



A n c r e H i l l E s t a t e s
W a l e s



Ancre Hill Estates
Wales

*An outstanding and award
winning wine estate
projecting a global brand
from the Welsh Marches*

Monmouth 1.6 miles ▶ Abergavenny 18 miles
Newport 26 miles (trains from London in 1 hr 46 minutes)
Cheltenham 38 miles ▶ Cardiff 38 miles
Bristol Airport 56 miles ▶ London 153 miles





- ▶ Ancre Hill Estates brand and business
 - ▶ Producers of world class wines
 - ▶ Circa 30,000 vines planted on approximately 12 hectares
 - ▶ Biodynamic and organic accreditation
 - ▶ A state of the art, modern, fully equipped winery and full range of vineyard operating assets
 - ▶ Cider apple orchard and cellar door
 - ▶ Superb 19th century country house with six bedrooms and six bathrooms which has been carefully renovated
 - ▶ Newly renovated four bedroom farmhouse in excellent order
 - ▶ Beautiful gardens and outstanding views at both properties
 - ▶ Outdoor pool, tennis court, garages, office, tractor shed, greenhouse
 - ▶ Converted stable block providing accommodation
 - ▶ Range of traditional buildings including stone barns with potential for alternative uses (STP)
 - ▶ Two cottages and a building plot
- In all about 137.10 acres (55.48 hectares)



Ancre Hill Estates is a glorious wine estate in the Wye Valley, an Area of Outstanding Natural Beauty, close to the historic town of Monmouth in Wales, just two miles from the border with England.

Summary

Ancre Hill has been recognised in some of the top international wine competitions in the world and won the Bollicine del Mondo in 2012 when its 2008 Sparkling Wine was voted the best White Sparkling Wine in the world. The Ancre Hill brand is recognised far and wide with stockists including Belmond Le Manoir aux Quat'Saisons. Ancre Hill Estates is proud of

its Welsh heritage, and at the heart of the Estate is a substantial period six bedroom house with swimming pool and tennis court. Newton Court Farm includes a newly renovated four bedroom farmhouse along with a range of traditional buildings with potential for alternative uses (subject to planning). The combination of Ancre Hill and Newton Court Farm extends to 137.1 acres (55.48 hectares) of land including 29.5 acres of vines.

Location

There are good connections to the main road network with the historic border town of Monmouth being just over 1 mile away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a selection of primary schools and recently rebuilt Monmouth Comprehensive School.

Monmouth also offers up-market traditional shopping, with boutique shops, Waitrose Supermarket, M&S, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially

within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

There are a number of good pubs and restaurants in the immediate area and further afield. These include The Angel and The Hardwick - plus Michelin starred eateries by James Sommerin and The Whitebrook - all of which serve Ancre Hill wine.

History

The Ancre Hill is understood to have originally been a Welsh long house, dating back to around 1700. Major additions and remodelling were undertaken by the Georgians in around 1820. In 1880, a local solicitor inherited the house and oversaw significant renovation works including adding a top floor and revisions to the façade. There is a date stone on the house 1881. The billiard room was added in 1905. The Estate was bought in 1998 by the current owners who spent six years renovating the house which is a wonderful family home and sits at the heart of the Estate overlooking the surrounding vineyards and beyond.

The image is a wide-angle landscape photograph of Ancre Hill Wine Estates. In the foreground, a large, rectangular stone structure, possibly a well or a foundation, sits on a grassy lawn. To the left, a large, leafy tree stands prominently. In the middle ground, a vast vineyard with rows of green grapevines stretches across the landscape. Behind the vineyard, more trees and a distant hill are visible under a clear sky. The overall scene is peaceful and well-maintained.

Ancre Hill Wine Estates

Ancre Hill Estates is one of the UK's prime Wine Estates with two Vineyard sites on the edge of Monmouth, South East Wales, comprising some 30,000 vines planted on approximately 12 hectares (29.5 acres); a state of the art, modern, fully equipped winery; a full range of vineyard operating assets.

The business has evolved from the first plantings in 2006 and 2007 at Ancre Hill which now extends to about 4 hectares of mature vines. Newton Court Farm was purchased in 2014, the same year as the new winery was built at Ancre Hill, where 8 hectares of Pinot Noir and Chardonnay has been planted.

Potential new Vineyard plantings on available prime land could potentially take the current annual production levels up to 300,000 bottles per annum, making Ancre Hill one of the biggest Wine Estates in the UK.





Biodynamics and Sustainability

The owners are passionate about sustainability. Biodynamic accreditation was awarded for Ancre Hill in 2014 and Organic accreditation in 2013. The Winery is also certified Biodynamic. No chemicals (pesticides, insecticides, herbicides) are used in the vineyards or winery. Viticultural and Oenological tasks where practical follow the phases of the moon.

The Ancre Hill Winery & Cellar Door

The winery was opened by The Duchess of Cornwall in July 2015. Approaching 4,000 cubic metres it is constructed from straw bales and lime mortar rendered inside and out and is one of the largest buildings of its type in the world. The building has an exceptional thermal performance with internal temperatures operating in an approximate 8 degrees centigrade range whatever the external temperature. An MVHR system cleanses internal air. An insulated sedum grass roof and reed bed for disposing naturally of winery effluent compliments the eco-friendly credentials of the building. The winery is fully equipped with a Sutter press, stainless steel tanks, oak barrels, concrete eggs/cuvées, bottling line, riddling and disgorging machines, wine pump, corking & wiring machines, a labelling machine, racking, various tools and accessories. Wine tastings and tours are conducted from The Cellar Door, a traditional building across the courtyard from the main house, giving visitors a real taste of the Estate, as well as its excellent range of wines.

Expansion Potential

Newton Court Farm has a further 23 hectares of prime Vineyard land capable of expansion – South West facing gentle slopes on land with nutritious soils. The expansion of this area could take the existing potential of 100,000 bottles per annum to more than 300,000 bottles per annum. There are also expansion opportunities around Ancre Hill with good agricultural land potentially available. The existing Winery at Ancre Hill could also be substantially expanded.





The Vineyards

The vineyards extend to some 12 hectares in total with about 30,000 vines planted. 90% are Chardonnay and Pinot Noir (55:45 ratio). Albariño makes up the bulk of the remaining 10%. The newer vineyards at Newton Court Farm are deer and wild boar fenced.

The soils are ancient mudstone/sandstone, slightly heavier at Ancre Hill (limestone and some clay). Newton Court Farm has lighter, sandier soils. Inter-row plantings are deployed utilising maize and wild flowers/herbs and the rows are rotated annually. All sites benefit from the fact that the land has not been used for arable farming, only animal grazing, giving exceptionally rich and nutritious soils.

The Wines

Ancre Hill's philosophy is that great wine is made in the vineyard and work done in the winery will only realise the potential at harvest, not increase it. The wines produced at Ancre Hill express the Terroir of its ancient mudstone/sandstone soils, giving the wines their character and natural flavours, with no external intervention or manipulation in the winemaking process.

At present, wines in production include:

Sparkling – Blanc de Blancs, Blanc de Noirs and Sparkling Rosé (also a single fermentation Pet Nat)

Still – Chardonnay, Pinot Noir, Rosé and Orange Wine

Ancre Hill boasts an impressive list of domestic customers and stockists, with the export market ready to be exploited as interest in the UK wine sector goes from strength to strength.

In addition, the business makes around 5,000 litres of cider per annum from the Cider apple orchard at Newton Court Farm.





The main house at Ancre Hill

Ancre Hill is a magnificent house set in an elevated position overlooking the Wye Valley. It includes grand and formal rooms as well as cosy areas and a Mark Wilkinson Cook's kitchen at its heart. The house has been renovated throughout by the current owners and retains many original features such as ornate plasterwork, marble fireplaces, wooden and tiled floors, and the original window shutters.

A grand **Entrance Hall** with its original Victorian tiled floor welcomes you into the house. To the front of the house, with magnificent far reaching views over the Pinot Noir vineyard and beyond are a number of large reception rooms. These include a **Dining Room** with marble fireplace, a **Study** with ornate cornicing depicting grapes and vines, a **Drawing Room** which is a formal sitting room with a marble fireplace and a **Morning Room**, a less formal sitting room which benefits from the morning sun.

At the heart of the house, overlooking the pool and west facing gardens is a large kitchen with a flagstone floor, central island, AGA, seating area and log burner. Adjacent to this is an **Orangery** with doors out into the garden, terrace and pool. There is a **Utility Room**, **Boot Room** and **Cloak Room**.

To the southern end of the house, with its own entrance is a large **Snooker Room**, which is understood to have been added in 1905. It has a Cedar wood floor made from a tree from Ancre Hill's garden.

The house has two staircases, the main stairs lead up from the **Entrance Hall** and are pitch pine with an Oak hand rail.

On the first floor there are two en suite bedrooms including an impressive **Master Suite** with superb views, en suite bathroom and dressing room. There are two further bedrooms each with their own bathroom on the first floor. Stairs lead up to the top floor which has two spacious bedrooms with oak floors and exposed oak trusses; both of these bedrooms have en suite bathrooms.

From the **Entrance Hall**, stairs lead down to a vaulted brick wine cellar.



Gardens and Grounds

A long private drive winds up through the vineyards to a turning circle in the front of the main house. In front of the east facing Georgian façade, there are a variety of beds and large expanses of lawn. The lawn slopes down to meet the Pinot Noir vines which run down towards the town of Monmouth. At the south edge of the lawn is a tennis court with an all weather surface.

To the rear of the house is a Mediterranean style garden with yuccas, palms, cypress and fig trees surrounding the outdoor heated pool. The garden includes a pergola adorned with rambling roses, wisteria and scented honeysuckle. Beds include a wonderful display of tulips in the Spring as well as perennials. Along the western edge is a Garden Room, which is used for entertaining and events. With its terracotta tiled floor, glass doors and electric heating, it can easily seat 25-30 people.

Along the northern boundary of the garden, is a converted brick stable block under a slate roof which provides ancillary accommodation. The accommodation comprises an open plan kitchen, sitting room, master bedroom and shower room. The property is presented to a very high standard and has limed oak floors. Next to it is a three bay cart shed under a slate roof.

Beyond here is a 4 bay brick garage with electric up and over doors, the building was rebuilt in 2001.







Cottages

Hillock Cottage

An attractive detached cottage with two bedrooms and two bathrooms.

2 Ancre Hill Cottages

Set overlooking the vineyard, this semi-detached cottage includes a master bedroom with en suite, two further bedrooms and a family bathroom.

Building Plot

To the west of 2 Ancre Hill Cottages is a building plot for a new build holiday cottage which achieved planning permission in January 2017 (Planning Reference DC/2013/00808). The proposed holiday cottage is subject to a S106 Agreement to ensure it is retained with Ancre Hill Estates.



Newton Court Farm

Newton Court Farmhouse is an attractive recently renovated whitewashed family home located in a commanding position with 360 degree views. The property is believed to date back to the 18th century and retains much of its original character and charm. It has spectacular views of the vineyard and landscape beyond.

The ground floor includes a wonderful farmhouse kitchen with a range of Plain English units, matching central island and stone floor. French doors open onto a raised patio and al fresco dining area. Doors lead through to a spacious sitting room with stone fireplace and woodburning stove, beyond which is a snug with triple aspect and outstanding views across the vineyard.

From the sitting room a door leads to two rooms on the lower ground floor. The staircase is open to what is currently used as a staff room but could be used as a large utility room for the main house. A restored timber door opens into the home office.

An oak staircase crafted from a fallen tree on the farm, leads up to the first floor where solid oak flooring from the tree continues throughout the top floor. The landing has a utility/laundry cupboard, an airing cupboard and a well-lit landing providing access to the bedrooms. There are four characterful

double bedrooms all of which have vaulted ceilings and exposed 'A' frames. In addition to the bedrooms there is a family bathroom and shower room.

Outside is a range of outbuildings including a magnificent stone barn, a cider mill and former cow shed. They are accessed via a track to the rear of the property or via a track below Newton Court Farmhouse. These buildings offer much potential for restoration or development subject to planning. One of the outbuildings has already been restored to create temporary accommodation in the form of a 6-bed bunk house with toilet and shower block.

Farmland

The farmland at Newton Court extends mainly to the north & west from the farmhouse and courtyard complex, in a regular shaped parcel, with a westerly aspect. The land is gently sloping and has previously been in grass or arable production, prior to the development of the existing vineyard at Newton Court Farm, which extends to approximately 7.8 hectares (19 acres). It is estimated that the existing farmland, currently laid to grass and grazed by sheep under a seasonal grazing licence, has scope for a further 23 hectares (56.8 acres) of additional vineyard expansion, if desired.



Approximate Gross Internal Area

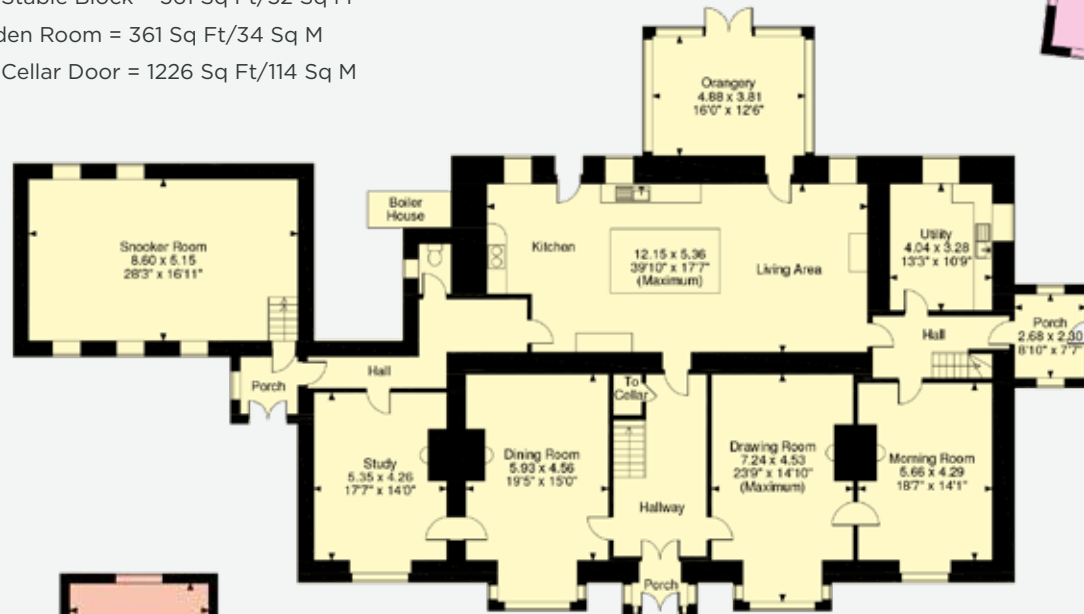
Ancre Hill House = 7182 Sq Ft/667 Sq M

Garages = 846 Sq Ft/79 Sq M

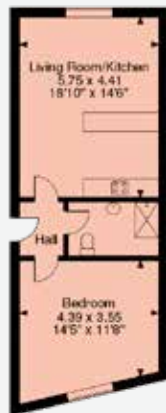
The Stable Block = 561 Sq Ft/52 Sq M

Garden Room = 361 Sq Ft/34 Sq M

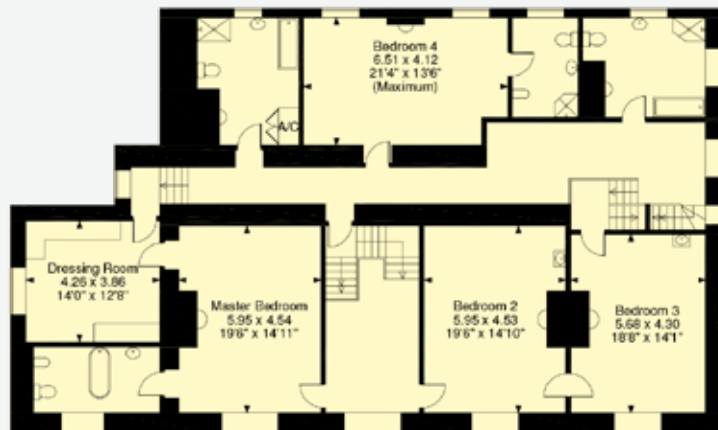
The Cellar Door = 1226 Sq Ft/114 Sq M



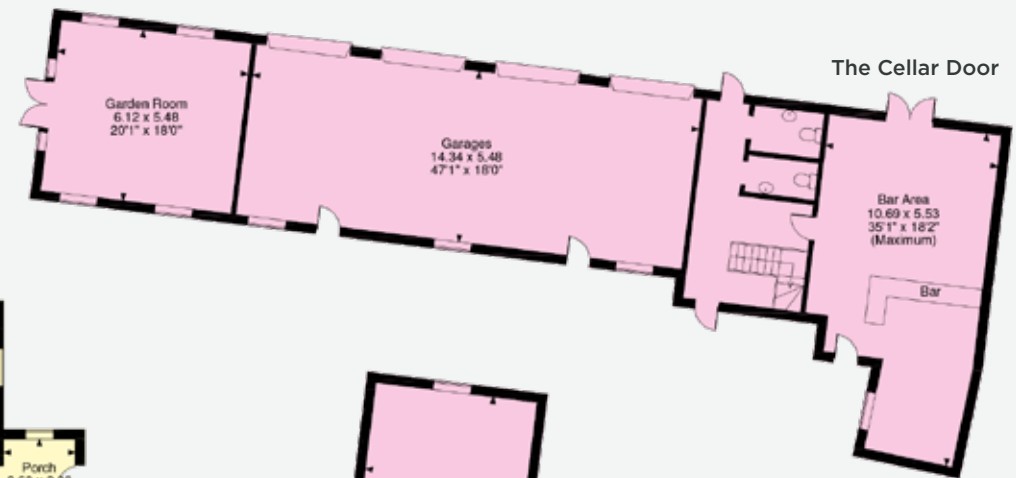
Ancre Hill Ground Floor



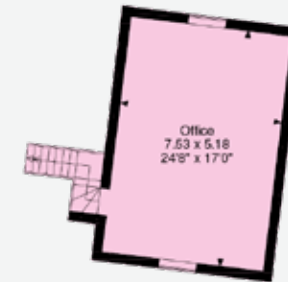
The Stable Block



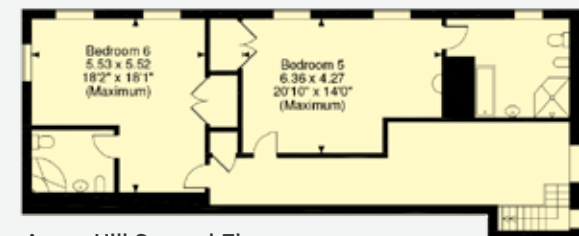
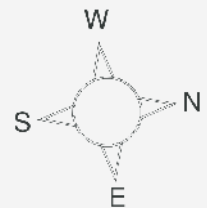
Ancre Hill First Floor



The Cellar Door



Floor Above Bar Area



Ancre Hill Second Floor

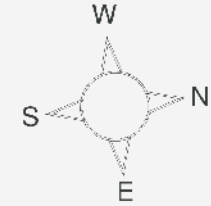
Hillock Cottage = 904 Sq Ft/84 Sq M
 2 Ancre Hill Cottages = 1212 Sq Ft/113 Sq M
 Winery = 5359 Sq Ft/498 Sq M
 Newton Court Farm = 2564 Sq Ft/238 Sq M



Hillock Cottage Ground Floor



Hillock Cottage First Floor



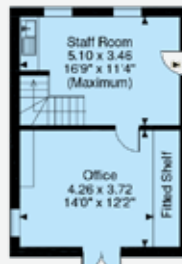
Winery



2 Ancre Hill Cottages Ground Floor



2 Ancre Hill Cottages First Floor



Newton Court Farm Lower ground Floor

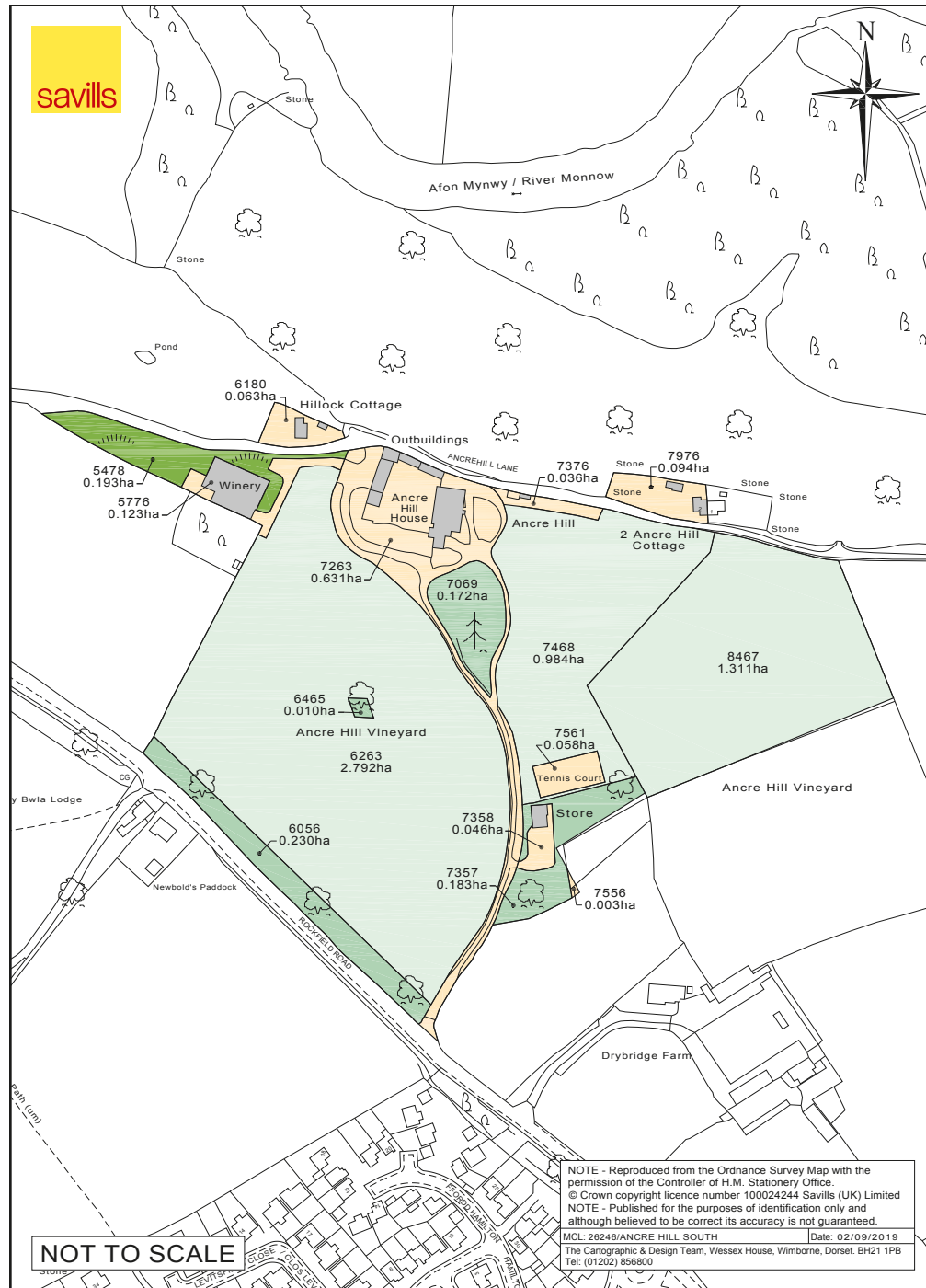


Newton Court Farm Ground Floor

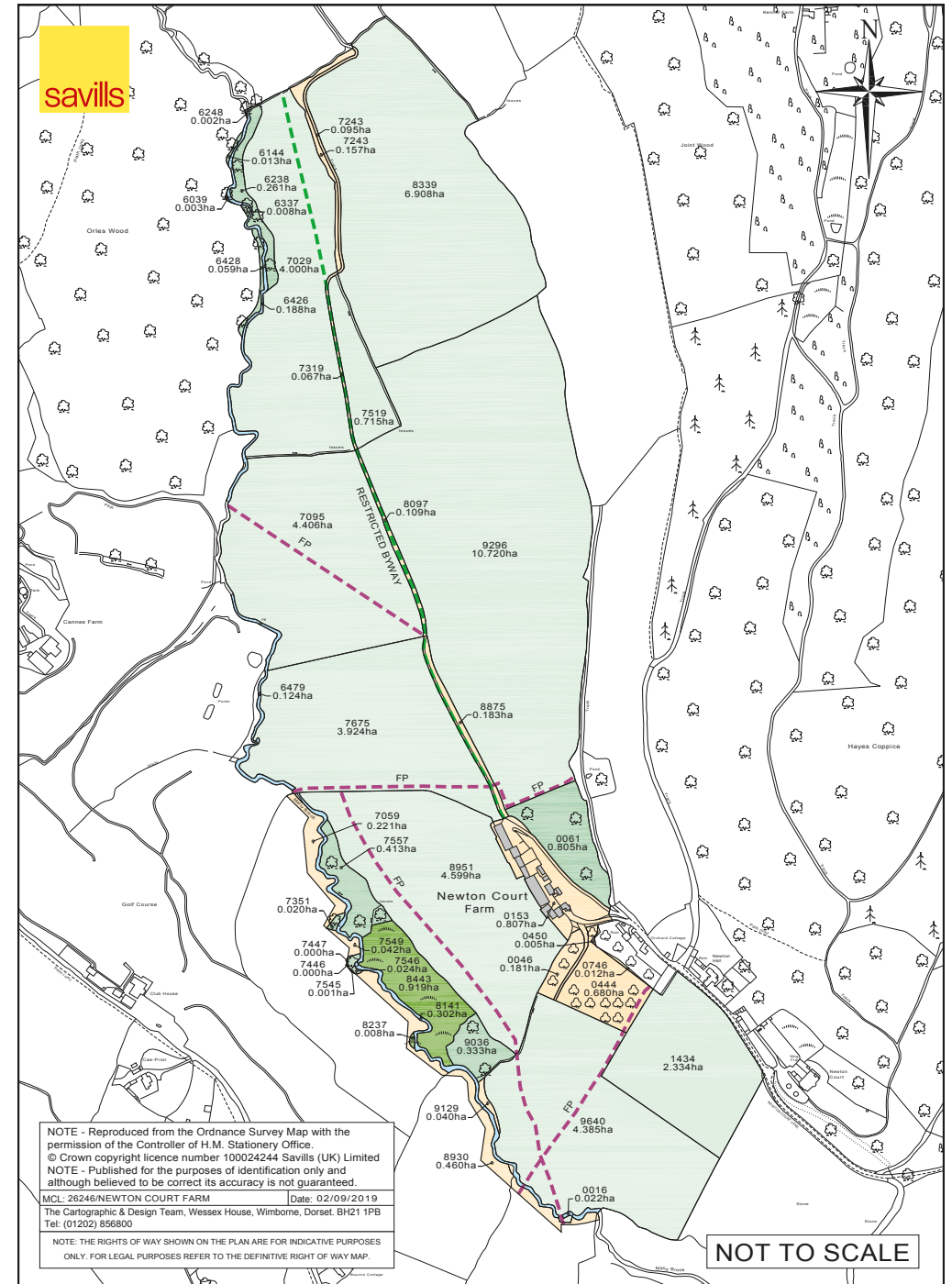


Newton Court Farm First Floor

Ancre Hill Land Plan



Newton Court Farm Land Plan





General Remarks

Method of Sale

By private treaty.

Tenure and Possession

Freehold with vacant possession on completion.

Services

PROPERTY	WATER	ELECTRIC/ GAS	DRAINS	CENTRAL HEATING	BROADBAND	COUNCIL TAX	EPCs
Ancre Hill House	Mains	Electric	Septic tank	Oil Fired	Connected	I	F
Winery	Borehole & Mains	3 Phase	Reed bed	-	-	Non Domestic Rates	C
2 Ancre Hill Cottage	Mains	Electric	Septic tank	Electric	Connected	Non Domestic Rates	E
Hillock Cottage	Mains	Electric	Septic tank	Oil Fired	Connected	E	E
Newton Court Farmhouse	Borehole & spring	Electric incl 3 Phase & Calor Gas	Septic tank	Oil Fired	Connected	F	E

The selling agents have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with 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 any other pipes, whether referred to in the Conditions of Sale or not.

Environmental Schemes & Grants

There are no environmental schemes at Ancre Hill Estates. A Welsh Government Processing & Marketing Grant Scheme was successfully claimed for the construction of the new winery.

Local Authority

Monmouthshire County Council. <https://www.monmouthshire.gov.uk/>

Basic Payment Scheme

BPS has been claimed at Newton Court Farm and for the avoidance of doubt the claimant will retain the current year's payment. The entitlements will be transferred to the buyer on completion. Purchasers should note that they will be obliged to abide by the rules of this scheme and indemnify the claimant for any breaches. The purchaser will pay the vendors BPS agent £400+VAT to handle the transfer of the entitlements.

Soils

According to the Soil Survey of England and Wales the soils are classified as Bromyard; a Devonian reddish silty shale, siltstone and sandstone. The vineyard land at both Ancre Hill and Newton Court has organic and biodynamic status and is registered with Demeter.

Planning Permissions

Planning permission was granted in 2012 for the construction of the Winery which has subsequently been implemented and understood that all relevant planning conditions discharged. Planning permission exists to the west of 2 Ancre Hill Cottages for a new proposed holiday cottage connected with Ancre Hill Estates.

Sporting & Timber Rights

In so far as they are owned the sporting and timber rights are included in the sale of the property at Ancre Hill. The sporting rights are not owned at Newton Court Farm.

Minerals

In so far as they are owned the mineral rights are included in the sale of the property.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any part of it, or any right attached to it becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.

Five Year Plan

The owners have prepared a five year plan for Ancre Hill Estates which is available from the selling agents.

Fixtures and Fittings

All fixtures and fittings, including garden statuary, light fittings, curtains, carpets and other removable fittings are excluded from the sale of the freehold property, although some may be available by separate negotiation. Vineyard infrastructure and machinery/equipment, and the wine making equipment in the winery are to be included in the sale price.

Directions

From the centre of Monmouth proceed north west away from the town on the B4233 Rockfield Road, at the roundabout proceed straight on and the entrance to Ancre Hill Estates will be found shortly afterwards on the right-hand side as indicated by the sign.

Newton Court Farm is accessed via the A40 heading towards Ross-on-Wye. After exiting Dixon Roundabout, pass Leasbrook Lane on your left and take the next lane on the left, Newton Court Lane and follow this until you arrive at Newton Court Farm.

Postcodes

Ancre Hill Estates – The Ancre Hill & Hillock Cottage NP25 5HS | 2 Ancre Hill Cottages NP25 5SS | Newton Court Farm NP25 3SP

Health and Safety

Given the potential hazards of a working vineyard and winery, and agricultural operations, we would ask you be as vigilant as possible when visiting for your own personal safety.

Viewing

Strictly by appointment with Savills 01444 446064 or Powells 01600 714140.

Employees

The purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations. Details of current employees are available from the selling agent.



Savills Viticulture

8-14 The Broadway, Haywards Heath RH16 3AH
+44 (0) 1444 446064

Contact: Chris Spofforth
cspofforth@savills.com

Savills Central Farm Agency

The Quadrangle Imperial Square, Cheltenham GL50 1PZ
+44 (0) 1242 548 031

Contact: Will Chanter
wchanter@savills.com

Savills National Farms and Estates

33 Margaret Street, London, W1G 0JD
+44 (0) 207 016 3715

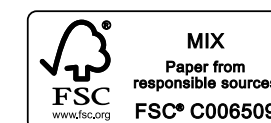
Contact: Louise Harrison
lharrison@savills.com



Powells

Singleton Court Business Park, Wonastow Road,
Monmouth, NP25 5JA
01600 714140

Contact: David Powell
david.powell@powellsrural.co.uk





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