



The Old Racecourse  
Lewes, East Sussex, BN7 1UR

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# Overview...

A fantastic and exciting opportunity to purchase one of three former training yards with development potential and associated land located at Lewes Old Racecourse.

We are pleased to offer for sale a 4 Bedroom detached home known as The Oaks, a 3 Bedroom loft style property known as The Studio, 12 Stables within one stable block and adjoining yard, and approximately 29 acres of land.

The properties and land are available as a whole or as a combination of separate lots.

The Oaks, The Studio, The Stables, Stable Yard and Front Hill are available for £2,000,000 - £2,500,000.

The Oaks is available for £1,100,000.

Front Hill measuring approximately 13.4 acres is available for £250,000.

The Link and All Weather Gallops measuring approximately 15.6 acres are available for £250,000.



# The property...

The Oaks is a well presented 4 Bedroom Detached home.

The property has accommodation arranged over two floors with potential to add further floors if desired, subject to the usual planning permissions and conditions.

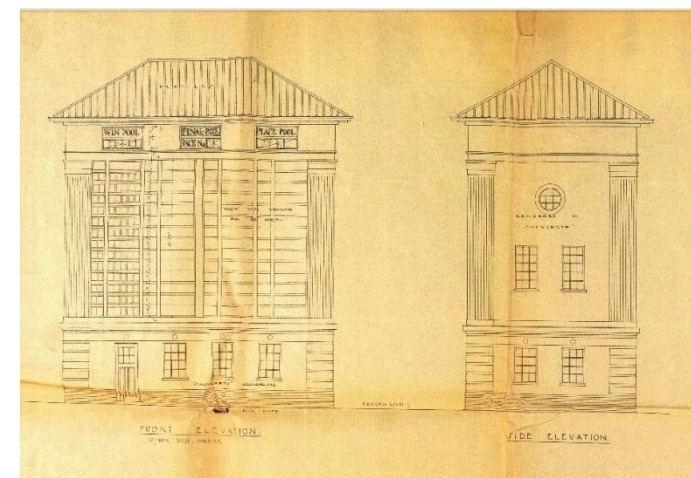
The ground floor offers flexible accommodation with 3 Reception Rooms. The property boasts a bespoke high quality, solid wood Kitchen by Neptune, with honed granite worksurfaces. The dual aspect room enjoys views over the garden and a door leads to a pantry.

Also on the ground floor is a triple aspect Sitting Room featuring a wood burning stove and views over the garden. Sliding intercommunicating doors then open to a Family Room with patio doors to the garden. There is a further ground floor reception room enjoying views to the front garden and a ground floor cloakroom.

To the first floor and off the landing there are 4 Double Bedrooms and a modern Family Bathroom. The bathroom has been recently refurbished and finished to a high standard. Each bedroom enjoys elevated views over the gardens and often with views over the local countryside and South Downs. The principal bedroom benefits from a modern EnSuite Shower Room with generously size shower enclosure.

Outside the garden wraps around the property with an extensive drive to the front. The gardens are mostly laid to lawn along with mature and established trees to the front. A second drive passes to the side of the property to provide gated access to the stable yard if desired. The primary drive leads to the entrance porch and leads to the Annexe.

Historically The Oaks was approximately twice the height it is now and used as the Racecourse Indicator Building with magnificent panoramic views and was adorned with race results when the racecourse was still in operation.



# The annexe...

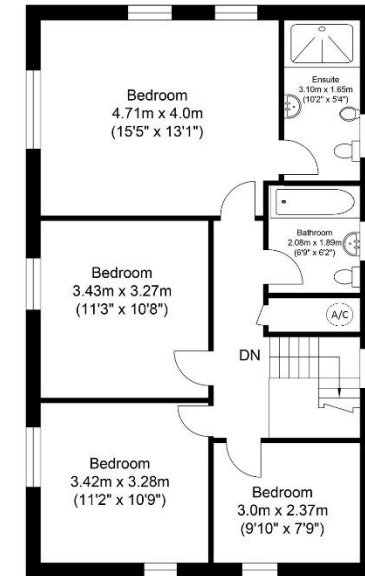
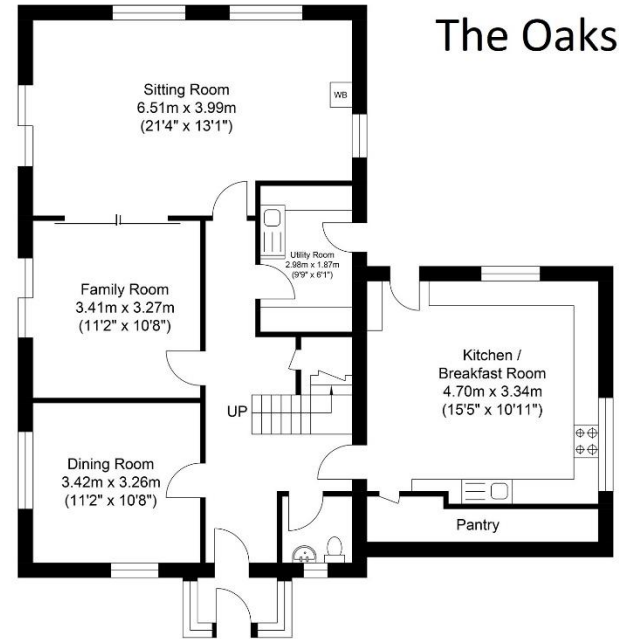
The Annexe known as 'The Studio' is a 3 Double Bedroom property which can be used as ancillary accommodation to the main house, second home, or as a holiday let property.

The property is presented extremely well with a thought-out design, attention to detail and style.

The loft style accommodation features architectural features such as vaulted ceilings, exposed brick and steels, timber paneled ceilings, clever concealed sliding doors and polished concrete floors.

The Studio has 3 Double Bedrooms each with vaulted ceilings, roof windows, paneled walls and fitted wardrobes. The Bathroom is cleverly designed to facilitate a wet room, a bathroom and a dressing room. The main living accommodation is an extremely generous 34 ft x 19 ft. The open plan room boasts vaulted ceilings, roof windows, paneled ceilings and polished concrete floors. Exposed steels create a soft industrial feel to the room which benefits from multiple windows to the South and raised windows to the North. There is a bespoke fitted kitchen created from architectural plywood and a generous dining area.

The Studio has proven to be a successful holiday let business for the current owners and typically achieves approximately £1,000 per week.



Ground Floor  
Approximate Floor Area  
1043.77 sq ft  
(96.97 sq m)

First Floor  
Approximate Floor Area  
775.32 sq ft  
(72.03 sq m)

Approximate Gross Internal Area = 169.0 sq m / 1819.10 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.





## *The stables...*

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Historically racing stables for Lewes Racecourse the brick built building retains 12 stables, four of which are used as workshop / storage and tack / feed rooms.

Subject to the necessary permissions and consents the stables offer an interesting opportunity to develop into further accommodation, similar to the adjoining annexe or possibly as workshop or office space.

Outside there is a generous gated yard enclosed by walled and fenced boundaries. The yard is suitable for parking horse boxes and trailers or should the stables be developed then the yard offers both parking and garden opportunities.

Historically planning permission has been obtained to develop further stables in this area.





## Land...

Classified as 'Recreation Land' and 'Modern Fields' multiple parcels of land are available.

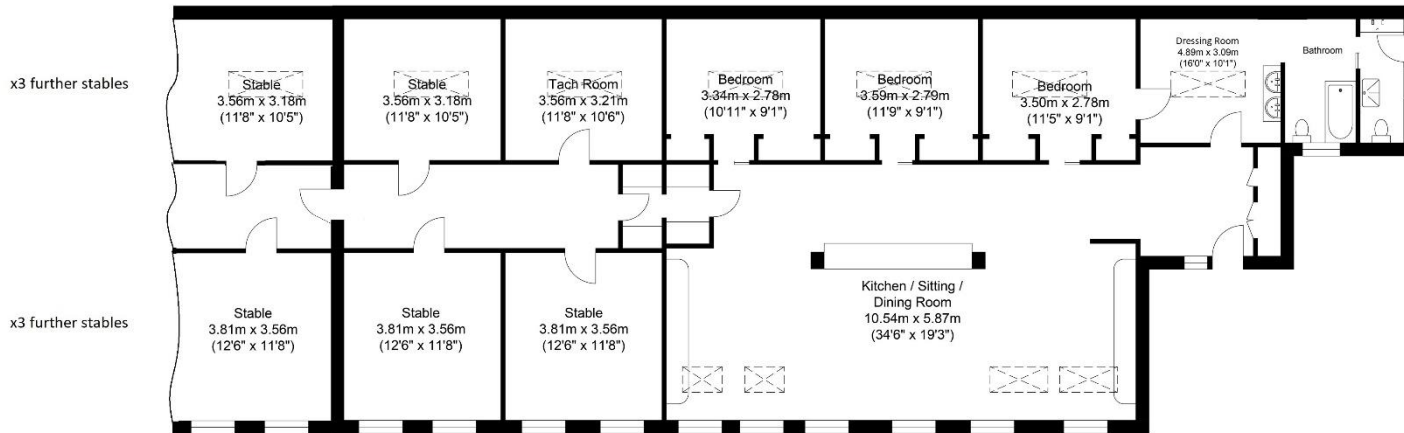
Front Hill measures approximately 13.4 acres. This area of land was traditionally used as training gallops, is positioned at the end of the former racecourse and almost reaches the perimeter of Lewes at Houndean Rise. Shown in orange on the plan.

The Link and All Weather Gallops measure approximately 15.6 acres and are positioned at the other end of the former racecourse. The All Weather surface has not been maintained for a little while but with a bit of investment could certainly be brought back to use. Shown in mauve on the plan.

Whilst the land works well for training horses, pre planning enquiries have indicated that a perimeter fence should be allowed in order to allow for grazing equines. Further opportunities could be for any number of purposes such as re-wilding or potentially bee keeping. The land has been tested for growing vines which seems quite possible and subject to permission various tourism based activities could be viable.



## The Annexe Studio and Stables



## Location...

Lewes Racecourse is located at the top of a private road leading to a hamlet style setting comprising of residential properties and training stables. The area boasts truly panoramic views across the South Downs National Park and over historic Lewes below.

The Oaks – EPC Rating E – Council Tax Band - F  
The Studio – EPC Rating C - Council Tax Band - TBC



| KEY   |  |
|-------|--|
|       | Ventilator, egress and pedestrian access |
|       | Egress and pedestrian access only        |
|       | Access point                             |
|       | Main site access point                   |
| AREAS |  |
|       | Plot 1 - 13.8 acres                      |
|       | Plot 2 - 4.6 acres                       |
|       | Plot 3 - 10.7 acres                      |
|       | Plot 4 - 15.6 acres                      |

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