

# PRE-TRAINING YARD FOR RENT

## BOTTISHAM HEATH STUD

### POA



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Set in a secure, immaculate, tranquil setting, the stud is a haven for both horses and staff. Ideal for a new starter or established pre-trainer or spelling operation. The all-inclusive pricing model has proved to be highly successful for previous tenants however, a stable only price is available.

The yard is extremely well maintained and stables are in three blocks allowing for separation of fillies and colts. The Claydon horse walker and two turnout pens are for sole use. The 8-furlong Polytrack gallop is shared with one trainer. Starting gate training area is for exclusive use.

The accommodation is a semi detached cottage with 2 double bedrooms and one smaller bedroom/office, living room, open plan kitchen/diner, utility and upstairs bathroom.

- 25 boxes (10 additional available)
- Claydon horse walker
- Lunge ring
- 2 turnout pens
- 8 furlong all-weather gallop available
- 3 bed semi detached cottage with enclosed garden (available by separate negotiation)
- Grazing available

Available: 10 September 2023

Where: Bottisham Heath Stud, Six Mile Bottom, Newmarket CB8 0TT.

Contact: [Katy@robertcowellracing.co.uk](mailto:Katy@robertcowellracing.co.uk)

01638 570330