

OFF THE LINE VINEYARD & WINERY

HAILSHAM | EAST SUSSEX





OFF THE LINE VINEYARD & WINERY

NORTH STREET | HAILSHAM

EAST SUSSEX BN27 4EA

HAILSHAM 2 MILES | EASTBOURNE 12 MILES

ROYAL TUNBRIDGE WELLS 19 MILES

**AN OPPORTUNITY TO PURCHASE THE FREEHOLD ASSETS
OWNED BY OFF THE LINE LTD OR THE ENTIRETY OF THE
ISSUED SHARE CAPITAL IN THE BUSINESS**

Off The Line is an established vineyard and winery that extends to just over 33 acres in total, situated on the lower slopes of the Weald just outside Hellingly in East Sussex. It's known for its high quality award winning rosé wines, still and sparkling.

The sale of Off The Line presents an exciting opportunity to acquire an already established medium sized boutique vineyard and winery with the potential to develop it further.

GUIDE PRICE : £1,500,000

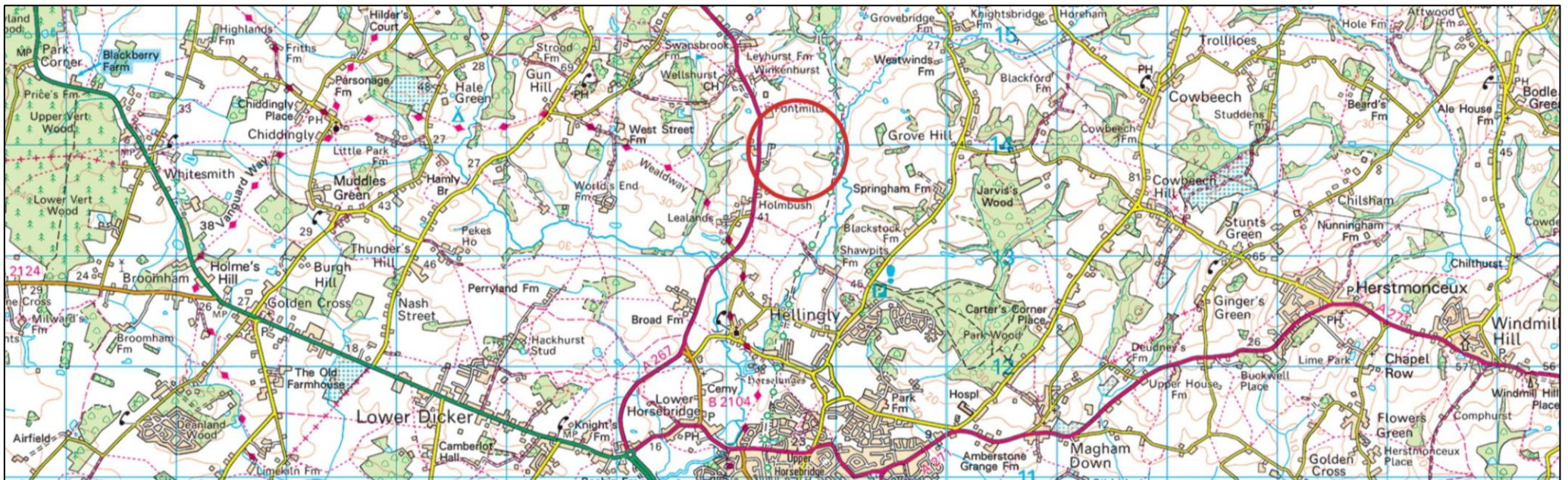


LOCATION

Off The Line is situated in an accessible location between the towns of Hailsham and Horam on the outskirts of Hellingly. Access is currently via a shared access track from the A267 and supports the current operations on site. Following the recent acquisitions of additional land and planning permission that was granted in 2023, an incoming purchaser has the opportunity of constructing a new private access with large bell mouth directly off the A267. The new access would open the site up for an increased visitor offering and general expansion.

The site also benefits from direct access to the Cuckoo Trail which is a popular route for walkers and cyclists. The Cuckoo Trail follows the route of an old railway line that used to be called the 'Cuckoo Line' as Cuckoo's nest in the local area and can be heard calling in the spring. This is where the name Off The Line derives from.

The Wealden area is a popular destination for tourists given its proximity to the coast, the South Downs and the High Weald Area of Outstanding Natural Beauty. It is a growing destination for wine tourism with a number of other vineyards and wineries in the area. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.







THE VINEYARD

The freehold property totals just over 33 acres sitting at an altitude of 35m to 45m above sea level. There are three fields planted with approximately 15 acres of vines. 7.5 acres is planted with Pinot Noir, Regent, Rondo and Dornfelder which have been in production since 2016, with a further 7.5 acres planted with Pinot Noir, Chardonnay and Pinot Meunier in May 2023. Both the field planted in 2014 and the larger field planted in 2023 face south east with the field planted with Chardonnay facing largely to the south west. The soil is a Weald clay over a Tunbridge Wells sandstone with drainage assisted by a series of ditches running across what is already a free draining site. The land is rich in bio-diversity with ponds and natural woodlands and open views to the South Downs and the surrounding countryside.

Details of the varieties planted, clones and rootstocks are in the tables below.

Planting

Variety (2014)	Pinot Noir		Pinot Noir	Pinot Noir	Rondo	Rondo	Dornfelder
AREA (HA)	0.5		0.4	0.1	0.8	0.5	0.5
CLONE	GM 1-86		777	375	N/A	N/A	N/A
ROOTSTOCK	SO4		SO4	SO4	SO4	SO4	SO4
Variety (2023)	Pinot Noir	Pinot Noir	Pinot Noir	Pinot Meunier	Pinot Meunier	Chardonnay	Chardonnay
AREA (HA)	0.63	0.63	0.63	0.63	0.3	0.22	0.22
CLONE	386	777	GM20-13	977	817	95	548
ROOTSTOCK	SO4	3309C	SO4	3309C	3309C	SO4	SO4



THE LAND AND BUILDINGS

The property is fully deer fenced and there is a good network of tracks including a track servicing the established planting of vines. There is a large area of hardstanding used for parking and off-loading to the rear of the winery. To support vineyard operations there is a steel-framed building used to store the farm machinery and equipment as well as a further steel-framed building formerly used as a horse barn used for general purpose storage.

The first harvest on site was in 2016 with good yields achieved since that date. Detailed information on yields is available from the selling agents on request. Please see the Boundary Plan overleaf for the exact boundary of the property to be sold.

FARM MACHINERY

Farm machinery and equipment is available and includes a Carraro vineyard tractor, OCLL Vine sprayer, OCLL Herbicide sprayer, Marston tipping trailer, Teagle topper, Teagle fertiliser spreader and Bullion flail mower. All vineyard equipment was purchased new in 2014, 2015 and 2023. A second hand 600L OCLL directional sprayer was purchased in 2022. Further information is available on this by request to the agents.







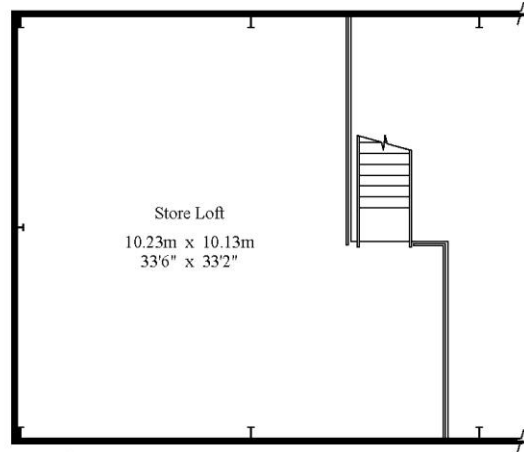
WINERY DETAILS

There is a modern purpose-built cedar clad winery constructed in 2017 with office, staff facilities and tasting room. All wastewater and domestic effluent is processed by a state-of-the-art Bio Bubble system. The winery is supplied by single phase and three phase electricity and there is good internet connection. The winery floor is polished concrete and slopes to drainage gullies manufactured by SK specifically for wineries. There is a separate laboratory room inside the winery and a mezzanine area.

The winery has capacity to produce around 20,000 bottles of wine per annum and there is space to store wine and packaging. There is space to add additional tanks and increase winery capacity to process fruit from the 2023 plantings expected to be in production in 2025.

The winery has bonded warehouse status with an intruder and fire alarm installed as part of the construction process. Insulation of the winery is of a high specification, so temperature stays reasonably cool throughout the summer. Please see the floor plans opposite for a detailed layout of the winery itself.

WINERY FLOORPLANS



First Floor

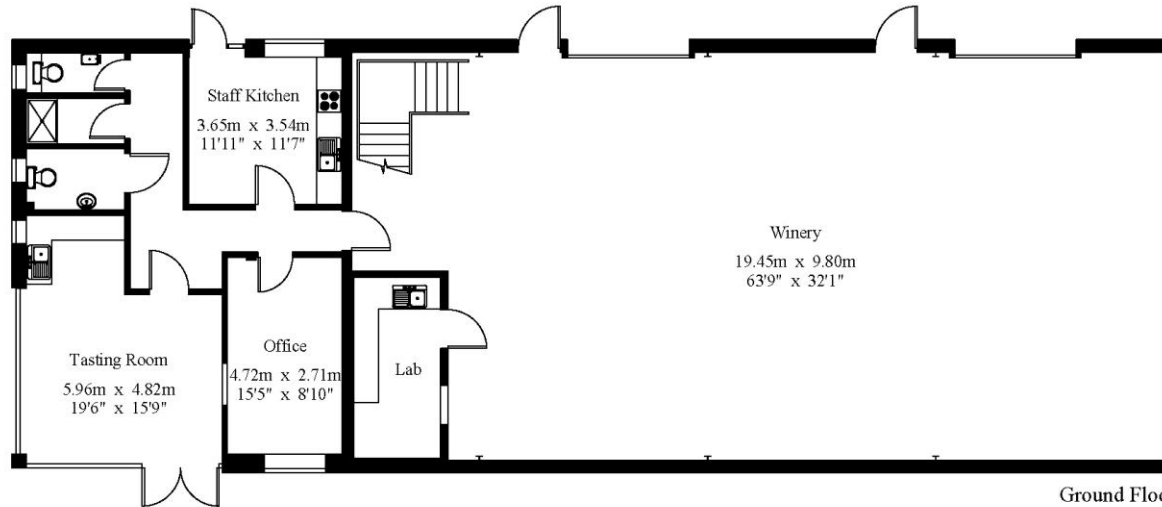


Off The Line Vineyard

Gross Internal Area : 357.6 sq.m (3,849 sq.ft.)



For Identification Purposes Only.
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Ground Floor

WINERY EQUIPMENT

Winery equipment includes a pneumatic SK press (2 tonne whole bunches), SK temperature-controlled stainless steel tanks, double insulated tank for cold stabilisation, grape elevator, lenticular filter, pumps and electric forklift. The press, tanks and pumps were purchased new in 2017 and 2018. Temperature control is both cooling and heating using an MCK Kreyer chiller unit and an installed cooling system running to each tank. Wine has been made on site since 2018.



CELLAR DOOR OPERATIONS

The vineyard has a Cellar Door which is open to visitors on selected weekends. Tours and tastings are offered at other times by appointment. This is supported by a current premises licence. A new premises licence has been obtained to increase opening times when the new access is constructed. The agreed new premises licence opening hours are 11 am to 8 pm Wednesday to Sunday and for remote off sales Monday to Sunday 8 am to 11 pm.

STAFFING & MANAGEMENT

The two Founders make the wines and manage all day-to-day operations with support from contractors and casual staff. A contract is in place with a leading vineyard management company which, if desired, could be extended and would allow an incoming purchaser to fully contract out the management of the vineyard.





SERVICES

The winery is connected to mains water and has three phase and single phase electricity, with a private drainage system. **Please Note** these services have not been checked or tested

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their individual inspections and from the Land Registry information available.

ACCESS

Access is directly from the A267 via a shared access track coloured brown on the Boundary Plan. Planning has been granted for a new private access.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or as the entirety of the issued share capital in the business Off the Line Ltd. The Vendor reserves the right to take the property to auction, informal tender or formal tender at a later date if required. The vendor also reserves the right to not accept any offer. Vacant possession will be available on completion.

PLANNING

There is potential to greatly expand the visitor offering supported by a recent further acquisition of an acre of land directly adjoining the A267 and planning permission already obtained for the construction of a new and better sole access direct to the A267. Prior approval has been obtained to convert an agricultural building to commercial use and for a 400 square metre additional winery building to replace one of the existing steel-framed buildings and to expand production and wine storage capacity.

PHOTOGRAPHS

The photographs within these particulars were taken in June 2024.

TENURE

The property is registered under Land Registry Title Numbers ESX204317 & ESX423734. Copies of the Office Copy Entries and Title Plans are available from the selling agents on request.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

OVERAGE

There is an overage in place which runs for 25 years from 2013, with a 50% uplift payment of the enhanced value of the land to the former owner or their successors in title should there be a non-agricultural development on the site apart from the following: -

- Processing of agricultural produce grown on site and up to 35% grown off-site
- Wholesaling of that produce and retail sales including internet sales
- Promotional events (tours, tastings and festivals etc)
- A house with agricultural tie
- After 10 years which have now elapsed, the overage does not apply to the construction of a single residential dwelling.

An overage agreement will be drafted once a deal has been reached with a prospective purchaser.

ACREAGES & MEASUREMENTS

The acreages and measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

PLANS

The plans and boundary notes provided by the agents are for identification purposes only and purchasers should satisfy themselves on the location of the boundaries prior to offering.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

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GUIDE PRICE

£1,500,000



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