

## Expression Of Interest – 10 Mill Street Stables

The Ipswich Turf Club (ITC) is seeking expressions of interest (EOI) from training operations to lease the stable blocks adjacent to the Ipswich Racecourse at 10 Mill St, comprising 31 stables.

This property has recently been acquired by the ITC and the club is looking for a suitable tenant on a long-term basis. This is the first 'near course' stabling opportunity the ITC has offered and the successful applicant will be expected to support racing at Ipswich and be willing to partner with the club to help grow the racing profile of the ITC.

Your EOI will include a brief run down of your proposed stabling operations, staffing, stable block area/s requested (north, south or both and use of onsite accommodation) and anything your operation will bring to the club that could set you apart from others.

It will be at the discretion of the ITC whether the 31 stables will be leased to one trainer/applicant in their entirety, or to a number of applicants. The club is looking for a long term anchor tenant/s.

The rental fee will be \$60 per box/week (plus the costs of stable shavings and waste removal. The club may be willing to negotiate the terms of one, all encompassing fee).

Also available is an on site 1 Bedroom Unit for \$275 per week including electricity and water within the stable block that can be added to a stabling arrangement if required.

A minimum bond of one month's rent will be required payable in advance.

### Key Information Requested

- Trainers' license number
- Number of stables being sought
- Lease Term and Commencement Date
- Have you ever been Disqualified / Suspended / warned off by PRA? If yes, provide details.
- Have you ever been refused permission to train or had permission to train removed by a Licensed Club? If yes, provide details.
- Have you ever been declared bankrupt, insolvent? If yes, provide details.

***The club reserves the right to make further enquiries on each applicant should it be deemed more information is required to support the EOI submission.***

Please address your EOI response in writing to The Ipswich Turf Club Racing Manager via email – [racing@ipswichturfclub.com.au](mailto:racing@ipswichturfclub.com.au)

**The expression of interest process will close on 17/11/2023 or sooner if application/s are successful.**

The club will respond to all applicants with the outcome of their application by 04/12/2023.

Trainers may also be contacted prior to that date should the club require any further information.

## 10 Mill St Stable Block Summary

- 31 Stables, split in 2 parts with the south block having 8 stables each side (16 total) and the north block having 7 and 8 each side (15 total), plus a wash bay with a wide central walkway. These can be split to be independent and secure blocks.
- 2 Feed Rooms – 1 per block
- 2 Tack rooms – 1 per block
- 1 Bedroom Unit – air conditioned with kitchenette and bathroom facilities in the stable block
- Waste and stable floor covering storage areas
- Separate driveway entry from Mill St
- Rear access to TL Cooney Avenue near the ITC tie-up stall area

### ITC Training Facilities

- Newly upgraded sand fibre track
- B-Grass track
- Bull Ring
- Horse Swim
- Sand Roll
- Recently built tie up stalls and near-track tie ups
- Club Jump Outs
- Official Trials/Jump Outs planned 2024

### ITC Racing

- ~45 race meetings per year
- Queensland Winter Carnival Feature Ipswich Cup Meeting, including 3 Listed races, which is the Winter Carnival's most attended event.
- Centrally located with easy access to the Ipswich-Brisbane Motorways and Warrego & Cunningham Highways.
- Approx 40 mins to Eagle Farm & Doomben Tracks, 1 Hour 15 mins Toowoomba & Gold Coast Turf Clubs, 1 Hour 45 mins Sunshine Coast Turf Club and 1 Hour 30 mins to Kilcoy Race Club and Warwick Turf Club.

10 Mill St – [Map Link](#)

For more information about the ITC - <https://ipswichturfclub.com.au/>