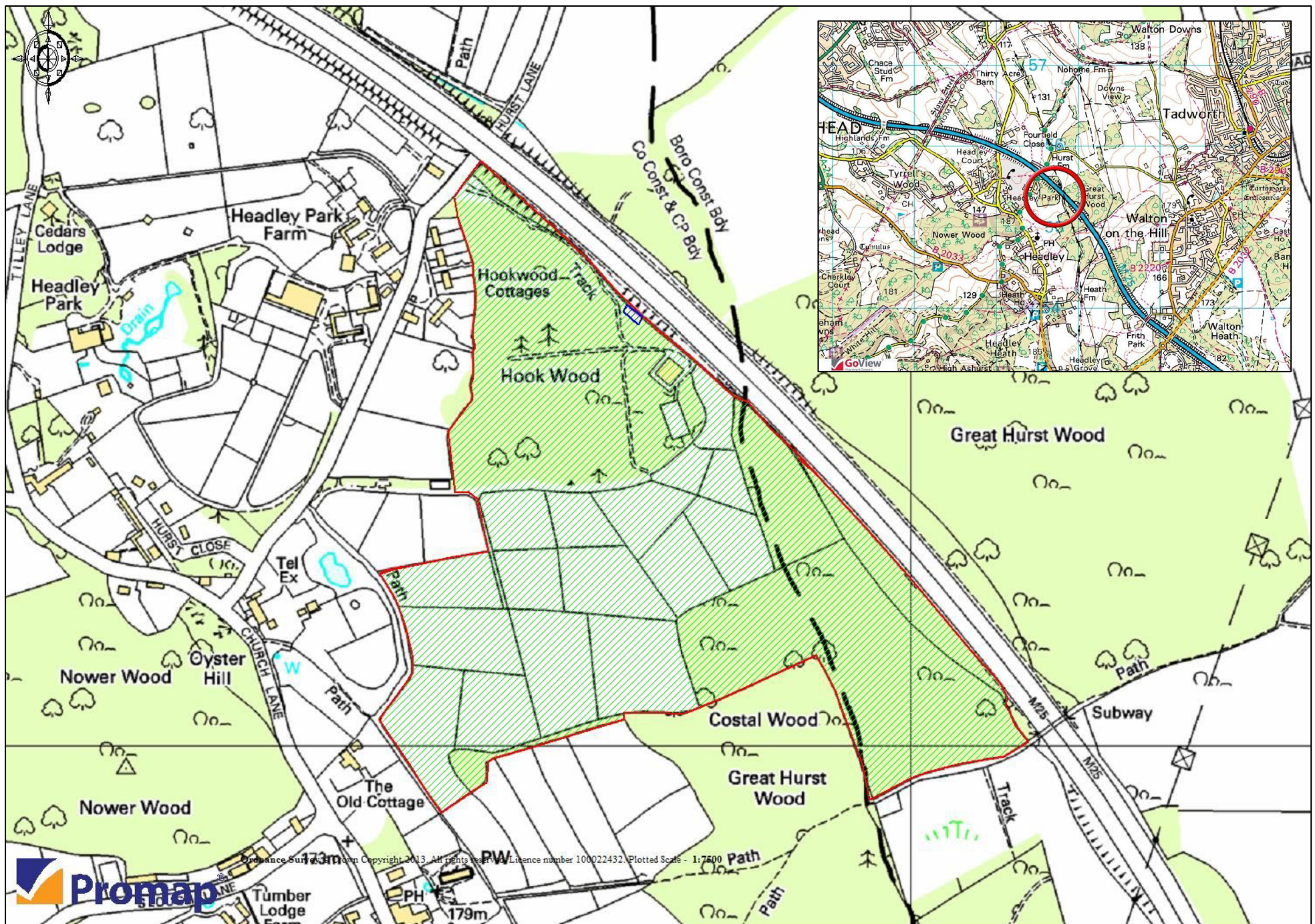
LECTURE ROOM/  
REFRESHMENT AREA  
5.1m x 2.9m  
16'9 x 9'7



MAIN BARN  
APPROX. FLOOR  
AREA 574 SQ.FT.  
(536.4 SQ.M.)

POLE BARN  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.7 SQ.M.)





**Viewing strictly by appointment through the Vendors Joint Agents Telephone: 01403 700222 | Web: [www.churchillcountry.com](http://www.churchillcountry.com)**

PLEASE NOTE: These particulars have been prepared in good faith to give a fair overall view of the property. We have not carried out a detailed survey, nor tested the appliances or specific fittings. Photographs show only specific parts of the property and it should not be assumed that any items or contents etc shown in such photographs are included in the sale. All areas, measurements and distances are given as a guide only and are not precise and all descriptions of the property are subjective. Formal notice is also given that all fixtures, fittings, carpeting, curtains/blinds and kitchen equipment whether fitted or not are deemed removable by the Vendor unless specifically itemized within these particulars.