

THE
MANNINGFORD BOHUNE
ESTATE



PEWSEY ◦ WILTSHIRE



THE MANNINGFORD BOHUNE ESTATE

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Pewsey 2.6 miles, Marlborough 9 miles, Devizes 10 miles, London 84 miles. By rail to London, Paddington from Pewsey 1 hour 6 minutes.

(All distances and times are approximate).

A DIVERSIFIED FARMING ESTATE IN THE ATTRACTIVE VALE OF PEWSEY

- In all about 1,242.25 acres (502.71 hectares)
- Including 951 acres (385 hectares) of highly productive arable land with 495 acres (200 hectares) Grade 1 & 2
 - Eight bedroom Georgian Manor House - Grade II Listed
 - Two grain stores with 2,000 tonne capacity
- Fishery with 5.5 acres (2.2 hectares) of trout lakes and fishing on the Wiltshire Avon
 - 90 acres (36 hectares) of woodland with great shooting potential
 - Stabling
- Substantial additional income from nine cottages, nine industrial units and the fishery
 - All within an Area of Outstanding Natural Beauty
 - Excellent communications to London by road and rail

AVAILABLE AS A WHOLE OR IN TWO PRINCIPAL LOTS

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These particulars are only as a guide and must not be relied on as a statement of fact. Your attention is drawn to the Important Notice on the last page of text.

SUMMARY

The Manningford Bohune Estate is an attractive and productive diversified Estate with a handsome eight bedroom Georgian Manor House located at its heart, in a private setting at the end of an impressive, gated drive. The Estate lies in a much sought after part of Wiltshire in the renowned Pewsey Vale. Running from the Greensand on the river valley of the Wiltshire Avon towards the chalkland of Salisbury Plain the estate is a

good example of a first class farming estate in an attractive location.

The River Avon runs through the centre of the Estate and together with two lakes extending to 5.5 acres (2.2 hectares) provides excellent trout fishing. With 90 acres of woodlands, there is the potential to re-establish the former substantial shoot. The land is all farmed in-hand using local contractors and there are approximately 495 acres (200 hectares) of Grade 1 and 2

arable land, part of which has been used for intensive salad production.

There are also nine cottages, a range of light industrial buildings, a fish farm and commercial fishery, which generate an impressive income of £190,000 (2014 rent) per annum, in addition to the income from agriculture. There is a separate arable farm of 242.45 acres (98.12 hectares) at Pewsey which forms part of the holding.

SITUATION

The whole Estate is within the North Wessex Downs Area of Outstanding Natural Beauty between Marlborough and Salisbury Plain. Located between the M4 and A303 with good road links to London, the West and South-West.

The entrance to the Estate is from the A345, 2.6 miles south west of the village of Pewsey, from which main line trains to London Paddington take just over an hour.

The area is renowned for its excellent schools including Marlborough College, St Mary's Calne, Dauntseys and Godolphin. Prep schools in the area include Farleigh (Andover), St Francis (Pewsey), Chafyn Grove and Leaden Hall (Salisbury).

Racing can be found at Salisbury, Wincanton and Newbury. Golf at Upavon, Tidworth and Marlborough. There is excellent horse riding, cycling and walking locally.

HISTORY

The name "Bohune" is that of a Norman family who were Earls of Hereford in the 14th Century. The Estate comprises almost the whole of a medieval manor, as appears from the Inclosure Award in 1805.

In 1942 the Estate was sold to the then Minister of Agriculture Lord Hudson and it remained in the same family until the present owners bought it in 1977.

The stone pillars and intricate iron tracery of the gates leading to Manor Farm House were designed and originally erected in Solihull for Joseph Gillott a pioneer in the design and mass production of steel tipped pen nibs which only replaced quill pens in the 19th. Century. The elaborate ironwork of the gates contains the motif of a pen nib. The gates were moved to Manningford Bohune and are now Grade II Listed.



METHOD OF SALE

The Manningford Bohune Estate is offered for sale as a whole or in 2 principal lots by private treaty. The lotting is as follows:

Lot	Description	Acres	Hectares
1a	Manor Farm	284.94	115.30
1b	Bohune Farmland	592.72	239.86
1c	Bottlesford Farmland	122.14	49.43
2	Kepnal Farm	242.45	98.12
	Total	1,242.25	502.71

FARMING

The arable land has been farmed in hand using the same family of local contractors for the last 15 years and they are highly recommended by the owner. The five year Wheat average is (7.98 tonnes per hectare) due to the productive nature of the land. The cropping for 2015 includes a rotation of Wheat, Spring Beans, Winter Oilseed Rape and Spring Oats. The use of the grass land has mainly been licensed to third parties. The grassland has mainly been let for grazing and cutting. The land at Bottlesford has been farmed by neighbours for many years for intensive salad production. There are no agricultural employees on the farm.

SPORTING

There are 775 yards of double and 1,877 yards of single bank river fishing for wild brown trout and grayling on the River Avon and for rainbow and brown trout on two lakes extending to 5.5 acres (2.2 hectares).

The land is not currently used for shooting but has in the past been shot in conjunction with neighbouring land and has great potential.





LOT 1A
 MANOR FARM
 284.94 ACRES (115.30 HECTARES)

MANOR FARM HOUSE

Believed to have been built in the late 18th Century, Manor Farm House is a delightful Grade II Listed Georgian Manor House built of mellow red brick under a tiled roof but with later additions. It is approached from the A345 by a tree lined tarmac drive, leading through the imposing ornamental gates onto a gravel drive which sweeps round the lawn up to the front of the house.





THE MANNINGFORD BOHUNE ESTATE



Drawing Room



Entrance Hall

ACCOMMODATION

Drawing Room, with polished oak floor and Jotul woodburner. French windows lead onto an Edwardian **Conservatory** with a mature prolific vine and adjoining **Greenhouse**.

Library with polished oak floor and lined oak book shelves, leading to a suite of three inter connecting rooms presently used as an **Estate Office** with a separate front door and **Cloakroom**.



Library



Dining Room

Dining Room with an exposed oak beamed ceiling and a flagstone floor giving onto a second conservatory with another mature vine. French windows lead out to a cobbled walled patio.

Large Kitchen and **Breakfast Room** with a parquet and quarry tiled floor and French windows onto the Conservatory.

On the mezzanine and first floor there are **six double Bedrooms**, and four Bathrooms one en-suite with **two additional Bedrooms** and a Shower Room on the second floor.



Second Conservatory



Kitchen





THE GARDENS AND SWIMMING POOL

To the front of the House, a large level lawn with far reaching views over the Bohune farmland towards Salisbury Plain is bordered by mature stands of lime, beech and holme oak. At the back is a large walled garden with mature fruit trees, herbaceous borders and a kitchen garden. To the side there is a 40ft x 18ft swimming pool.

Manor Farmhouse and staff cottage were re-roofed in 2009.

STAFF COTTAGE

An attractive cottage comprising sitting room (with a wood burning stove) and two double bedrooms. It is linked internally with the main house but has its own separate entrance.

THE OLD GRANARY

Adjacent to the house and dating from the mid 19th Century built with a double skin of bricks resting on original oak beams supported by staddle stones.

GARAGES AND WORKSHOP

There is garaging for four cars and a large barn near the house provides a workshop and garden machinery shed.





THE MANNINGFORD BOHUNE ESTATE

MANOR FARM HOUSE & STAFF COTTAGE

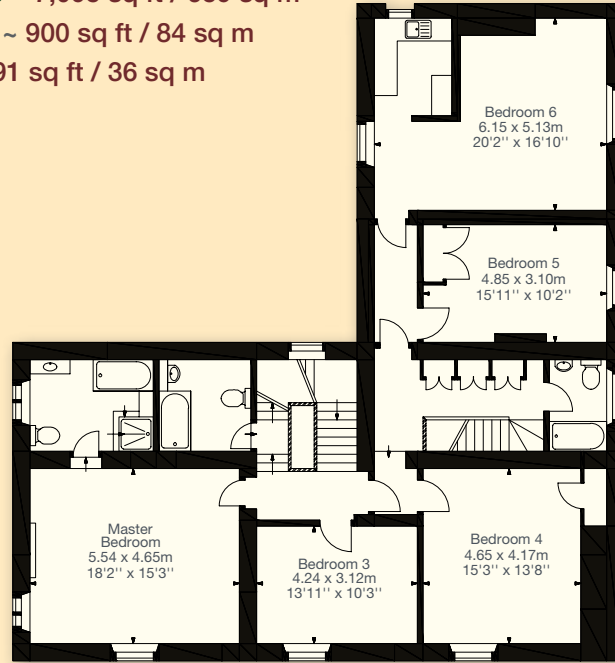
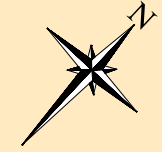
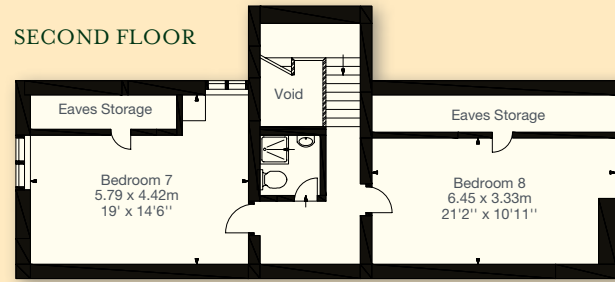
Gross Internal Floor Area (approx):-

Main Farm House ~ 7,095 sq ft / 659 sq m

Staff Cottage ~ 900 sq ft / 84 sq m

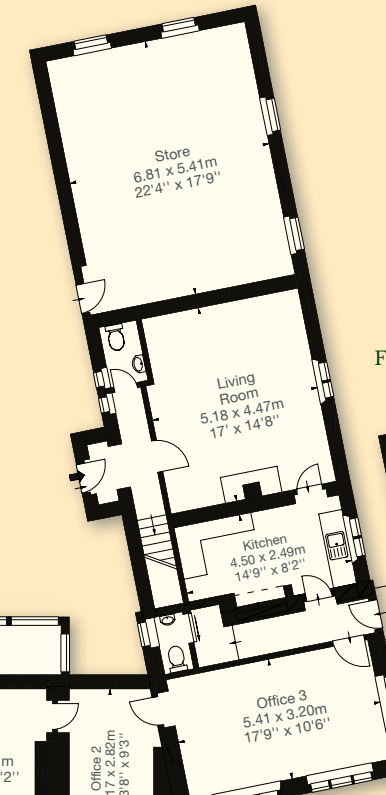
Store ~ 391 sq ft / 36 sq m

SECOND FLOOR

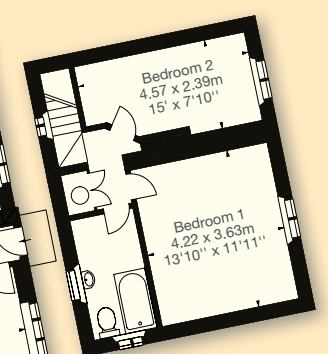


FIRST FLOOR

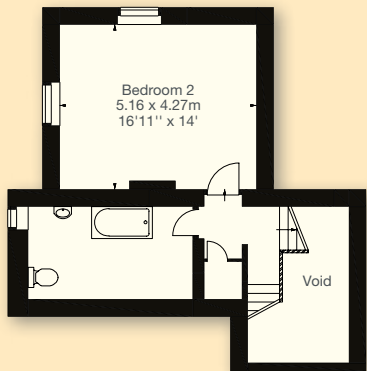
STAFF COTTAGE



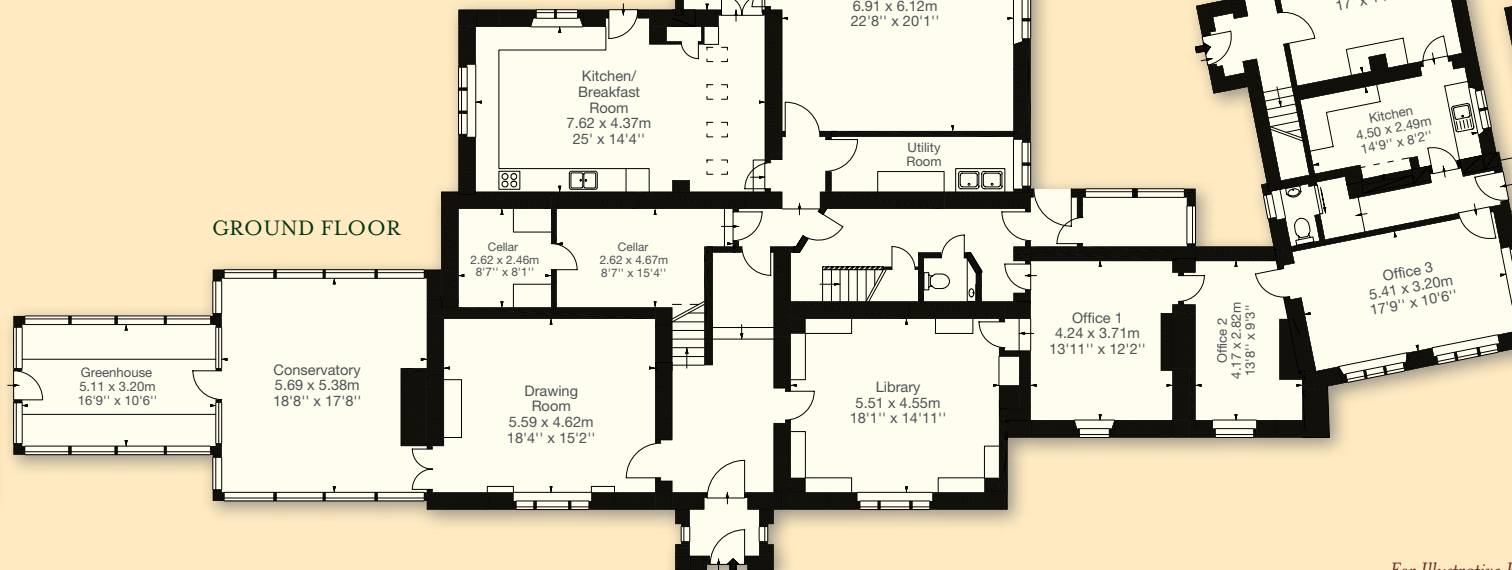
FIRST FLOOR (Staff Cottage)



MEZZANINE



GROUND FLOOR



For Illustrative Purposes Only - Not To Scale

THE COTTAGES

All the cottages are centrally heated and let under Assured Shorthold Tenancies except for the Hostels which are unoccupied. All have double glazing except 1 Wick Lane.

THE WHITE HOUSE

Located at the entrance to the Estate, The White House has two reception rooms (one with inglenook fireplace and wood burning stove), a farm manager's office with adjoining shower cubicle and three double bedrooms. The house is white washed lime rendered brick under a slate roof and has a good sized garden, with a large garage.

PAPPS COTTAGE

An attractive cottage of painted brick under a slate roof with two reception rooms, four bedrooms and two bathrooms. The cottage has a pretty garden and parking. Access is via Wick Lane.





5 & 6 Wick Lane

1 WICK LANE

A charming three bedroom detached cottage fronting on to Wick Lane. The cottage is painted render and brick under a slate roof with a single storey extension under a tiled roof, with off road parking and garden.

5 & 6 WICK LANE

A pair of pretty semi-detached three bedroom cottages accessed from Wick Lane. The cottages are constructed of painted render and brick under a tiled roof and both have good sized gardens. The rear section of the roof on both cottages was replaced in 2014.

1 & 2 THE HOSTELS

The Hostels are a pair of single storey two bedroom semi-detached block built properties, which are currently not occupied.



1 Wick Lane



1 & 2 The Hostels

FARM BUILDINGS

1. Modern **Grain Store** with twin roller doors, Challow on floor drying capacity for 1,050 tonnes with central duct and fans with calor gas heaters.
2. **Grain Store** with central duct and fans at one end and concrete floor and a 1,000 tonne capacity.
3. Two **Dutch Barns**, one containing the Chemical Store.
4. **Long Dutch Barn** and open fronted store used for general storage.
5. **Stable Yard** comprising 15 stables (nine renovated) of brick and timber construction under a **powder coated profile** roof and attractive open fronted timber framed **Hay Barn**.



Lot 1a
Manor Farm



5 & 6 WICK LANE

MANOR FARM HOUSE

STABLES

PAPPS COTTAGE

INDUSTRIAL UNITS

1 WICK LANE

THE WHITE HOUSE



THE INDUSTRIAL UNITS

There are currently nine units, all let under Business Tenancies which exclude security of tenure. All the units have powder coated profile roofing and designated parking areas.

There are two active planning permissions K/52538/VAR and K/52541/VAR for two further units with B1/B8 use, known as Units 16 and 24, the footprint of which would extend to 6,000 and 2,000 sq ft respectively, making over 35,000 sq ft in all.

Unit no.	Planning Class	Area (sq. ft)
17	B1/B8	2,178
18	B2/B8	4,200
19A	B1/B8	4,100
19B	B1/B8	4,100
20	B2/B8	900
21	B1	2,280
21A	B2	4,114
22	B1	3,984
23	B1	1,800
Total		27,656







MANNINGFORD TROUT FISHERY AND FARM

Manningford Trout Farm has been a commercial enterprise for approximately 30 years. It has produced over 100 tonnes of trout for the table per annum but is now used mainly for the purposes of re-stocking the Manningford fishery and other fisheries.

Fed by the pristine waters of the River Avon, there are two lakes extending to 5.5 acres (2.2 hectares) known as Manor Lake and Squires Lake. The lakes are home stocked with Brown and Rainbow Trout.

The timber Fishing Lodge was extended in 2010 adding a kitchen, office and WC facilities for day ticket anglers and catering for corporate days.

The River Avon runs through the Estate providing about 775 yards of double and 1,877 yards of single bank river fishing.

The Fishery and Fish Farm are let on a Business Tenancy until 23.03.2017. Please see the website for the fishery for more detailed information <http://manningfordtroutfishery.net/>

LAND (LOT 1A)

The land surrounding Manor Farm is a level ring fenced block which comprises approximately:

	Acres	Hectares
Arable land	113.17	45.80
Pasture	90.15	36.48
Woodland	57.67	23.34
Roads, tracks and buildings	23.95	9.68
Total	284.94	115.30

A large part of the arable land is grade 2 and 3.





LOT 1B

BOHUNE FARMLAND

592.72 ACRES (239.86 HECTARES)

The land is a highly productive commercial block of ring fenced arable land accessed directly from the A345. A hard core track runs half way through the centre of the land to a range of former farm buildings. The arable land is cropped for 2015 with a mixture of Wheat, Oil Seed Rape, Spring Oats and Spring Beans.

The land comprises approximately:

	Acres	Hectares
Arable land	489.00	197.90
Pasture	53.57	21.68
Woodland	32.17	13.02
Roads, tracks and buildings	17.98	7.26
Total	592.72	239.86

The land is predominantly Grade 2 or Grade 3 (on the south west).







LOT 1C BOTTLESFORD FARMLAND

122.14 ACRES (49.43 HECTARES)

The land comprises a single block of mainly Grade 1 arable land, being Ardington Series, deep well drained fine and coarse loamy glauconitic soils. It has road access and is capable of growing salad and arable crops.

There is an understanding that the whole 122.14 acres (49.43 hectares) would be let to the adjoining farmer for intensive vegetable and salad production for two years in every three at a rent of not less than £500 per acre per calendar year (thus boosting the income of the Estate and providing a break crop on both farms). The adjacent farmer has already



installed irrigation pipes under the land from the neighbouring reservoir. A formal agreement secures that at the end of the arrangement the irrigation pipes will be removed at the cost of the adjacent farmer.

There is a small farmyard fronting onto the road at Bottlesford comprising a Dutch Barn and a timber building.



2 Mullens Cottages

2 MULLENS COTTAGES

A centrally heated semi-detached brick cottage under a slate roof near the entrance to the Bottlesford land. The sitting room has a large Inglenook open fireplace and there are three bedrooms. It has a lawned garden and garage and is currently let on an Assured Shorthold Tenancy.

OVERAGE

Within Lot 1c the buildings and land shown hatched on the sale plan will be sold subject to a 50% overage provision, in favour of the Vendors, which will be triggered on the grant of planning permission



for any change of use from agriculture. The overage provision will be secured by way of a Restriction placed upon the title of the area of the property hatched for 21 years from the date of completion of sale.



LOT 2 KEPNAL FARM

242.45 ACRES (98.12 HECTARES)

The farm is located on the eastern outskirts of Pewsey. It is a separate ring fenced farm of 242.45 acres (98.12 hectares) with a range of farm buildings and a bungalow subject to an Agricultural Tie.

The northern edge of the land is Grade 1, being Ardington Series, deep well drained fine and coarse loamy glauconitic

soils. The central strip is Grade 3, being Block Series, chalky drift and the southern half of the land being Grade 2 Blewbury Series, chalk. The level land is capable of growing a wide range of arable crops.

Hill View Bungalow is a detached red brick three bedroom property under a tiled roof. The bungalow is occupied by a former agricultural worker.

Kepnal Farm is farmed from, and as part of, the Manningford Bohune Estate.

The farmyard comprises an old Grain Store, Dutch Barn with

lean-to and stock building. The buildings and the bungalow share the same access from the road.

OVERAGE

Within Lot 2 the fields shown hatched on the sale plan will be sold subject to a 50% overage provision, in favour of the Vendors, which will be triggered on the grant of planning permission for any change of use from agriculture. The overage provision will be secured by way of a Restriction placed upon the title of the area of the property hatched for 21 years from the date of completion of sale.



GENERAL REMARKS & STIPULATIONS

VAT

The Vendors have Opted To Tax the Industrial Units within Lot 1a. Further details are available from the Vendors' agents.

TENURE AND OCCUPATION

The whole property is offered for sale freehold with vacant possession on completion, subject to the following occupancies:

Property	Tenure	Commencement Date	Expiry Date
Residential			
Hill View Bungalow	Registered fair rent		
2 Mullens Cottages	AST	24.02.2009	Periodic
The White House	AST	27.11.2010	Periodic
1 Wick Lane	AST	15.07.2014	Periodic
5 Wick Lane	AST	27.02.2014	Periodic
6 Wick Lane	AST	19.07.2013	Periodic
Papps Cottage	AST	15.12.2010	Periodic
Staff Cottage	vacant		
Industrial			
Unit 17	Business Tenancy	23.08.2013	22.08.16
Unit 18	Business Tenancy	08.07.2014	07.07.19
Unit 19A	Business Tenancy	14.03.2011	13.03.16
Unit 19B	Business Tenancy	16.01.2015	15.01.18
Unit 20	Business Tenancy	26.11.2013	25.11.18
Unit 21	Business Tenancy	27.08.2014	26.08.17
Unit 21A	Business Tenancy	20.04.2015	19.04.18
Unit 22	Business Tenancy	01.10.2014	30.09.17
Unit 23	Business Tenancy	01.10.2014	30.09.16
Other			
Mushroom Shed	vacant		
Bottlesford Buildings	vacant		
Bottlesford Barn	vacant		
Fish Farm	Business Tenancy	05.10.2012	23.03.17
Stabling & Grazing	Licence	30.01.2015	
Agricultural Rents			
Upavon & Bohune Down Grazing	Grazing licence	25.03.2014	24.09.15

The total rent in 2014 was in excess of £190,000. Further details are available from the Vendors' agents. The tenancies of each of the Industrial Units can be terminated by either the landlord or tenant serving a 12 month notice.

SERVICES

Water

Manor Farm House, farmyard, The Hostels, stables and The Fish Farm are supplied with water from the private reservoir. The water is pumped from the borehole located in Lot 1a to the reservoir located within Lot 1b and then fed back down to these properties and for the pasture in Lot 1b.

If Lot 1a and Lot 1b are sold separately there will be reciprocal rights granted and reserved between the respective purchasers concerning the Pump House and the water supply.

Wessex Water supplies metered water to the cottages as detailed below. It also supplies the industrial units though a main meter. Each unit is fitted with a check meter. Readings for the units are taken and water usage plus a ninth of the standing charge is recouped from each tenant.

Property	Water	Electricity	Heating	Drainage
Manor Farmhouse	Private	Mains	Oil and Jotul log burner	Septic tank
Staff Cottage	Private	Mains	Oil and log burner	Septic tank
1 & 2 The Hostels	Private	Mains	Night storage heaters and log burner	Septic tank
Papps Cottage	Wessex Water	Mains	Oil	Septic tank
5 Wick Lane	Wessex Water	Mains	Oil	Septic tank
6 Wick Lane	Wessex Water	Mains	Oil	Septic tank
1 Wick Lane	Wessex Water	Mains	Oil	Septic tank
The White House	Wessex Water	Mains	Oil and log burner	Septic tank
2 Mullens Cottages	Wessex Water	Mains	Oil	Septic tank
Hill View Bungalow	Wessex Water	Mains	Oil	Septic tank
Industrial Units	Wessex Water	Mains		Septic tank
Fish Farm & Fishery	Private	Mains	Log burner	Septic tank

LOCAL AUTHORITIES

Wiltshire County Council - 0300 456 0100

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, and all or any other like rights, whether mentioned in these particulars or not.

The public footpaths and bridleways which cross the estate are marked on the sale plan.

FIXTURES AND FITTINGS

All Vendors' fixtures, curtains, blinds, carpets, ornamental and wall lights, garden ornaments, garden furniture, stone troughs, plant pots and other contents and chattels are specifically excluded from the sale of the freehold but may be available by separate negotiation.

TOWN AND COUNTRY PLANNING

There are two active planning permissions K/52538/VAR and K/52541/VAR for two further units for B1/B8 employment use to be built, known as Units 16 and 24.

LISTING

Manor Farm House is Grade II Listed.

The ornamental gate piers and gates are Grade II Listed separately.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Property	EPC Rating
Manor Farm House	Exempt
Staff Cottage	Exempt
1 The Hostels	G
2 The Hostels	G
Papps Cottage	E
1 Wick Lane	G
5 Wick Lane	G
6 Wick Lane	F
White House	F
2 Mullens Cottages	F
Hill View Bungalow	F
Unit 17	G
Unit 18	E
Unit 19A	D
Unit 19B	D
Unit 20	D
Unit 21	G
Unit 21A	E
Unit 22	D
Unit 23	G

EMPLOYEES

None

MINERALS, SPORTING AND TIMBER

As far as they are owned, the mineral and

sporting rights, as well as standing timber on the Estate are included in the sale.

BASIC PAYMENT SCHEME

The 2014 SPS payment for the Estate was £74,051.33. The farm owns and claims entitlements on 397.40 ha.

ENTRY LEVEL SCHEME

The farm has two ELS agreements:

Mullens Farm (48.66 ha) £1,460 per annum expiring 30.6.2016

Barset Farms (438.71 ha.) £13,161 per annum expiring 30.1.2016

ANCIENT MONUMENTS

Located within Downs Field within Lot 1b is a ditched Bowl Barrow. Further details are available from the Vendors' agents.

DESIGNATIONS

The whole of the Estate lies within the North Wessex Downs Area of Outstanding Natural Beauty and within a Nitrate Vulnerable Zone.

HOLDOVER

Depending upon the date of completion, the Vendors may require holdover.

INGOING VALUATION

The purchaser shall, in addition to the purchase price, be required to take over and pay for those items of Tenant Right, including:

- Growing crops and other tillages, post harvest sprays and other acts of husbandry to include costs of all cultivations, chemicals and fertilisers in accordance with Central Association of Agricultural Valuers (CAAV) costings or contractors cost.
- Hay and straw at market value.
- All purchased stores including fertilisers, seeds, sprays, feeding stuffs, fuel and oils etc. to be charged at cost.

Tenant Right shall be paid for immediately the valuation is agreed (with interest at 4% over Barclays Bank plc base rate for the time being the date of valuation) from completion to date of payment. Should the valuation not be agreed within four weeks of completion, the matter should be referred to the decision of a single Arbitrator to be appointed by agreement or in the event of a dispute by the President of the Royal Institution of Chartered Surveyors.

POSTCODE

Lot 1a, b & c - SN9 6BY
Lot 2 - SN9 5JL

COUNCIL TAX BANDING

Property	Band
Manor Farm House	H
Staff Cottage	C
Papps Cottage	D
1 Wick Lane	C
5 Wick Lane	C
6 Wick Lane	C
White House	C
2 Mullens Cottages	C
Hill View Bungalow	D

DIRECTIONS

From London head west on the M4 to junction 14. Take A4 to Marlborough at the church turn left onto A345 sign posted to Pewsey and Amesbury. Continue on A345 for 2.6 miles after Pewsey. Ignore signs for Manningford Bruce and then Wick Lane. 200 yards after Wick Lane sign turn right onto private drive with signs to Manningford Bohune Estate and Manningford Centre.

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.

IMPORTANT NOTICE

Savills and their clients give notice that:

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.

Any areas, measurements or distances are approximate. The text, photographs 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 has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function; prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements.

We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

Photographs were taken in June and November 2014, March 2015. Particulars prepared in May 2015.

11052015CTP/SC



LOCATION PLAN
NOT TO SCALE

