

# BEVERSTON CASTLE ESTATE



TETBURY  
GLOUCESTERSHIRE







# BEVERSTON CASTLE ESTATE

## NR TETBURY GLOUCESTERSHIRE

*Tetbury 2.3 miles, Stroud 9.3 miles, Cirencester 14.3 miles, Cotswolds Airport 8.3 miles,  
Gloucester 18.3 miles, Swindon 23.1 miles (Direct train to London Paddington 53 minutes),  
Bath 23.7 miles, Bristol 27 miles (Domestic and International Flights from Bristol Airport).*

*(All distances and times approximate.)*

## EXCEPTIONAL COTSWOLD ESTATE

Charming 17<sup>th</sup> Century House adjoining the remains of historic Beverston Castle

Mature Gardens and Walled Kitchen Garden

Stable Yard, Estate Office and Flat

Five Cottages

Exceptional range of Cotswold stone Farm Buildings

Fully equipped Farmstead

Commercial Arable Farmland, Pasture Land and Woodland

## IN ALL ABOUT 693 ACRES

Available as a whole or in 3 lots

The Savills logo, consisting of the word "savills" in a red, lowercase, sans-serif font, set against a solid yellow square background.

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THE ESTATE EXTENDS TO  
ABOUT 693 ACRES WITH  
615 ACRES OF PRODUCTIVE  
ARABLE AND PASTURE LAND  
AND ABOUT 61 ACRES OF  
WOODLAND AND OFFERS A  
WONDERFUL COMBINATION OF  
RESIDENTIAL, FARMING AND  
SPORTING OPPORTUNITY.

*Your attention is drawn to the Important Notice on the last page of the text.*



## SUMMARY

The Beverston Castle Estate is an exceptional Gloucestershire Estate located close to the highly regarded town of Tetbury, and within the Cotswolds Area of Outstanding Natural Beauty. At the heart of the Estate sits an impressive Grade I Listed Castle, which although uninhabitable adjoins a charming 7 bedroom house. The Estate has a further five estate cottages, an estate office and first floor flat, a stable yard, a delightful walled kitchen garden and extensive lawns and borders. The farm yard comprises a mix of traditional Cotswold stone barns and a range of modern farm buildings.



The Estate extends to about 693 acres with 615 acres of productive arable and pasture land and about 61 acres of woodland and offers a wonderful combination of residential, farming and sporting opportunity.

The Estate is being offered for sale as a whole or in three lots. Additional residential properties in the village of Beverston are available.

## LOCATION AND SITUATION

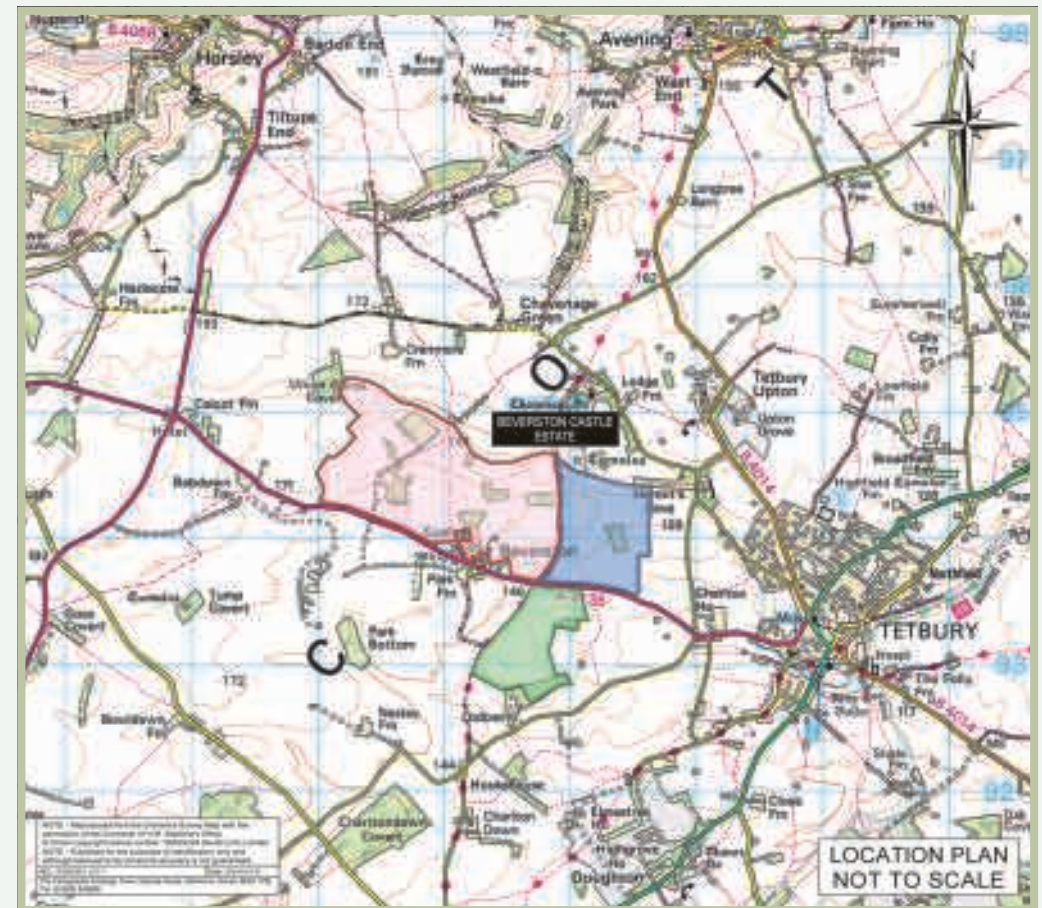
The centre of the Beverston Castle Estate is located to the north of Beverston Village. The Castle forms the core of the properties in the village with the land of the estate lying to the north and south of the village. Nestled in the Cotswolds Area of Outstanding Natural Beauty, the small village is typical of the area and is a civil parish in the Cotswold District of Gloucestershire. As well as the Castle, the village is home to a Norman church.

The Estate is located 2.3 miles (3.7 km) to the north west of Tetbury, a desirable Cotswold town where local amenities can be found, and 12.6 miles (20.3 km) to the south west of

Cirencester; an important regional centre of the Cotswolds.

The Estate is accessed from the A4135 Tetbury to Dursley road, and there is access to the M5 motorway at Junction 14.

The nearest train station is at Kemble, 9.6 miles (15.4 km) to the north east, providing a direct train to London Paddington with an approximate journey time of 1 hour and 20 minutes. The nearest non-domestic airport is the Cotswold Airport (9 miles), offering private, chartered flights. Bristol Airport is 34 miles south west of the Estate and offers domestic and international flights.



## LOTTING

### LOT 1A BEVERSTON CASTLE AND GROUNDS

- 17<sup>th</sup> Century Cotswold stone House with seven bedrooms, adjoining Beverston Castle.
- Beautiful, mature gardens with historic moat, stone bridge, walled kitchen garden and greenhouse.
- Estate office and residential flat.
- Bungalow and annexe.
- Cotswold stone barn.
- Loose stable.
- In all about 4.2 acres (1.69 hectares).

### LOT 1B BEVERSTON FARM

- Traditional and modern farm buildings.
- Commercial farmland, pasture land and woodland.
- In all about 417.42 acres (168.9 hectares).

### LOT 1C - 1F BEVERSTON COTTAGES

- Four cottages.

### LOT 2 BARE LAND EAST OF CHAVENAGE LANE

Bare commercial farmland with parcel of woodland, in all extending to about 154.69 acres (62.60 hectares).

- 122.86 acres of arable land.
- 24.39 acres of pasture land.
- 6.14 acres of woodland.

### LOT 3 BARE LAND SOUTH WEST OF BEVERSTON

Commercial arable farmland extending to about 116.05 acres (46.96 hectares).

- 92.84 acres of arable land.
- 10.39 acres of pasture land.
- 11 acres of woodland.





...WITHIN THE COTSWOLDS AREA OF  
OUTSTANDING NATURAL BEAUTY.

## EDUCATION AND LEISURE

The surrounding areas offer an excellent range of both private and state schools. These include St Mary's Church of England Primary School, Westonbirt Girls School, Cheltenham College, Cheltenham Ladies College, Beaudesert Park School and Cirencester Deer Park School.

The Cotswolds offers a wealth of sporting opportunities including world class racing at Cheltenham. Hunting is with the Duke of Beaufort's Hunt and the area is renowned for its beautiful and traditional landscape that can be explored on horse, bike or foot.

## HISTORY

The Beverston Castle Estate originally formed part of the extensive Westonbirt Estate. The core of the Estate was purchased in 1959 by the late Major and Mrs A.L. Rook and further land was added in 1992 when parts of Park Farm, Beverston, were purchased. The Rooks were well known figures within the South Cotswolds and Beverston has been thoroughly enjoyed by Major and Mrs Rook both as a family home and diverse rural Estate.



THE BEVERSTON  
CASTLE ESTATE IS  
AN EXCEPTIONAL  
COTSWOLD ESTATE  
LOCATED CLOSE TO  
THE HIGHLY REGARDED  
TOWN OF TETBURY...



The Gatehouse



## LOT 1

### BEVERSTON CASTLE, GROUNDS AND FARM

ABOUT 422.5 ACRES (170 HA)

Lot 1 of the Beverston Castle Estate includes Beverston Castle, the House, The Bungalow and Annexe, Estate Office and Flat, Numbers 24, 26, 28 and 30 Beverston, a range of traditional and modern farm buildings and approximately 422 acres of farmland and woodland.



The Chapel



## LOT 1A

### BEVERSTON CASTLE

#### HISTORY

Beverston Castle includes medieval, post-medieval and modern components. The western wing of the Castle constitutes the best surviving remains that date back to the 12<sup>th</sup> Century and are those of a Castle built as a fortified Manor House by Maurice de Gaunt in 1225. The Castle was altered and enlarged in the 14<sup>th</sup> Century by Thomas 3<sup>rd</sup> Lord Berkeley. This period saw the addition of a large square south western tower, today known as 'The Berkeley Tower,' with a vaulted basement and an integral chapel, together with the associated domestic block and the two storey twin-tower Gatehouse built to the east. Particular features of the chapel include the groined roof, at its eastern end a sacarium with a fine decorated window, a pair of sedilias with excellent sculptured canopies and a piscina.

The free standing Gatehouse originally had a drawbridge over the moat.

The redevelopment of the Castle was completed during the 14<sup>th</sup> Century and it eventually took a quadrangular form, with four corner towers, a barbican and the Gatehouse arranged around a central courtyard. The whole Castle was surrounded by a wide moat.

It is understood that much of the damage to the Castle was incurred during the Civil War; the surviving portions are the west range and the northern part of the Gatehouse. The Castle survives as a three storey building attached to a rectangular corner tower at each end. Only part of the moat still remains to the west and south of the front lawns. Elsewhere the ditch has become infilled, although it survives as a buried feature.

Adjoining the remains of the castle is the 17<sup>th</sup> Century House, built of rubble with a Cotswold stone roof, which occupies the site of the 13<sup>th</sup> Century hall in the south range. The original Jacobean Wing was rebuilt following a fire in 1691. At the west of the terrace is a small 18<sup>th</sup> Century Gazebo.





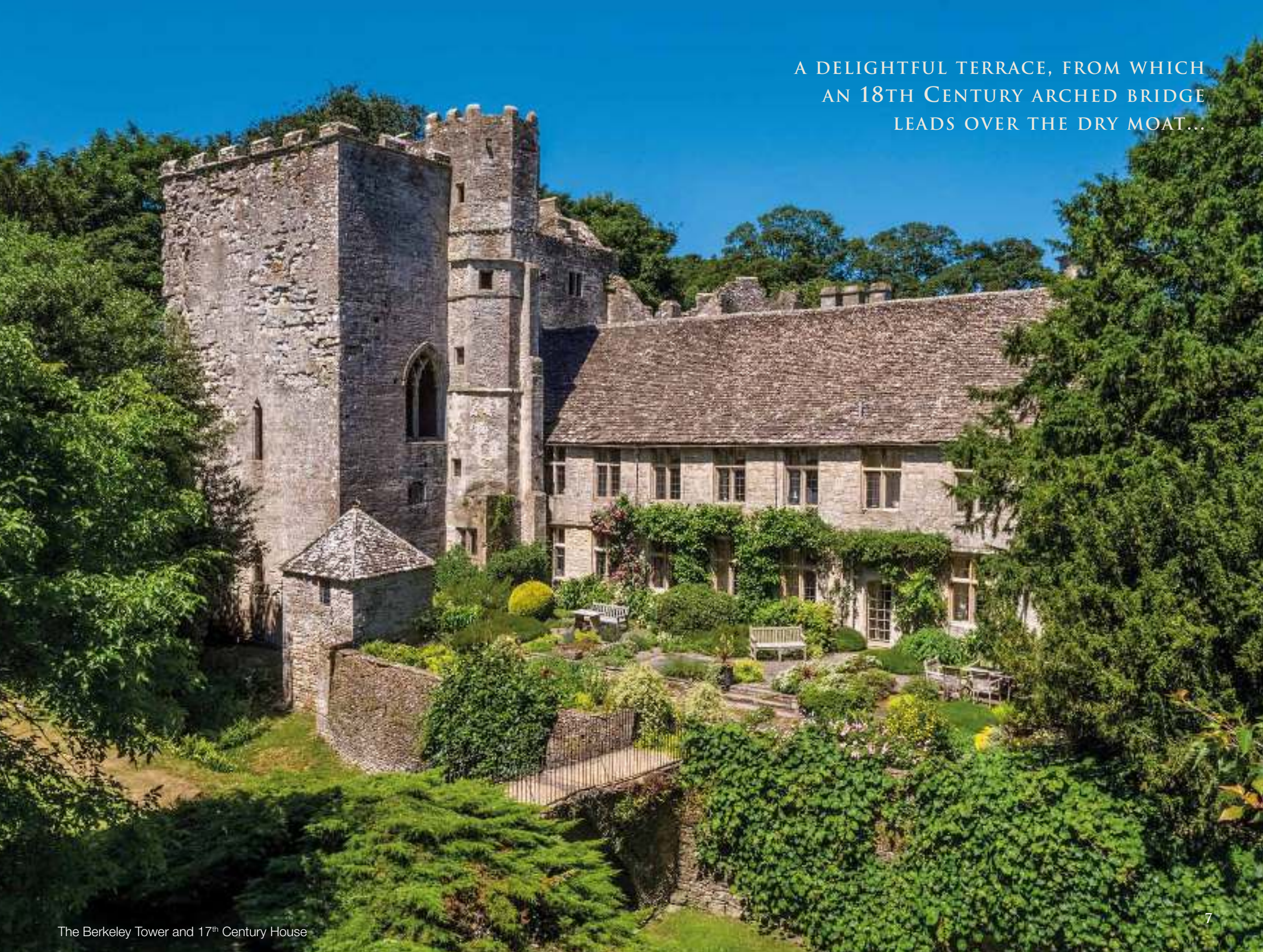
The Courtyard and North and East aspect of The House

The 17<sup>th</sup> Century Cotswold stone House is accessed from a private drive from the main road that runs through the village. Estate cottages and a 14<sup>th</sup> Century barn flank the drive and this approach allows glimpses of the Castle and the striking Berkeley Tower. The approach to the main house is through the archway of the surviving remains of the Grade I Listed Gatehouse into the original courtyard. The courtyard stands in the shadow of the House to the south, the Castle to the west and a Bungalow, Annexe, Farm Office and Flat to the north of the square.





A DELIGHTFUL TERRACE, FROM WHICH  
AN 18TH CENTURY ARCHED BRIDGE  
LEADS OVER THE DRY MOAT...







The Drawing Room

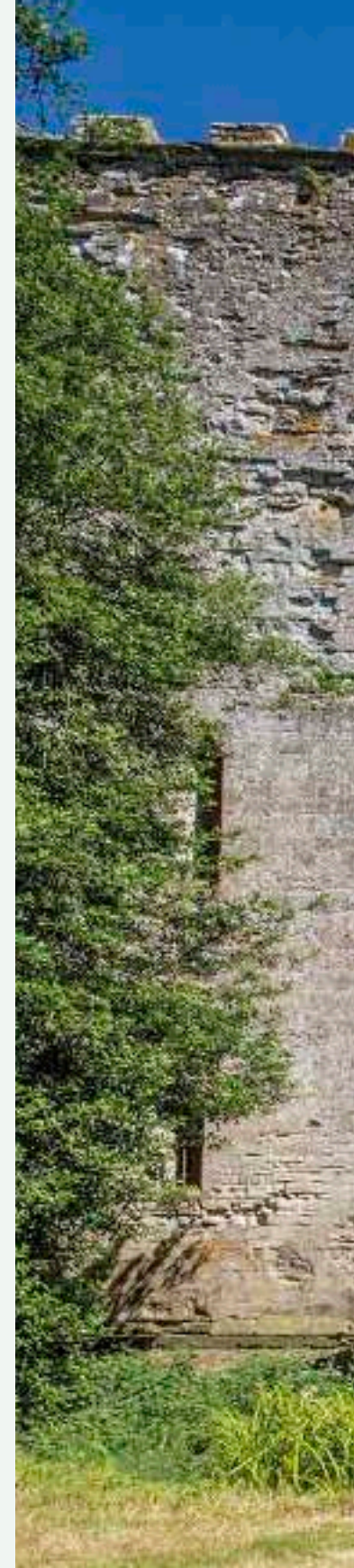
## THE HOUSE

The House, built of Cotswold stone under a Cotswold stone tiled roof, is laid out over three floors.

From the courtyard the main entrance leads to the hall, currently used as a dining room, and the substantial staircase. The hallway connects to the south facing drawing room which has elegant character with a large Jacobean stone fireplace. There are leaded casement windows in stone arches that give views out towards the stone terrace and lawns to the south. The drawing room leads through to a comfortable sitting room that has an open fire place and handcrafted bookshelves.



The Sitting Room/Library











In the corner of the hall, at the foot of the stairs are remains of a small Renaissance fireplace. From the hall is the connecting room, currently a laundry, to the Berkeley tower.

The entrance on the northern side leads into the kitchen. The kitchen opens to the vaulted rooms which originally formed the undercroft and cellars to the great hall. From here leads a spiral staircase up to the gallery which originally was the great hall. On both the ground floor and first floor the smaller north west tower is found.

The 17<sup>th</sup> Century 3 tier oak newel framed staircase leads to the first floor hall way from which are 5 bedrooms and two bathrooms. At the head of the staircase that rises in the end of the house against the Berkeley Tower, the framework and timber studding of a 16<sup>th</sup> Century building survive. The master bedroom benefits from a large wardrobe/storage space and an en-suite bathroom with a shower, W.C and basin. All of the bedrooms have soft colourings and Jacobean windows that look out to the south gardens. The staircase continues to the

second floor which is characterised by exposed timber eaves and beams. There are a further two bedrooms, a bathroom and two attic rooms providing storage room.



The Master Bedroom



The Dining Room and Oak Staircase



Guest Bedroom (Bedroom 2 on floorplan)





## THE BUNGALOW AND ANNEXE

Situated to the north of the rectangular courtyard is a rendered blockwork bungalow, under a Cotswold stone tiled roof and a Cotswold stone Annexe.

The Bungalow and the Annexe are integral, additional accommodation to the House.

The bungalow is a 20<sup>th</sup> Century addition to the courtyard and the accommodation includes a dining room, sitting room, kitchen, bedroom and bathroom. The traditional annexe has a bedroom, bathroom and a storage shed.

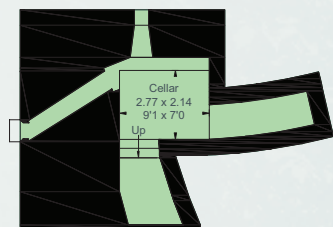
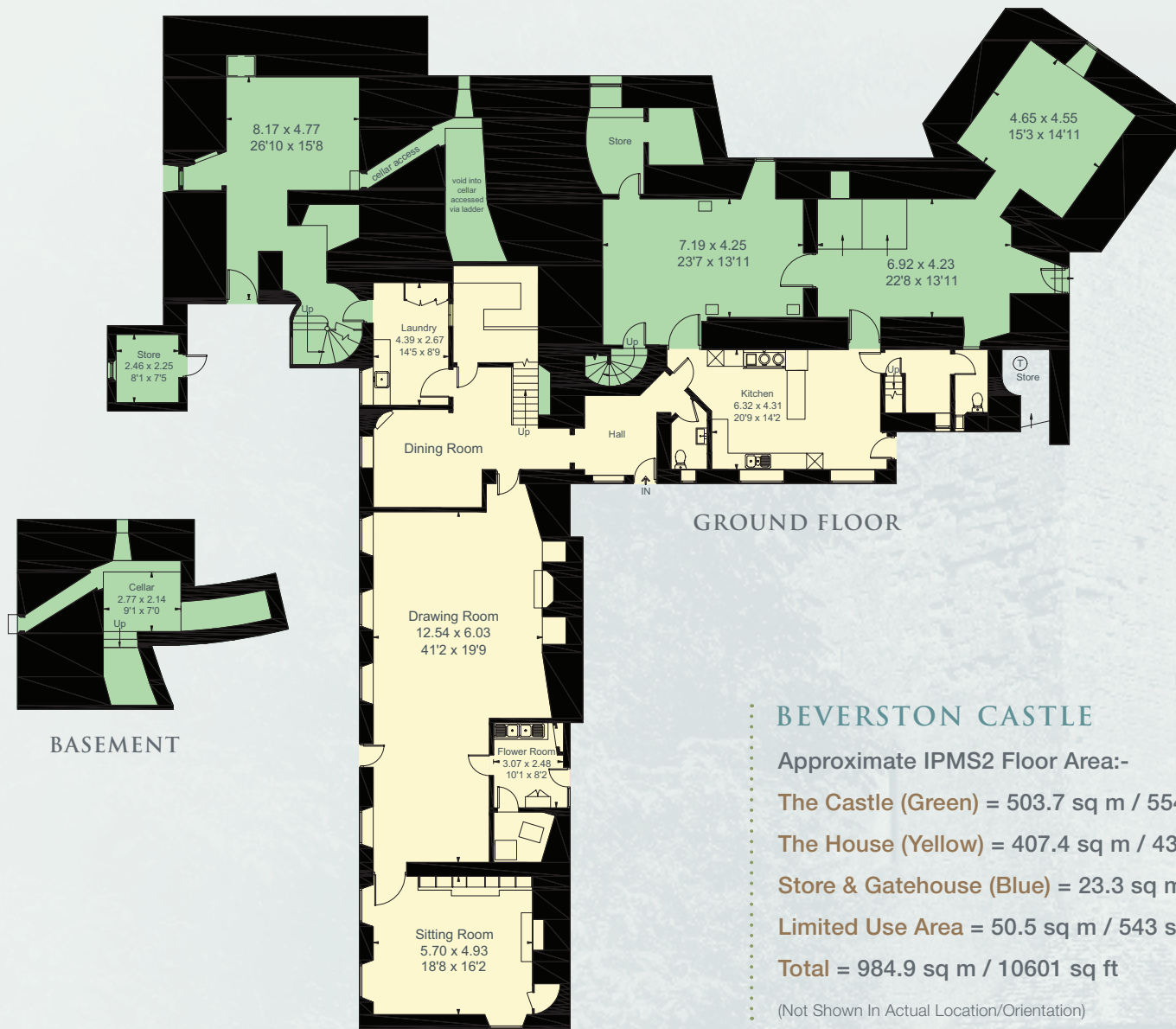


The Estate Office and Flat

## THE ESTATE OFFICE AND FLAT

The Estate Office and the Flat form the northern part of the courtyard. The farm office occupies the ground floor and includes a small kitchen, lobby, two office rooms and a W.C. The flat is arranged over the first floor and provides accommodation of a kitchen, living room, 2 bedrooms and a family bathroom.





## BEVERSTON CASTLE

Approximate IPMS2 Floor Area:-

The Castle (Green) = 503.7 sq m / 55421 sq ft

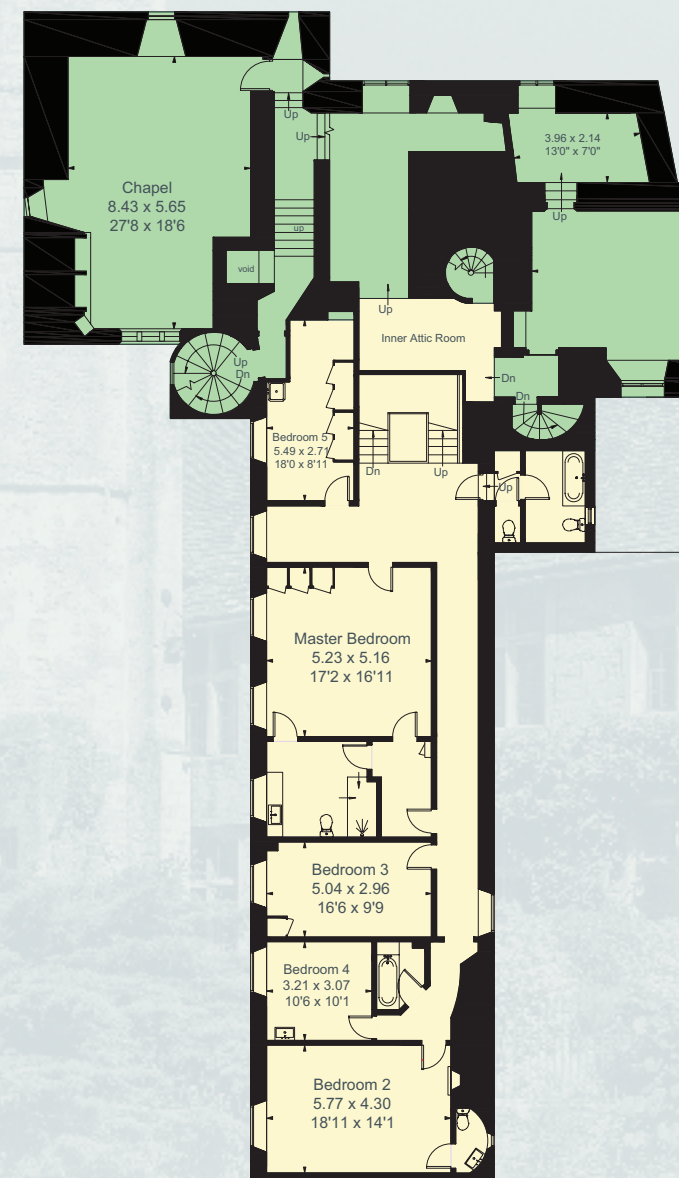
The House (Yellow) = 407.4 sq m / 4385 sq ft

Store & Gatehouse (Blue) = 23.3 sq m / 251 sq ft

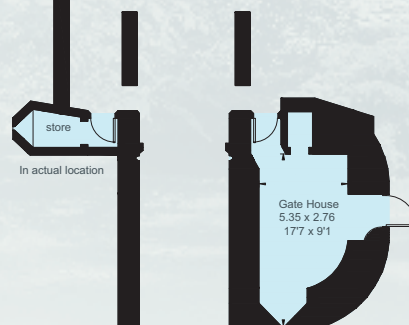
Limited Use Area = 50.5 sq m / 543 sq ft

Total = 984.9 sq m / 10601 sq ft

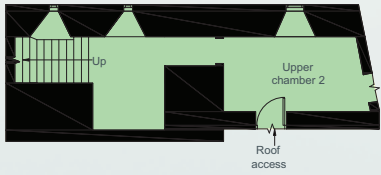
(Not Shown In Actual Location/Orientation)



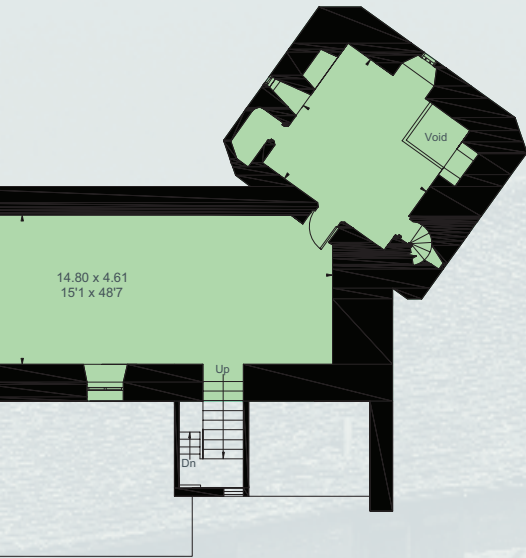
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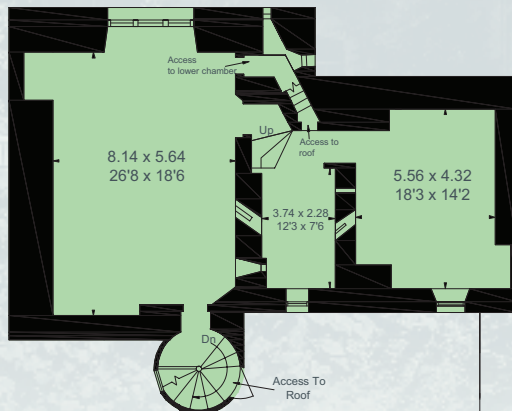




UPPER THIRD FLOOR

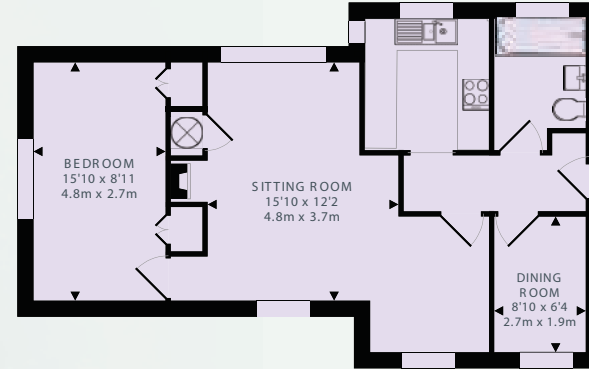
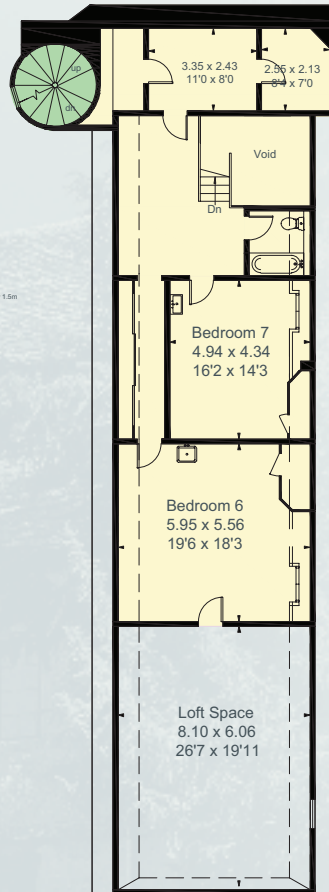


THIRD FLOOR



LOWER THIRD FLOOR

SECOND FLOOR

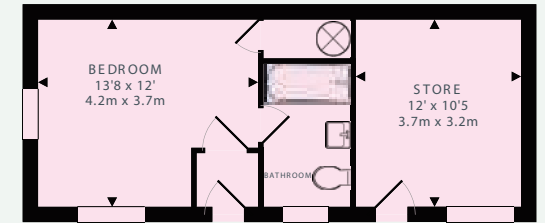


THE BUNGALOW

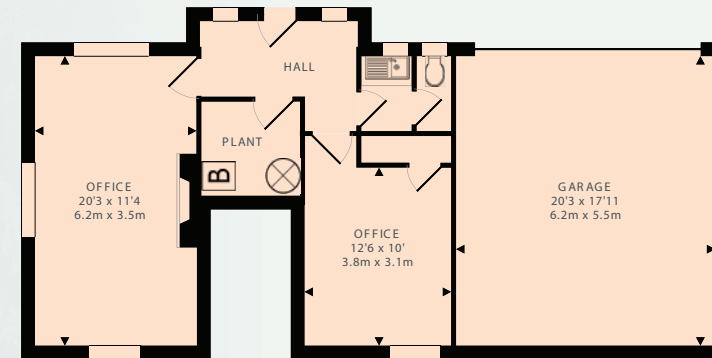
Gross internal area (approx):-  
648 sq ft / 60.2 sq m

THE ANNEXE

Gross internal area (approx):-  
356 sq ft / 33.1 sq m

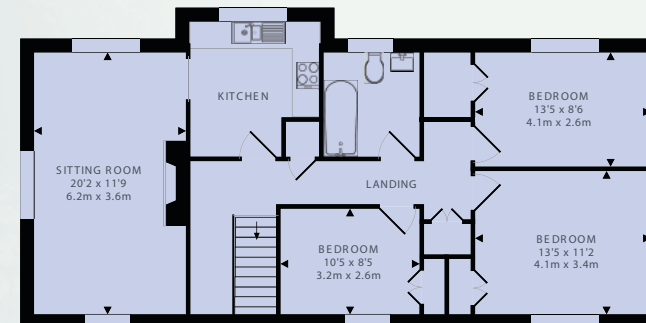


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THE ESTATE OFFICE

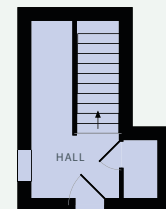
Gross internal area (approx):-  
895 sq ft / 83.2 sq m



GROUND FLOOR

THE FLAT

Gross internal area (approx):-  
1073 sq ft / 99.7 sq m



FIRST FLOOR



...A DELIGHTFUL WALLED KITCHEN  
GARDEN AND EXTENSIVE LAWNS  
AND BORDERS.







The Glasshouse

## GARDENS

To the south of the house is a delightful terrace, from which an 18<sup>th</sup> Century arched bridge leads over the dry moat to a sloping lawn framed by generous plantings of spring flowers including daffodils, crocuses, pulsatillas and camellias as well as thoughtfully planted mature shrubs. There is a substantial walled kitchen garden growing both vegetables and cut flowers, in which a south facing glasshouse is located.







No. 14 on plan

## THE STABLES AND PILGRIMS BARN

The traditional stables are constructed from Cotswold stone under a Cotswold stone tile roof. There are 6 loose boxes with a rear corridor giving access to each. There is also a workshop and tack room.

Pilgrims Barn is a Grade II Listed Cotswold stone barn with cruck trusses and is also a Scheduled Ancient Monument.



No 1 on plan



No 1 on plan





## LOT 1B

### BEVERSTON FARM

The farmstead of the Beverston Castle Estate comprises a mix of traditional and modern buildings, currently servicing the mainly arable farm.

Grain is stored in bins, on floor in the modern buildings, and contained in building no. 68, supplied by an overhead conveyor.



No 6 on plan





No on Plan	Building	Description	Sq m (m <sup>2</sup> )
1	Pilgrims Barn & Egg Room	A Grade II Listed Cotswold stone barn under a Cotswold stone tile roof. The barn is also a Scheduled Ancient Monument and features cruck trusses in good condition. Attached to the north of the barn is a small egg room.	123.20
2	Byre	12 bays Cotswold stone barn under concrete tile roof. Half used for chicken housing and half used for dog kennels	182
3	Cattle Building	An open fronted, 10 bay, timber framed cattle building. Fibre cement roof.	817
4	Dovecote	Open fronted Cotswold stone dovecot barn under Cotswold stone tile roof. The barn has been repaired and reroofed.	49.85
5	Traditional Stone Barn	Traditional Cotswold stone barn under Cotswold stone tile roof that is split into three; 5A is a 3 bay mill and mix building with loft with 2 timber bins, connected to a conveyor from adjacent grain storage. 5B is the former byre with tallet steps to adjacent loft. 5C is used as a store.	144.8
6	Traditional Stone Barn Courtyard	6A is an open fronted, 6 bay traditional stone barn. 6B is a cruciform, Listed Grade II stone barn with capacity for 300 tonne grain storage and a central overhead conveyor. 6Ca 3 bay pole barn with access to adjacent field. 6D open fronted 6 bay Cotswold stone barn under concrete tile roof.	460.87
7	General Purpose Portal Frame Building	Over 10 No. Square Grain Bins with capacity for 300 tonnes.	
8	Grain Dryer	With wet pit, cleaner, wet bins and buffer bins. Svegma drier which is dated.	156.46
9	Grain and Machinery Store	4 bays. Open sided. Includes 3 No. round bins and has capacity for 85 Tonnes.	705.57
10	Woodshed/Store	2 bays, Concrete block. Pitched CGI roof.	161.37
11	Cattle Building	A large cattle building with timber framed and 16 bays	1908.12
12	Spray Shed/Stockman's Office	Chemical storage and 2 bull pens	75.91
13	Cattle Building	A steel portal framed cattle building	981.99
14	Stables with Tack Rooms and Workshop	Traditional stables constructed from Cotswold stone under Cotswold stone tile roof. There are 6 loose boxes and a rear corridor.	267.31











## LOT 1C

### 30 BEVERSTON

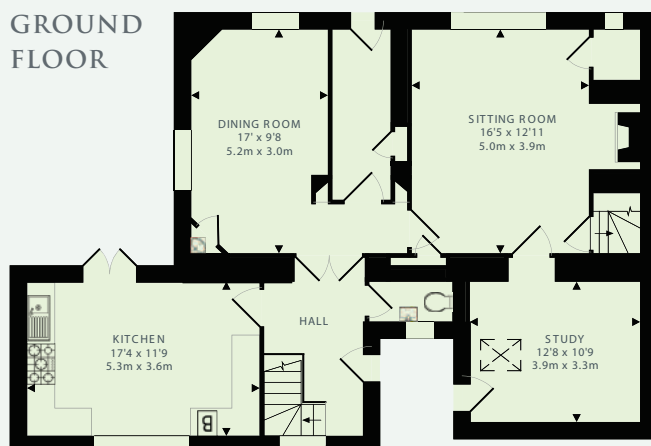
This traditional Cotswold stone cottage is situated to the south of the Castle and has been recently refurbished throughout including new carpets and decoration. The cottage was formerly a post office and probably originally two cottages that date back to the early 17<sup>th</sup> Century. The large detached cottage provides spacious accommodation over 2 floors including an entrance hall, newly fitted kitchen, cloakroom, dining room, sitting room, snug, a study, 4 bedrooms and one bathroom. There is also useful attic space.

The cottage has a front garden and ample parking at the rear of the cottage.

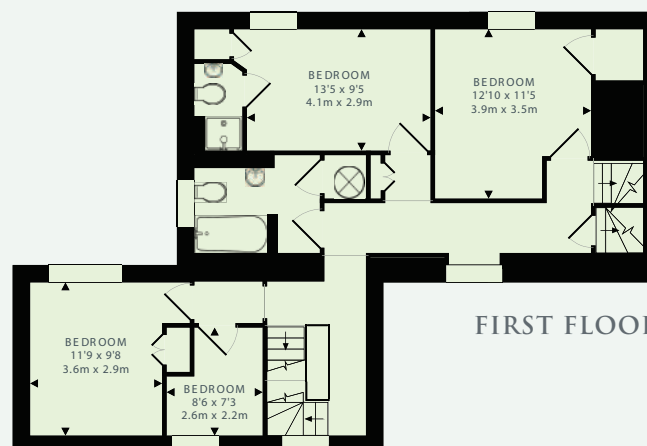
### 30 BEVERSTON

Gross internal area (approx):-  
2639 sq ft / 245.2 sq m

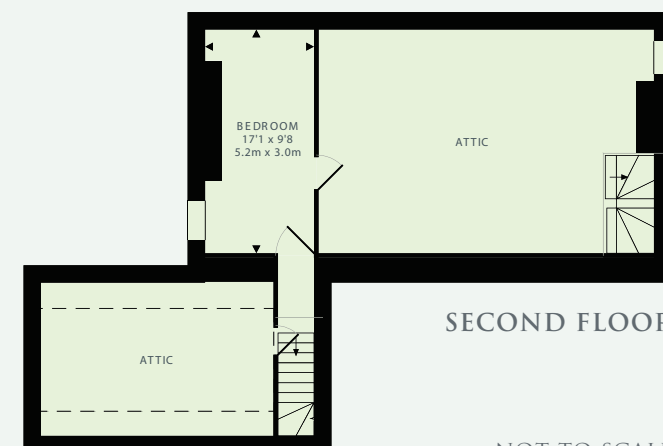
#### GROUND FLOOR



#### FIRST FLOOR



#### SECOND FLOOR

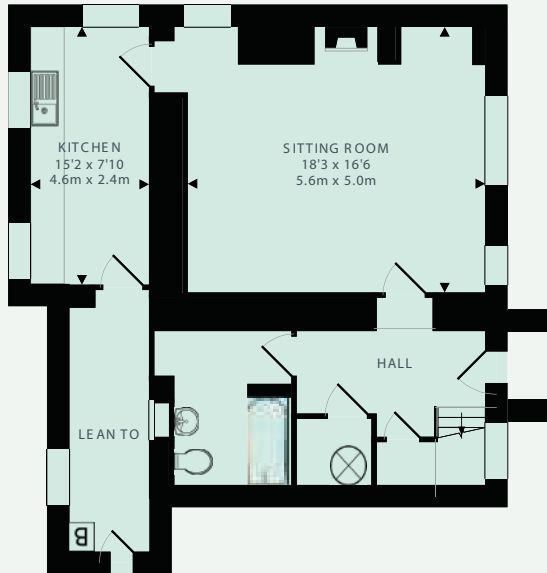


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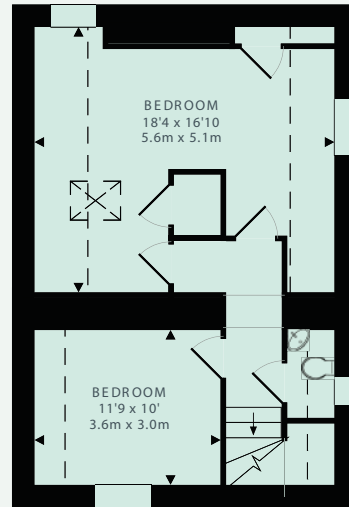


## 24 BEVERSTON

Gross internal area (approx):-  
1214 sq ft / 112.8 sq m



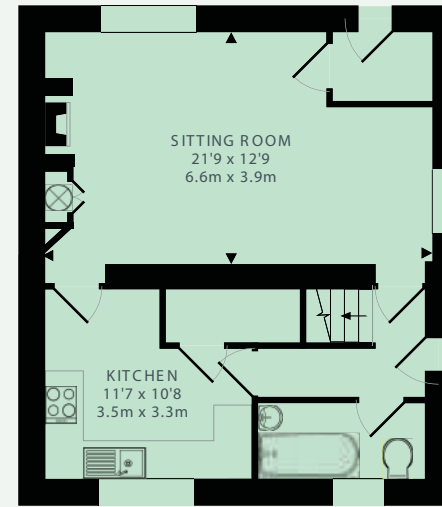
GROUND FLOOR



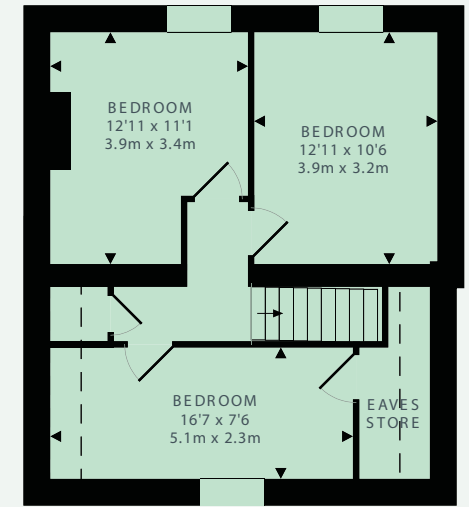
FIRST FLOOR

## 28 BEVERSTON

Gross internal area (approx):-  
1014 sq ft / 94.2 sq m



GROUND FLOOR

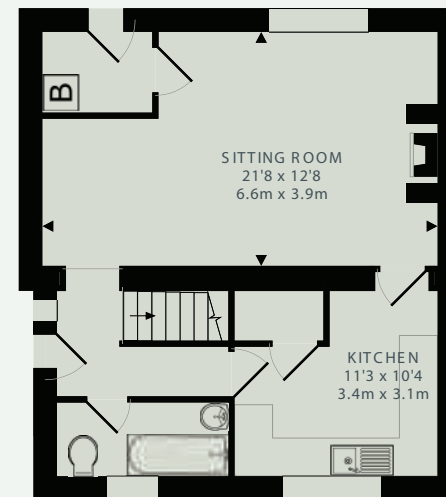


FIRST FLOOR

NOT TO SCALE  
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## 26 BEVERSTON

Gross internal area (approx):-  
990 sq ft / 91.9 sq m



GROUND FLOOR



FIRST FLOOR

## LOT 1D, 1E & 1F

### 24, 26 & 28 BEVERSTON

Situated on the eastern side of the entrance to the Estate is 24 Beverston Cottage, a traditional detached cottage constructed from natural Cotswold stone under a Cotswold stone tiled roof. The accommodation is arranged over two floors and extends to a sitting room, kitchen, utility room, 2 bedrooms and a bathroom. There is a rear garden with traditional dry stone wall boundaries.

Numbers 26 and 28 are a charming pair of identical semi-detached cottages, constructed from Cotswold stone under a Cotswold stone tile roof. Both cottages have two floors, on the ground floor is the entrance porch, sitting room and kitchen. The second floor of each cottage has three bedrooms and a bathroom.

The pair of cottages have front gardens that are fully enclosed.





26 Beverston



24 Beverston



28 Beverston









## FARMLAND

The farmland extends to approximately 615 acres (248.88 hectares) and comprises large fields which are suitable for modern farm machinery. All fields have good access from farm tracks or road access and some of the field boundaries are Cotwold drystone walls, traditional to the area or hedges. The land is mostly arable, farmed in hand and is classified as Grade 3. A portion of the land immediately adjacent to the Castle is classified Grade 2.

The majority of the land belongs to the Elnton 1 series of soil type, according to the Soil Survey of England and Wales. The remaining area is classified as an Evesham 1 soil. Elnton 1 is a Jurassic limestone soil that is typically shallow, and well drained brashy calcareous soil over argillaceous chalk. The land is best suited to cereals, sugar beet and potato cropping, and in previous years some of the land has produced a potato crop. By contrast, Evesham 1 is a Jurassic clay and limestone soil that is a permeable, calcareous clayey soil associated with shallow well drained brashy soils over limestone. The land is best suited to permanent and short term grassland with winter cereals. The typical cropping rotation is Winter Wheat, Spring Oats or Barley and Winter Oil Seed Rape.

The largest block of farmland is situated in Lot 1 and 2, to the north of the A4135 and immediately surrounds the Beverston Castle Farmstead.

The other block of farmland is located to the south of the A4135 within Lot 3. The land is gently sloping, and suited to cultivation. The altitude varies between 160m and 180m above sea level.

## WOODLAND

The woodlands are in eight small woods, amounting to about 62 acres (25 hectares). Four of these were planted within the last 25 years for amenity and shelter. There are no current woodland grant schemes or felling licences.

The coverts are well laid out for a small family shoot and are an attractive feature of the Estate.









# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE

The Estate is offered for sale by private treaty as a whole or in three principal lots shown on the lotting plan.

## LEGAL TITLE

The freehold title to the Beverston Castle Estate is registered at the Land Registry under two title numbers, GR324830 and GR142946. The official copy and title plans for these are available from the agent.

## BASIC PAYMENT SCHEME

On completion of the sale the Vendor will take all reasonable steps to transfer the entitlements to the buyer(s). If the Estate is sold in lots the Entitlements will be apportioned.

## ENVIRONMENTAL SCHEMES

At the current time there are no environmental schemes in place.

## RIGHTS OF WAY

There are a number of public footpaths and bridleways across the Estate as marked on the sale plan.

## CONTRACT, DEPOSIT

A 10% deposit will be paid upon exchange of contracts to the Vendors solicitors acting as agents for the vendor. Completion is to be agreed.

## RESERVED RIGHTS OVER ADJOINING PROPERTY

If the Estate is sold in lots there may be reserved rights agreed to benefit each lot and to ensure the continued access, maintenance and supply of services across the Estate.

## WATER SUPPLY

There is one mains water connection for the Castle and Farmstead, with some troughs in pasture fields.

## LOCAL AUTHORITY

Cotswold District Council

## VAT

In addition to the purchase price, should any sale of the property, or any right attached to it, become a chargeable supply for the purposes of Value Added Tax, such tax shall be payable by the Purchaser in addition to any monies to be paid during the course of the sale and the Purchaser shall indemnify the Vendor in respect thereof, including interest, or penalty.

## PLANNING, DESIGNATIONS & LISTED BUILDINGS

The whole Estate lies within the Cotswolds Area of Outstanding Natural Beauty.

The farmstead is also located within the Beverston Conservation Area.

There are two Scheduled Monuments located within the farmstead; i) the quadrangular Castle at Beverston, and ii) Beverston Castle Barn (known as Pilgrims Barn).

Wider afield, there are three Bowl Barrow Scheduled Monuments located some 800m north-east of Beverston Castle Farm.

There are a number of Listings registered the Planning (Listed Buildings and Conservation Areas) Act 1990;

Property	Listing	Date First Listed
Beverston Castle, including Gazebo and Bridge	Grade I	6 <sup>th</sup> September 1954
30 Beverston Cottage	Grade II	16 <sup>th</sup> March 1987
Gatehouse to Beverston Castle	Grade I	16 <sup>th</sup> March 1987
Barn approximately 70m East of St. Mary's Church, Beverston Castle Farm	Grade II	6 <sup>th</sup> September 1954
Barn approximately 70m South East of Beverston Castle (Pilgrim's Barn)	Grade II	6 <sup>th</sup> September 1954

## SPORTING & MINERAL RIGHTS

All mineral and sporting rights are included in the sale in so far as they are owned.

## RESIDENTIAL SERVICES

Property	Water	Drainage	Heating
Beverston Castle House	Mains	Private	Oil
The Flat	Mains	Private	Oil
The Estate Office	Mains	Private	Oil
The Bungalow and Annexe	Mains	Private	Oil
No 24 Beverston Cottage	Mains	Private	Oil
No 26 Beverston Cottage	Mains	Private	Oil
No 28 Beverston Cottage	Mains	Private	Oil
No 30 Beverston Cottage	Mains	Private	Oil





THE FARM YARD COMPRISES A MIX OF TRADITIONAL COTSWOLD STONE BARNs AND A RANGE OF MODERN FARM BUILDINGS.



## TENURE & POSSESSION

The property is to be sold by private treaty with vacant possession on completion subject to the occupancies listed below:-

Property	Tenure	Council Tax	EPC
Beverston Castle House	VP	H	n/a
The Flat	SO	C	F
The Estate Office	VP	-	F
The Bungalow and Annexe	SO	D	E
No 24 Beverston Cottage	VP	E	G
No 26 Beverston Cottage	AS	E	E
No 28 Beverston Cottage	AS	E	F
No 30 Beverston Cottage	VP	F	E
Farm Buildings	VP	-	-

\*VP = Vacant Possession AS = Assured Tenancy SO = Service Occupancy

## FIXTURES & FITTINGS

Certain fixtures and fittings within the houses, cottages and farm buildings are excluded from the sale but may be available by separate negotiation. The services, equipment, fixtures and fittings have not been tested and cannot be verified as in working order or fit for their purpose.

## HOLDOVER

Subject to the date of completion, a right of holdover may be reserved by the Vendor for the management, storage and loading of grain.

## OVERAGE

There is no overage provision.

## TIMBER

Standing timber will be included in the sale. Any felled timber is not included in the sale.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the conditions of sale or not.

## HEALTH & SAFETY

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around the farm buildings.

## INGOING VALUATION

The Purchaser(s) shall, in addition to the purchase price, take over and pay for the following items of Tenant Right:

- Hay and straw at market value;
- Growing crops and other tillages, post-harvest sprays and other acts of husbandry to include costs of all cultivations, chemicals and fertilizers at cost or in accordance with CAAV costings (whichever is greater);
- Enhancement will be charged on all crops at a rate of £20 per acre per month from sowing date to completion;
- Grass leys at face value or cost (whichever is greater);
- Consumables and all other stores including feed stuffs, seed, fertilizers and fuel, including domestic oil at cost. RMVs and UMTs will be charged at £25 per acre.
- Incoming Tenant Right values to be agreed and paid on the date of completion. VAT will be payable where applicable.

## DATA ROOM

A Data Room has been set up which provides

additional information on the property. If you wish to access the data room please contact the selling agents.

## SOLICITORS

Forsters LLP, 31 Hill Street, London, W1J 5LS.

## VIEWING

Strictly by appointment with Savills.

## POSTCODE

GL8 8TU

## IMPORTANT NOTICE

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Particulars dated September 2019.**

**Photographs dated 2018.**





THE ESTATE EXTENDS TO ABOUT 693  
ACRES WITH 615 ACRES OF PRODUCTIVE  
ARABLE AND PASTURE LAND AND ABOUT  
61 ACRES OF WOODLAND...





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