



# HARRATON COURT STABLES

EXNING, NEWMARKET, SUFFOLK



JACKSON-STOPS 



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HARRATON COURT STABLES  
EXNING, NEWMARKET, SUFFOLK, CB8 7HA

## AN IMPRESSIVE AND HISTORIC TRAINING YARD WITH EXTENSIVE ACCOMMODATION, STABLES AND OUTBUILDING EXTENDING TO 1.16 ACRES IN ALL



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### DISTANCE

NEWMARKET 1.7 MILES

BURY ST EDMUNDS 16.5 MILES

CAMBRIDGE 23.8 MILES

LONDON 70 MILES

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### ACCOMMODATION

- 3 Bedroom and 3 Bathroom Trainer's House
- 2 Bedroom and 1 Bathroom Flat
- 2 Bedroom and 1 Bathroom Flat
- Trainer's Office
- Silks Room

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### OUTSIDE

- Quadrangle of 29 Horse Boxes
- Cicero Barn of 15 Boxes
- Horse Walker
- Lunge Ring
- Access to the Gallops
- 1.16 Acres in All

## THE HISTORY

Harraton Court Stables has a notable history, it was built during the 1880's by John George Lambton, the third Earl of Durham, 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 Stables 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 Stables.



'The Crown' a lavish historical drama chronicling the reign of Queen Elizabeth II, used Harraton Court Stables as a location to film a scene in their third season series. Racing in England has always been associated with the royal family, so it was wonderful that the racing yard was used to demonstrate the importance of the royal family in British culture.



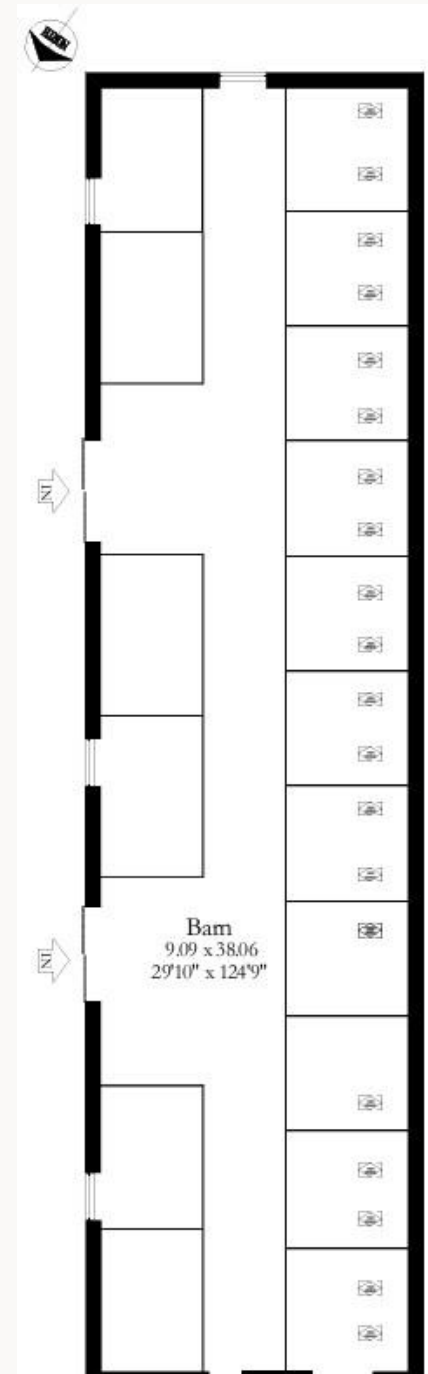


## THE CICERO BARN

The Cicero Barn is the oldest part of the property constructed by Clunch which is a traditional building material of chalky limestone rock used mainly in eastern England and Normandy. Clunch distinguishes itself from archetypal forms of limestone by being softer in character when cut and may resemble chalk in lower density or with minor clay like components and the roof is slate. 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.

## HARRATON COURT STABLES

The main yard comprises 29 boxes arranged in a quadrangle with ranges on three sides, with a 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 clock tower is at the back of the property with an archway underneath. The main yard is buff-colored brick with red brick detailing under a slate roof.





## PLANNING FOR BARN RENOVATION AND NEW STABLE BLOCK

As part of the planning permission for the renovation of Cicero Barn, construction was also granted for an eight stable block and further planning permission for electric gates to the front and rear with three phase electricity.

Register index no: F/2008/0767/FUL

### TRAINER'S HOUSE (2,962 ft.<sup>2</sup> / 275 m<sup>2</sup>)

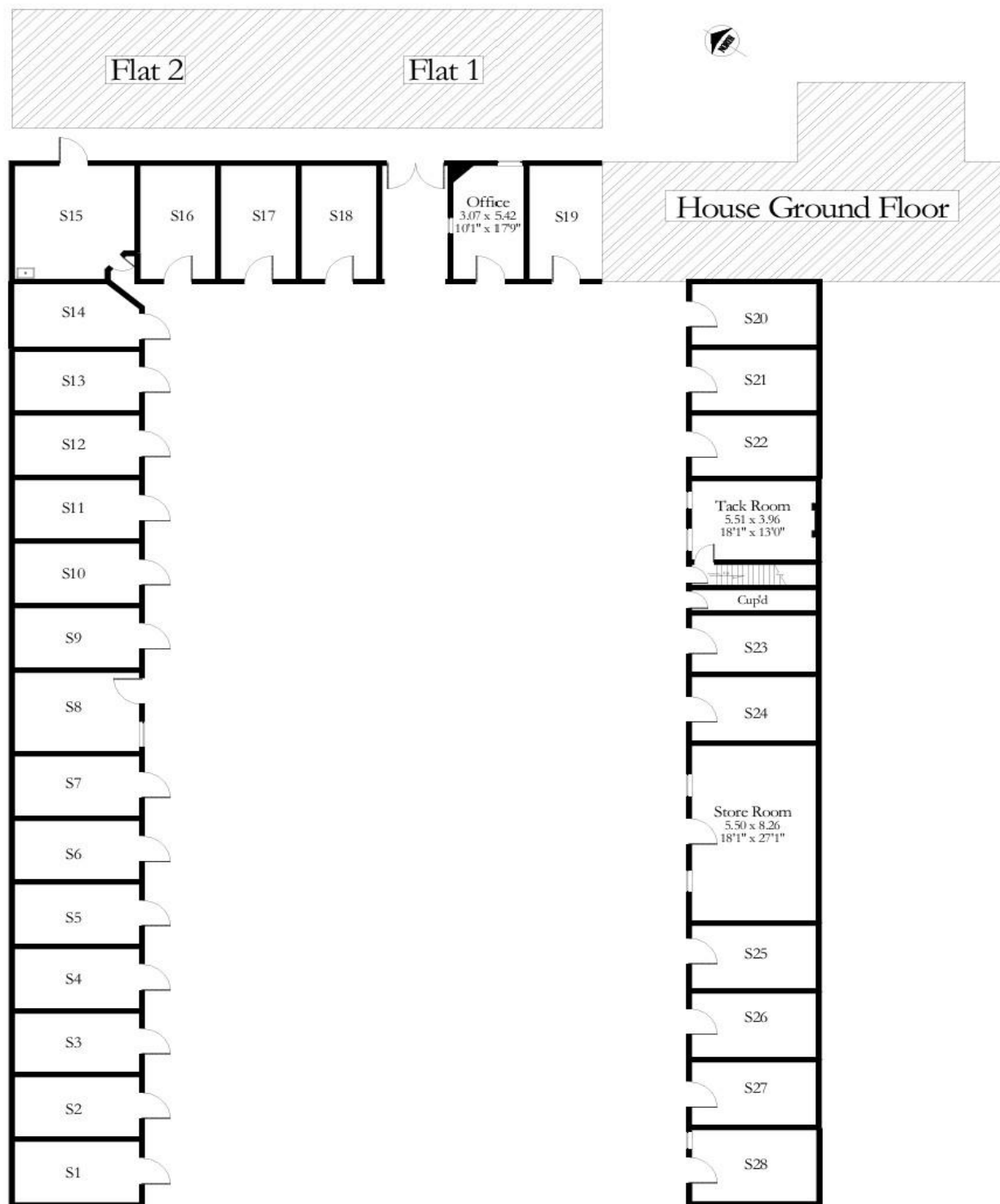
The Trainer's House is accessed from the southern corner of the main quadrangle with access from Church Lane. The house is also of buff colored brick with double glazed sash windows throughout, a good-sized kitchen/breakfast room with Howdens appliances and dining area for entertaining. From the kitchen, French doors open onto a paved terrace and garden leading to the Cicero Barn. The spacious sitting room has a wood burning stove and stairs to the first floor. Upstairs the house has 3 bedrooms and 3 bathrooms, two of which are en-suite.

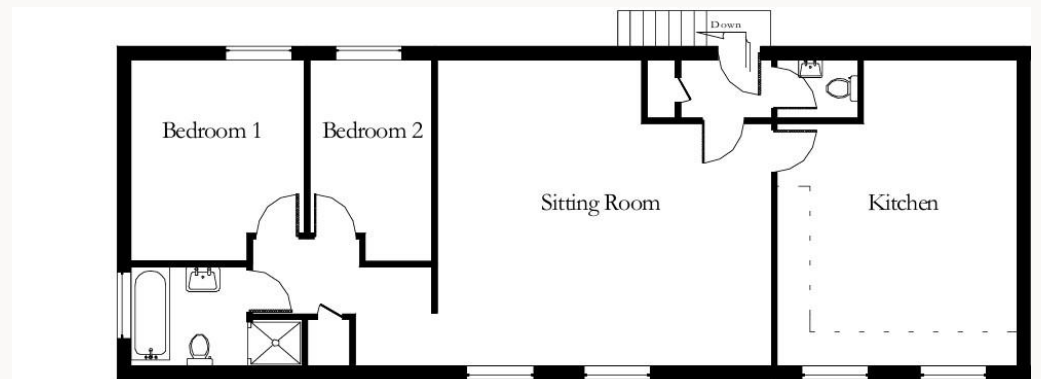
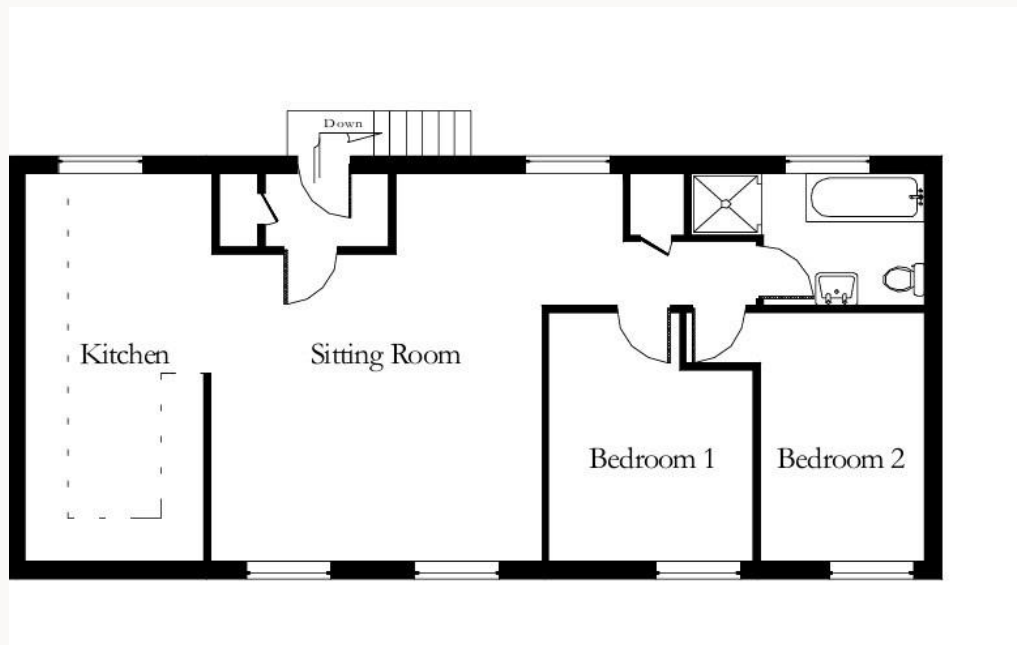
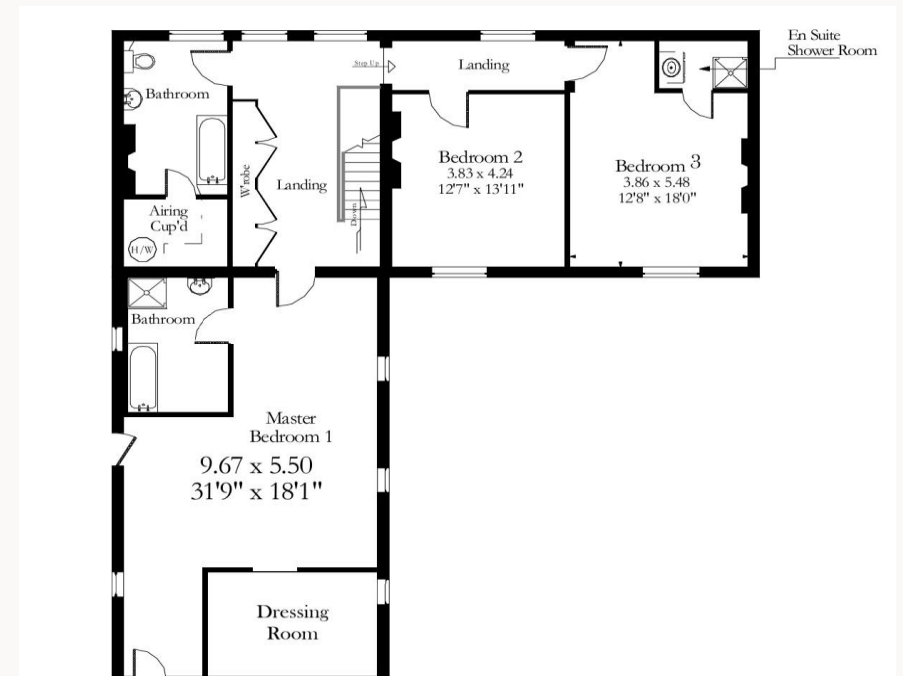
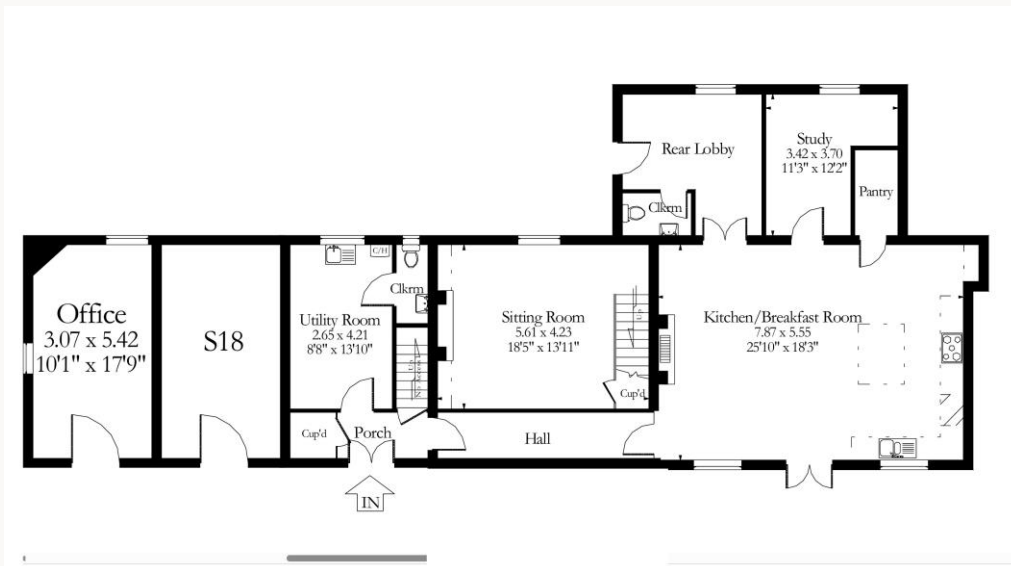
### FLATS 1 & 2

Flats 1 & 2 are both accessed from Church Lane to the rear, via external staircases. Both flats have a sitting room, kitchen, 2 bedrooms and a single bathroom with an additional cloakroom to Flat 1.

FLAT 1 (818 Sq. Ft.<sup>2</sup> / 76 m<sup>2</sup>)

FLAT 2 (925 Sq. Ft.<sup>2</sup> / 86 m<sup>2</sup>)





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## LOCATION

Harraton Court Stables is located in the centre of the sought after Suffolk village of Exning. The village itself offers a good range of local amenities including a primary school, three public houses, a Post Office and local shops. The nearby horseracing town of Newmarket offers a good range of amenities including schools, shops, supermarkets, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. The City of Ely and the University City of Cambridge offer a wider range of amenities. Exning is commutable to Cambridge with its burgeoning high tech industries, science parks and reputable schools. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Cambridge North and South, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is thirty six miles away.

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## DIRECTIONS CB8 7HA

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



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## PROPERTY SERVICES

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

**TENURE:** The property is freehold with vacant possession on completion.

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

**ACCESS TO THE GALLOPS:** By arrangement with The Jockey Club Estates Ltd.

**LOCAL AUTHORITY:** West Suffolk Council  
Tel: 01284 763233

**COUNCIL TAX:** The Trainer's House Band D. Flats 1 & 2 Band B. The Hayloft Band A

**ENERGY PERFORMANCE CERTIFICATES:** The Trainer's house and Flats 1 and 2 are Band D.

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

**BROADBAND SPEED:** Mbps - ofcom.org.uk

**MOBILE SIGNAL/COVERAGE:** Yes

**What3Words:** ///sofas.releases.purified

**LISTED PROPERTY:** The property is Grade II listed

**VIEWING:** Strictly by appointment only through joint sole agents: Jackson-Stops – 01638 662231 WSH Estates – 07764 799497





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

NEWMARKET

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