The Compton Estate
Berkshire
“A substantial commercial farm and residential portfolio set within the Berkshire Downs”
The Compton Estate

Berkshire • RG20 7PL

Didcot 12 miles (London Paddington 42 minutes)
Newbury 12 miles (London Paddington 50 minutes)
Reading 15 miles • Oxford 21 miles • London 60 miles
(Distances and times are approximate)

Large commercial farm situated between the villages of East Ilsley and Compton
18 dwellings
Six farmsteads with extensive modern farm buildings
Commercial and ancillary properties
Development potential, subject to planning
IN ALL 1,999.08 ACRES (809.00 hectares)
Available as a whole or in lots
Introduction

The Compton Estate is an attractive and substantial holding, set within the spectacular landscape of the North Wessex Downs Area of Outstanding Natural Beauty between Newbury and Oxford. Running to the north, south and west of Compton village, the land spans out as far as the village of East Ilsley. It is made up of predominantly arable farmland, interspersed with blocks of mature woodland and pasture land. In all, the Estate extends to 1,999.08 acres (809.00 hectares), of arable land, pasture land, woodland, extensive modern farm buildings, 18 residential properties, offices and amenity property.

Location

Whilst a rural area, the Estate is extremely accessible, with easy access to the A34, linking to the M4 just a few miles south. The historic village of Compton is mentioned in the doomsday book and retains traces of roman occupation. A flint walled parish church, post office, hotel and both a primary and secondary school are found within the village. There are strong links to both farming and horse racing locally. East Ilsley, which lies on the western boundary of the Estate, was historically famous as a training centre for racehorses and for its annual sheep fair. The village also offers a primary school, church and two public houses.

History

Compton was established by the Agricultural Research Institute in 1937 as an area of research on animal health. The Estate, until recently, has been farmed by the Institute of Animal Health (now the Pirbright Institute) with emphasis on arable and dairy. Following the relocation of the Institute (and science facilities) to Pirbright, the vendor wishes to sell its remaining property assets in and around Compton. This sale excludes the Compton Laboratory site where the main science facilities were based and research undertaken.
General

The property extends to about 1,999.08 acres (809.00 hectares) in all and lies both sides of the Ilsley Road. The majority of the land and farm buildings are currently let on a Farm Business Tenancy until 29th September 2017. The residential portfolio is predominantly let and the majority are grouped in two locations with seven houses accessed off Churn lane and eight houses adjacent to Cheseridge Road. The final property is off Ilsley Road.

Approximately 268.24 acres (108.56 Ha) has restricted use, which is shown on the sale plan and referred to later in the particulars under Restricted Land.

The soils are classified as predominantly grade 3 with some grade 2, according to the MAFF land classification plans and are described as shallow lime-rich soils over chalk or limestone which are free draining loamy soils. A cropping history is available on request.

There are a number of copses, shaws and larger areas of woodland, which offer excellent sporting potential. Although a shoot is not currently run on the Estate, the undulating land and the network of hedges provide sporting potential.
Lot 1
(as shown pink on the sale plan)
Lot 1 covers approximately 889.55 acres (360.01 hectares) and comprises about 516.8 acres (209.14 hectares) of arable land, 88.45 acres (35.8 hectares) of pasture land, 185.54 acres (75.09 hectares) of restricted land and 63.80 acres (25.8 hectares) of woodland. It includes two farmsteads, Mayfield Farm and Cheseridge Farm.

Mayfield Farm is accessed off both the Ilsley Road to the north or Cheseridge Road to the east and was constructed in 2004 as a state of the art dairy unit. The principal four span livestock building has housing for 560 head of cattle across ten rows of cubicles with access to the collecting area and herringbone parlour. In the north west corner of the dairy unit (above the basement tank room) are a range of offices and general welfare facilities with viewing areas over the cubicles and milking parlour. The farmstead also includes a calf unit, workshop and general storage barns suitable for modern machinery. Other buildings in Mayfield Farmyard include several older stock buildings to the north of the yard which are now used for storage, silage clamps and a redundant grain dryer facility. Due to the proximity to the village and the area allocated for development, the buildings and immediate land is subject to the overage requirement.
To the south of Mayfield Farm lies Cheseridge Farm, in a more secluded area surrounded by pasture land and woodland, where the former livestock buildings are extensive but currently redundant. At the northern end of the farmyard near the entrance, is an area of hardstanding in front of a timber building and a six bay former cow building with 162 cubicles. Further east is a five bay timber cattle building with a further 118 cubicles. Leading south lies a stable block. An ‘H’ shaped former livestock building is located alongside the pasture land, with steel doors and access onto the yard. The old milking parlour is located centrally with office and timber storage space on the side bays. A larger barn with concrete walls and open sides is found to the far south and a brick barn used for storage to the far east. The buildings may allow potential to seek planning for a replacement residential dwelling in a secluded location with views down the valley.

To the north west of Cheseridge Farm is Hill Barn Farm which includes a portal frame straw barn, two telephone masts let to Vodafone and Airwave mmO2 plus two water storage tanks (one is redundant) which store 50,000 litres from the borehole supply at Cheseridge to gravity feed to Mayfield buildings.
Lot 2 (as shown blue on the sale plan)

Located to the north of Ilsley Road, Lot 2 amounts to about 710.09 acres (287.37 hectares) with 667.77 acres (270.24 hectares) of arable land, 20.21 acres (8.18 hectares) of woodland. Lot 2 includes Ilsley Barn Farmyard which comprises a series of former livestock units and general purpose buildings, some of which are currently used for general storage purposes. Ilsley Barn Bungalow is situated south of the farmyard. Set within its own garden there are four bedrooms, two reception rooms, kitchen/diner, bathroom and two WCs. The property is currently uninhabitable and in need of total renovation. To the north of the farm are several redundant isolation units that have potential for conversion as demonstrated with the previous conversion of the building in Lot 6. There is access to the Lot from Ilsley Road to the north west via a concrete road and Churn Road to the south. A borehole supplies water for the buildings and is located adjacent to the most northern building.
Lot 3 (as shown yellow on the sale plan)

Situated south east of East Ilsley, Lot 3 amounts to approximately 369.65 acres with 279.86 acres (113.26 hectares) of arable land, 82.7 acres (33.47 acres) of restricted land and 3.62 acres (1.46 hectares) of woodland. At the centre of the Lot is Bakers Barn which is a redundant red brick barn adjacent to the byway requiring complete renovation. Conversion to alternative use would be subject to planning but part appears to have previously been used for domestic purposes. Adjacent is a large hardstanding area and more modern portal framed barn. Due to the proximity to the village and the area allocated for development, part of this Lot is subject to the overage requirement.
Lots 2 and 3
Lot 4 (as shown dark blue on the sale plan)
Lot 4 is immediately adjacent to the western edge of Compton village. The total area is approximately 11.15 acres (4.51 Ha) which is predominantly pasture land, with a small yard, modern portal framed stock building and two older lower level stores, one of which (known as the Tick Building) is currently let to a commercial Tenant on a short term lease. Due to the proximity to the village and the area allocated for development, this Lot is subject to the overage requirement. Field 3410 on the sale plan is let subject to an informal license to the neighboring property.

Lot 5 (as shown red on the sale plan)
A grass paddock on the eastern edge of East Ilsley, amounting to 4.83 acres (1.95 Ha) with road access directly off Ilsley Road to the north. Due to the proximity to the village, this Lot is subject to the overage requirement.

Lot 6
Sunrise Hill Yard.
An office building converted from a former converted livestock building and currently let on a long term lease until 2029. Included is the neighbouring paddock where the tenant has erected a wind turbine.

Lot 7
Totaling 6.06 acres (2.45 acres) of primarily pasture land on the western edge of Compton, this Lot also includes the Scout Hut which is currently let to the Scout Association until 31st December 2041.

Lot 8
5 Mayfield Cottages, Compton.
Three bedroom semi detached cottage, located off Cheseridge Road with off road parking to the front and a garden to the rear, looking out across farmland. The property is in need of refurbishment.
Ground Floor – Kitchen, sitting room, and lounge.
First Floor – One double bedroom, two single bedrooms.
Currently Vacant.
Lot 9

6 Mayfield Cottages Compton.

Three bedroom semi detached cottage, located off Cheseridge Road with off road parking to the front and a garden to the rear, looking out across farmland. The property is in need of refurbishment.

Ground Floor – Kitchen, sitting room, storage room and bathroom.

First Floor – One double bedroom, two single bedrooms.

Currently Vacant.
Lot 10
7 Mayfield Cottages, Compton.
Three bedroom semi detached cottage, located off Cheseridge Road with off road parking to the front and a well sized lawned garden to the rear, looking out across farmland. Some degree of refurbishment would benefit the property.
Ground Floor – Kitchen, sitting room, storage room and WC.
First Floor – Two double bedrooms, one single bedroom and bathroom.
Currently Vacant.
8 Mayfield Cottages, Compton.

Lot 11

Three bedroom semi detached cottage, located off Cheseridge Road with parking to the front and a small garden overlooking farmland beyond to the rear. The property is in fair condition.

Ground Floor – Kitchen, sitting room, dining room, WC and rear entrance area.

First Floor – Two double bedrooms, one single bedroom and bathroom.

Currently occupied - further details available on request.
Lot 12
2 Mayfield Villas, Compton.
Two bedroom terraced house, located off Mayfield Lane with a large garden to the rear and an outbuilding. The property is in fair condition.
Ground Floor – Kitchen and sitting room.
First Floor – One double bedroom, one single bedroom and bathroom.
Currently occupied - further details available on request.

2 Mayfield Villas
Gross internal area (approx):
69.1 Sq m (744 Sq ft)
Outbuilding: 13.5 Sq m (145 Sq ft)
Total: 82.6 Sq m (889 Sq ft)
For identification purposes only. Not to scale.
Warnhams Bungalow
Gross internal area (approx):
71.9 Sq m (774 Sq ft)
For identification purposes only. Not to scale

Lot 13
Warnhams Bungalow, Compton.
Presenting an opportunity to create a substantial dwelling in an excellent position within a large plot benefitting from superb views across the Estate. Currently a three bedroom bungalow, located in an enviable position up Mayfield Lane towards Cheseridge. Purchasers should seek their own planning advice.

Ground Floor – one double bedroom, two single bedrooms, sitting room, kitchen and bathroom.

Currently occupied - further details available on request.
Lot 14

1 Warnhams Cottages, Compton.

Three bedroom semi-detached house, located off Mayfield Road, with well sized gardens to the front and rear. The property is in good condition.

Ground Floor – Kitchen, sitting room, dining room, utility room, WC and conservatory.

First Floor – Two double bedrooms, one single bedroom and bathroom.

Currently vacant.

1 Warnhams Cottages

Gross internal area (approx):

104.6 Sq m (1126 Sq ft)

For identification purposes only. Not to scale.
2 Lansdowne Cottages
Lot 15
2 Lansdowne Cottages, Compton.
Two bedroom semi detached cottage, located on the Ilsley Road with a small garden to the front and rear. The property is in good condition.
Ground Floor – Kitchen, sitting room, dining room and rear entrance area.
First Floor – One double bedroom, one single bedroom and bathroom.
Currently Vacant.
Lot 16

1 Superity Cottages, Compton.

Three bedroom end of terrace house, located off Churn Road with a small garden and garage to the front and a large garden to the rear. The property is in excellent condition.

Ground Floor – Kitchen, sitting room, dining room, utility room, WC and bathroom.

First Floor – Two double bedrooms, one single bedroom.

Currently occupied - further details available on request.
Lot 17

2 Superity Cottages, Compton.

Two bedroom terraced house, located on Churn Road with a small garden at the front and a garden to the rear. The property is in fair condition.

Ground Floor – Kitchen, sitting room, dining room, WC, utility room and conservatory.

First Floor – One double bedroom, one single bedroom and bathroom.

Currently occupied - further details available on request.
Lot 18

3 Superity Cottages, Compton.

Three bedroom terraced house, located off Churn Road with a small garden to the front and rear. The property is in fair condition.

Ground Floor – Kitchen, sitting room, dining room, WC and bathroom.

First Floor – One double bedroom, two single bedrooms.

Currently occupied - further details available on request.
4 Superity Cottages, Compton.

Lot 19

Three bedroom end of terrace house, located on Churn Road with a small garden/parking area to the front and a larger garden to the rear. The property is in fair condition.

Ground Floor – Kitchen, sitting room, lounge and bathroom.

First Floor – One double bedroom, two single bedrooms.

Currently occupied - further details available on request.

Gross internal area (approx):
95.4 Sq m (1027 Sq ft) (Excluding Void)

For identification purposes only. Not to scale.
Lot 20
5 Superity Cottages, Compton.
Three bedroom semi detached house, located on Churn Road with a small garden/parking area to the front and a larger garden to the rear. The property is in fair condition.
Ground Floor – Kitchen, sitting room, lounge and bathroom.
First Floor – One double bedroom, two single bedrooms.
Currently occupied - further details available on request.
6 Superity Cottages
Gross internal area (approx):
78.2 Sq m (842 Sq ft)
For identification purposes only: Not to scale

Ground Floor – Kitchen, sitting room and bathroom.

First Floor – One double bedroom, two single bedrooms.

Currently occupied - further details available on request.

Lot 21
6 Superity Cottages, Compton.
Three bedroom semi detached house, located on Churn Road with a small garden/parking area to the front and a larger garden to the rear. The property would benefit from some refurbishment.

Ground Floor – Kitchen, sitting room and bathroom.
First Floor – One double bedroom, two single bedrooms.
Currently occupied - further details available on request.
Lot 22
Pumphreys, Compton.
Four bedroom detached house, located on Churn Road, with its own driveway, a garage and double car port. To the rear lies a large garden with a pond. The property is in good condition.
Ground Floor – Kitchen/breakfast room, sitting room, dining room, utility rooms and WC.
First Floor – Two double bedrooms, two single bedrooms and bathroom.
Currently Vacant.

Pumphreys
Gross internal area (approx): 163.8 Sq m (1763 Sq ft) (Excluding Carport)
For identification purposes only. Not to scale.
6 Sunrise Hill
Lot 23

Three bedroom semi detached house, located off the Ilsley Road with an attractive garden to the front and side and parking to the rear. The property is in fair condition.

Ground Floor – Kitchen, sitting room, dining room, WC utility room and store room.

First Floor – Two double bedrooms, one single bedroom and bathroom.

Currently occupied - further details available on request.
Lot 24
9 Newbury Lane, Compton.
Three bedroom semi detached house, located within Compton, with its own off street parking and well kept gardens to the front and rear.
The property is in good condition.
Ground Floor – Kitchen, sitting/dining room, utility rooms and store.
First Floor – Two double bedrooms, one single bedroom and bathroom.
Currently occupied - further details available on request.

Lot 25
Incorporates three areas totalling approximately 2.60 acres (1.05 Ha) within Compton. There are two grassed amenity areas which are maintained by the Parish Council together with the southern section of the recreation ground which is leased to Compton Parish Council.
Lots 16 - 22
GENERAL REMARKS AND STIPULATIONS

Method of Sale and Sale Conditions

The Estate is offered for sale by private treaty as a whole or in 25 lots. The Vendor will not be able to exchange until April 2017. Once a preferred bidder is identified the Vendor will issue a tender contract for the Vendor to return with an offer to purchase the property and payment of a 5% exclusivity fee. The offer will be open to the Vendor to accept until early April 2017. The bidder will have exclusivity until then. If the Vendor accepts the offer a further 5% deposit will be payable and a completion date agreed. If the Vendor does not accept the offer the 5% exclusivity fee will be returned to the bidder.

A deposit of 10% of the sale value will be paid at Exchange which can include the Bond previously paid for the Exclusivity Agreement.

The Purchaser(s) will covenant not to grow any crops for consumption by animals or humans and ensure nothing grown on the restricted land (as shown hatched blue on the sale plan) can get into the human food chain. (See Restricted Land below).

Tenure and Possession

The freehold of the Estate is offered for sale with vacant possession on completion, subject to the current occupancies as set out in the schedule below:

<table>
<thead>
<tr>
<th>Property</th>
<th>Description</th>
<th>Occupation - further details available on request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warnhams Bungalow</td>
<td>3 bedroom bungalow</td>
<td>Occupied</td>
</tr>
<tr>
<td>1 Warnhams Cottages</td>
<td>3 bedroom semi detached</td>
<td>Vacant</td>
</tr>
<tr>
<td>1 Superity Cottages</td>
<td>3 bedroom end of terrace</td>
<td>Occupied</td>
</tr>
<tr>
<td>2 Superity Cottages</td>
<td>2 bedroom terraced</td>
<td>Occupied</td>
</tr>
<tr>
<td>3 Superity Cottages</td>
<td>3 bedroom terraced</td>
<td>Occupied</td>
</tr>
<tr>
<td>4 Superity Cottages</td>
<td>3 bedroom end of terrace</td>
<td>Occupied</td>
</tr>
<tr>
<td>5 Superity Cottages</td>
<td>2 bedroom semi detached</td>
<td>Occupied</td>
</tr>
<tr>
<td>6 Superity Cottages</td>
<td>3 bedroom semi detached</td>
<td>Occupied</td>
</tr>
<tr>
<td>2 Lansdowne Cottages</td>
<td>2 bedroom semi detached</td>
<td>Vacant</td>
</tr>
<tr>
<td>5 Mayfield Cottages</td>
<td>3 bedroom semi detached</td>
<td>Vacant</td>
</tr>
<tr>
<td>6 Mayfield Cottages</td>
<td>3 bedroom semi detached</td>
<td>Vacant</td>
</tr>
<tr>
<td>7 Mayfield Cottages</td>
<td>3 bedroom semi detached</td>
<td>Vacant</td>
</tr>
<tr>
<td>8 Mayfield Cottages</td>
<td>3 bedroom semi detached</td>
<td>Occupied</td>
</tr>
<tr>
<td>2 Mayfield Villas</td>
<td>2 bedroom semi detached</td>
<td>Occupied</td>
</tr>
<tr>
<td>9 Newbury Lane</td>
<td>3 bedroom semi detached</td>
<td>Occupied</td>
</tr>
<tr>
<td>Pumphreys</td>
<td>4 bedroom house</td>
<td>Vacant</td>
</tr>
<tr>
<td>6 Sunrise Hill</td>
<td>3 bedroom semi detached</td>
<td>Occupied</td>
</tr>
<tr>
<td>Ilsley Bungalow</td>
<td>4 bedroom detached bungalow</td>
<td>Uninhabitable</td>
</tr>
</tbody>
</table>
**Commercial**

<table>
<thead>
<tr>
<th>The Property</th>
<th>Description</th>
<th>Occupation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sunrise Hill Yard</td>
<td>Office building, lot 6</td>
<td>Commercial Lease</td>
</tr>
<tr>
<td>Scout Hut</td>
<td>Concrete building, lot 7</td>
<td>Commercial Lease</td>
</tr>
<tr>
<td>Land Adjacent to Sunrise Hill</td>
<td>Paddock, lot 6</td>
<td>Commercial Lease</td>
</tr>
<tr>
<td>Airwave Lease</td>
<td>Telecommunications, lot 1</td>
<td>Commercial Lease</td>
</tr>
<tr>
<td>Vodafone Lease</td>
<td>Telecommunications, lot 1</td>
<td>Commercial Lease</td>
</tr>
<tr>
<td>Recreation Lease</td>
<td>Recreation ground within Compton, lot 25</td>
<td>Commercial Lease</td>
</tr>
<tr>
<td>The Tick Building</td>
<td>Lower level store building, lot 4</td>
<td>Commercial Lease</td>
</tr>
</tbody>
</table>

**Agricultural**

<table>
<thead>
<tr>
<th>Property</th>
<th>Description</th>
<th>Occupation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farmland and buildings</td>
<td>In all approximately 1,653.62 acres (669.21 hectares) and including Mayfield Farm buildings, Chesaridge Farm buildings and Ilsley Barn Farm buildings</td>
<td>Farm Business Tenancy expiring on 29th September 2017</td>
</tr>
</tbody>
</table>

**Income**

The total current estate income is approximately £296,000 per annum. There is potential for improvements to this. Further details are available from the selling agents.

**Plans, Areas and Schedules**

The plans and associated acreages have been prepared for illustrative purposes and their accuracy cannot be guaranteed.

**Restricted Land**

During research programmes in the late 1990s to 2009 excrement from infected sheep used in TSE research programmes at The Compton Laboratory was collected in the normal manner and treated or composted. After treatment or composting in line with all regulations and scientific advice the excrement was used as slurry or farmyard manure for fertilizer on the farm run by the Institute. The Institute and the Vendor followed prevailing scientific and regulatory advice in disposing of the excrement and use of the slurry at all times. The handling and treatment of the excrement exceeded any measures in place for the many farms affected by BSE in the UK during this period.

A risk assessment and advice from an independent Advisory Committee determined that the fields where the slurry and farmyard manure was used can be used for growing arable and forage crops or for set aside but not for grazing animals. UK and European regulation and the advice of the relevant national advisory body state this is an appropriate way to manage the land. However, the Vendor as a precaution, requires no crops grown on any of this land shall get into the animal or human food chains.

The Vendor wishes to impose a continuing restriction on the use of the relevant land so that only crops used for fuel or other non food purposes can be grown on the restricted land. No crops or their produce which could get into the animal or human food chains may be grown. (So Biomass or timber/trees are quite acceptable). See Sale Conditions and Data Room link for more information.

**Overage**

The Purchaser(s) will pay 25% of any uplift in value arising from the implementation or sale of land with the grant of planning consent for any change of use other than agricultural, for a period of 50 years from the date of completion on the land shown hatched red on the sale plan.

**Statutory designations**

The Estate is subject to a number of statutory designations including the following:

- NVZ – all of the farmland lies within a Nitrate Vulnerable Zone.
- AONB – all of the farmland lies within the North Wessex Downs AONB.

**Easement, Wayleaves and Rights of Way**

The property is offered for sale, subject to and with the benefit of all rights of way whether public or private, all easements, wayleaves and other rights of way whether specifically mentioned or not. There are a number of public rights of way across the Estate. For further information, please ask the selling agent.

**VAT**

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the Estate 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.
Employees / TUPE
There is no TUPE applicable

Basic Payment Scheme
The farmland is registered with the Rural Payments Agency. The claim for the current year and 2017 will be retained by the current tenant who is required to use reasonable endeavours to transfer the entitlements for future Basic Payments to the Purchaser(s). Further details are available from the selling agent.

Services
Electricity – The agents understand there is three phase supplies to Mayfield, Cheseridge and single phase to Ilsley buildings.
Water and Drainage: The Vendor believes that all residential properties are either directly or indirectly linked to mains water supplies with the exception of Ilsley Bungalow. The Cheseridge borehole supplies Cheseridge and Mayfield building and neighbouring troughs. Ilsley borehole supplies Ilsley buildings, Ilsley Bungalow and Lot 6. The existence of some private drains has been indicated and investigations are ongoing. A drainage and water search from Thames Water will appear in the Data Room but the Buyer will be required to rely on their own searches, enquiries and investigations.

Sporting, Timber and Mineral Rights
The minerals, sporting and timber rights, in so far as they are owned, are included in the sale.

Fixtures and Fittings
Tenants items and other removable fittings whether referred to or not, are specifically excluded from the sale.

Local Authority
West Berkshire Council,
Market Street,
Newbury RG14 5LD
01635 42400
Postcode
RG20 7PL – please note on some sat navs this leads to the Cheseridge Road entrance to Mayfield Farm buildings whilst the main access, which is signed, is off the Ilsley road.

Directions
From London take the M4 to junction 13 and then follow the A34 north towards Oxford. After 7 miles take the exit to Compton/ East Ilsley and continue through East Ilsley onto the Ilsley Road towards Compton. Just over 1 mile from East Ilsley on the right hand side is a sign and the driveway for Mayfield Farm.

Viewing
Strictly by appointment with Savills on 0207 016 3780
If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

Online Data Room
Further information will be accessible in a data room, access to which will only be granted following the signature of an Non Disclosure Agreement which is available upon request.

Important Notice
Savills, their clients and any joint agents 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, 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 have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

16/09/15 CP
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