Knight Frank

WOODMANCOTE VINEYARD & HUNDRED STEDDLE BARN

Woodmancote, West Sussex



Woodmancote Vineyard & Hundred Steddle Barn

WOODMANCOTE, WEST SUSSEX

Henfield – 2 miles | Brighton – 12 miles | London Gatwick Airport – 24 miles | Horsham – 26 miles | London – 49 miles
(All distances are approximate)

> "A unique opportunity to purchase a converted Sussex barn, established vineyard, commercial winery and further range of outbuildings with fantastic outlook over the South Downs"

- Converted 18th Century Sussex Barn providing a bright and spacious five bedroom family home
- Grounds including swimming pool, stabling, paddocks and further outbuildings
- Fully productive 2.4 hectare vineyard
- Portal framed barn providing modern and fully equipped winery
- All existing vineyard/winery equipment and existing wine stock
- Long sweeping entrance drive to vineyard with separate domestic entrance
- Scope for significant wine tourism development subject to obtaining all necessary consents

In all about 15.0 acres (6.1 hectares)

For sale as a whole

Background

Woodmancote Vineyard presents a unique opportunity to acquire an established vineyard, winery and family home in one of England's most desirable wine-producing regions. Situated in Woodmancote, the property combines a productive vineyard, fully equipped winery and attractive converted Sussex barn providing characterful accommodation amidst captivating views of the South Downs extending towards Truleigh Hill, Chanctonbury Ring and Devil's Dyke.

Originating from its Anglo Saxon heritage, 'Hundred Steddle' bears reference to a historical medieval meeting place for 100 households/families. Steeped in history Hundred Steddle Barn has been sensitively developed over many years by the Walters family. Purchased originally as range of unconverted farm buildings in the late 1980s, the Sussex barn was converted to create a distinctive and cherished family home. 12,000 vines were planted in 2013 and a purpose-built winery established.

Guided by a vision to create exceptional Sussex wines under the "Rusty Goose" brand, substantial investment was made in creating a fully integrated vineyard and winemaking operation capable of producing wines entirely on-site.

Very sadly, the founder, Dr. Melvyn Walters passed away before the first commercial launch of the wines. As a result, Woodmancote Vineyard offers an incoming purchaser the rare turnkey opportunity to acquire not only an established vineyard and winery but also a significant stock of maturing wines ready to underpin future brand development and growth.

> "A lovely vineyard with masses of potential, Vine Care UK have been proud to provide management and consultancy advice, being part of Woodmancote Vineyard's fortified growth - the site offers a perfect mix of vines to appeal to anyone."
>
> Paul Woodrow Hill, Director - Vine Care UK





Hundred Steddle Barn

The barn is of timber weatherboarded, brick and flint elevations under a traditional Sussex tiled roof, with large timber windows that capitalise on the commanding outlook over the gardens, vineyard and towards the Downs.

The barn has been the subject to recent cosmetic redecoration, but offers further scope for modernisation, with bright and characterful accommodation over two floors and a private wing comprising:

Ground Floor

Dining hall | Utility | Kitchen | Main reception hall | Principal bedroom with en suite Sitting room | Two further bedrooms | Bathroom

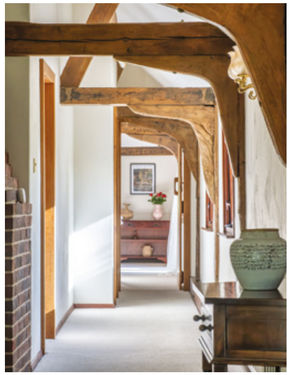
First Floor

Galleried sitting room | Two bedrooms | Family bathroom

Outside, the property sits in mature gardens with terraced seating areas, and swimming pool with separate pool house changing area. Beyond the domestic gardens are a stable block with separate gated stable yard, grazing paddocks, greenhouse and orchard area with apple and plum trees.





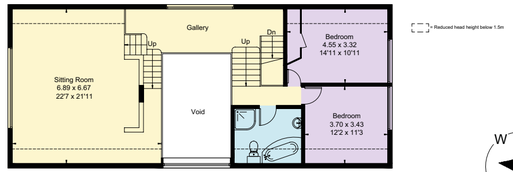




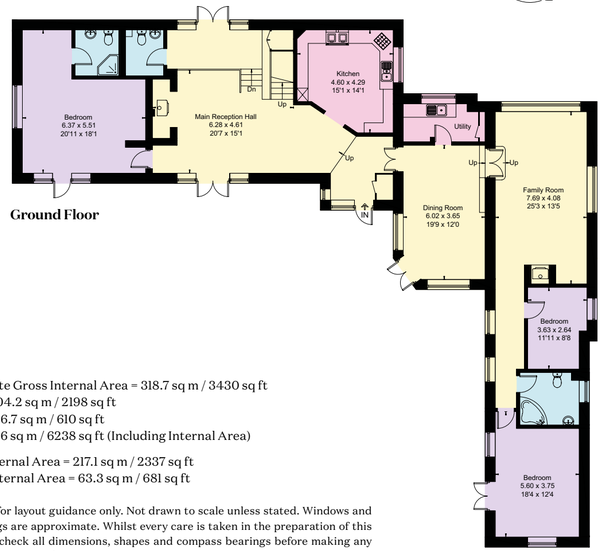








First Floor



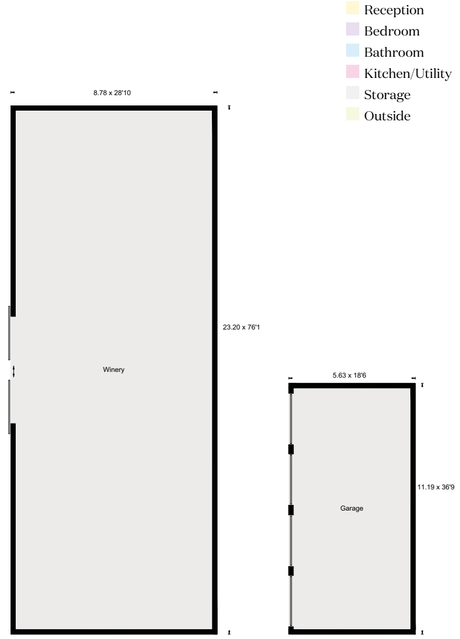
Ground Floor



Approximate Gross Internal Area = 318.7 sq m / 3430 sq ft
Winery = 204.2 sq m / 2198 sq ft
Carport = 56.7 sq m / 610 sq ft
Total = 579.6 sq m / 6238 sq ft (Including Internal Area)

Winery External Area = 217.1 sq m / 2337 sq ft
Carport External Area = 63.3 sq m / 681 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Winery

(Not Shown In Actual Location / Orientation)

Carport

(Not Shown In Actual Location / Orientation)









Woodmancote Vineyard

The vineyard extends to approximately 5.93 acres under vine and is planted with the traditional Champagne varieties of Chardonnay, Pinot Noir and Pinot Meunier together with Bacchus. The current planting comprises approximately 12,000 vines, the majority of which are well-established and coming into full production.

The winery is capable of processing and storing up to 40,000 litres of wine and producing up to 50,000 bottles annually, providing significant scope for future expansion.

Climate, aspect, and soil type
Growing Season Temperature – 14.90 Deg C
Growing Season Precipitation – 440.35mm
Sunlight Hours – 1,336 hours
Groundfrost Days – 28 days
Wind Speed – 3.33 knots
Aspect – Westerly facing
Altitude – 45m to 35m above sea level
Soil – Freely draining slightly acid loamy soils

Wines

Woodmancote has produced a substantial inventory of wine, including traditional method sparkling wines and still Bacchus, all produced from Woodmancote grapes. The vineyard currently holds more than 10,000 bottles at varying stages of maturity together with over 15,000 litres of wine in tank, providing an incoming purchaser with a considerable foundation for future commercial activity.

The original vision for the "Rusty Goose" brand centred on producing high quality Sussex wines that reflect both the character of the South Downs and the flexibility of a fully integrated vineyard and winery operation. The business model allows wines to be sold as bottled products, bulk wine or grapes, providing multiple routes to market and operational flexibility.

A significant proportion of the sparkling wine stocks have been aged for extended periods on lees, reflecting a commitment to quality and complexity rather than volume production.









Winery

The winery comprises a portal framed agricultural building with weatherboarded elevations under a corrugated roof. This building has been internally subdivided and now offers a main winery area, with drained concrete floor, separate laboratory, and mezzanine storage area at the southern end.

The winery is fully equipped with all required equipment including modern brushed stainless tanks, bag press, grape elevator, bottling and disgorging lines. There is a roof mounted solar PV system on the winery which helps to optimise energy efficiency and ensure sustainable wine production.









General Remarks and Stipulations

Method of sale: The property is offered for sale freehold, as a whole, by private treaty, to include the vineyard and winery equipment and existing wine stock. Vacant possession will be given on completion.

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are no footpaths across the property. The underground cable for the Rampion offshore wind farm runs through the property. Information on this and the rights associated with it are available from the selling agent.

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

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

EPC Ratings: Hundred Steddle Barn – EPC D 65

VAT and Duty: Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice. Information on the application of Duty to the sale of stock as part of the sale is available from the selling agents.

Planning: The vendors have explored options for development of the paddock area adjacent to the vineyard entrance. Power, water and drainage connections are already in place at this location. Further information on recent planning history and the potential, subject to obtaining all necessary consents' to develop this area, is available from the selling agent.

Local Authority: Horsham District Council and West Sussex County Council

Viewings: All viewings are strictly by appointment with the Vendor's agent.

Contact

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