



BANTHAM VINEYARD



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“Quite possibly England’s most beautiful Vineyard, with breathtaking views across the Avon Estuary and the world famous Burgh Island.”

KINGSBRIDGE, DEVON

Bantham Beach – 0.5 miles | Salcombe – 10 miles
Dartmouth – 17 miles | Exeter – 43 miles
(All distances are approximate)

In all about 29 acres

West Buckland (19.85 acres) – For Sale

Lower Aunemouth (10.11 acres) – To Let

Background

Sitting in a unique position with unrivalled views, Bantham Vineyard represents an outstanding opportunity to acquire a productive vineyard in one of the most desirable locations in the South Hams.

The Vineyard was planted by the former owner of the Bantham Estate, in 2021, on two sites above the village of Bantham, as part of plans to diversify the Estate and produce a wine that could be sold to some of the visitors of the 60,000 cars that park at Bantham Beach annually, as well as to local residents and visitors to the wider South Hams.

Over 25,000 vines went into the ground spread over 11 distinct south-facing blocks. Cover crops were drilled between the vine-rows to support pollinators and beneficial insects, whilst hedgerows, Devon banks and new trees were planted to form wildlife corridors in sync with the deeply held commitment to biodiversity across the wider Estate.

Following a sale of the Estate earlier this year, the owners now wish to find a new custodian to take the vineyard enterprise forward, and to realise the full potential to create outstanding wines from one of England’s most beautiful vineyards. The site itself is truly unique, with an open maritime climate that undoubtedly gives character to the wines, whilst minimising disease pressure on the vines themselves.

The situation, in the heart of the South Hams, only 10 miles from Salcombe and 17 miles from Dartmouth offers potential for a future cellar door or tourism and hospitality enterprise. Approximately 60,000 cars visit Bantham Beach each year, passing the main vineyard entrance, and the area is renowned for the beautiful views over the famous thatched boathouse, the estuary and out to Burgh Island.

The vines are a mix of Pinot Gris, Pinot Noir, Pinot Meunier, Pinot Noir Précoce and Chardonnay, and have to date produced an award winning Pinot Gris, a very popular ‘Rosé Spritz’ sold in cans and a Vermouth as well as some traditional method sparkling which is currently in tank and yet to be released. To date, the focus has been on quality and ripeness to support still wine production which is reflected in the 2025 harvest data.

There is opportunity to significantly expand the range of wines if desired, with particular scope to focus on the production of an outstanding pale rosé.

The Vineyard is split over two sites. The main site is offered for sale and the smaller secondary site is offered on a leasehold basis to the purchaser.

A message from the owners

“Bantham is a very special place, which acts as a real draw to visitors from the locality and from further afield. The Vineyard has been well established and a great deal of hard work and passion from those that have worked in it is evident. The existing enterprise will form a fantastic base for a new owner to develop and grow a profitable and thriving business in one of the most beautiful settings in the UK.”



Sales and Business Performance

The Business is in its infancy, having only begun commercial winemaking following the 2023 harvest. The original plan on planting was to produce a pale English rosé, reflective of the maritime climate, and appealing to the extensive number of tourists visiting both Bantham and the wider South Hams.

These plans have been somewhat delayed by the sale of the wider Bantham Estate, but the Vineyard offers great flexibility for a purchaser either to pursue the plan to produce a pale rosé, or to build on the existing range including the Pinot Gris and Rosé Spritz.

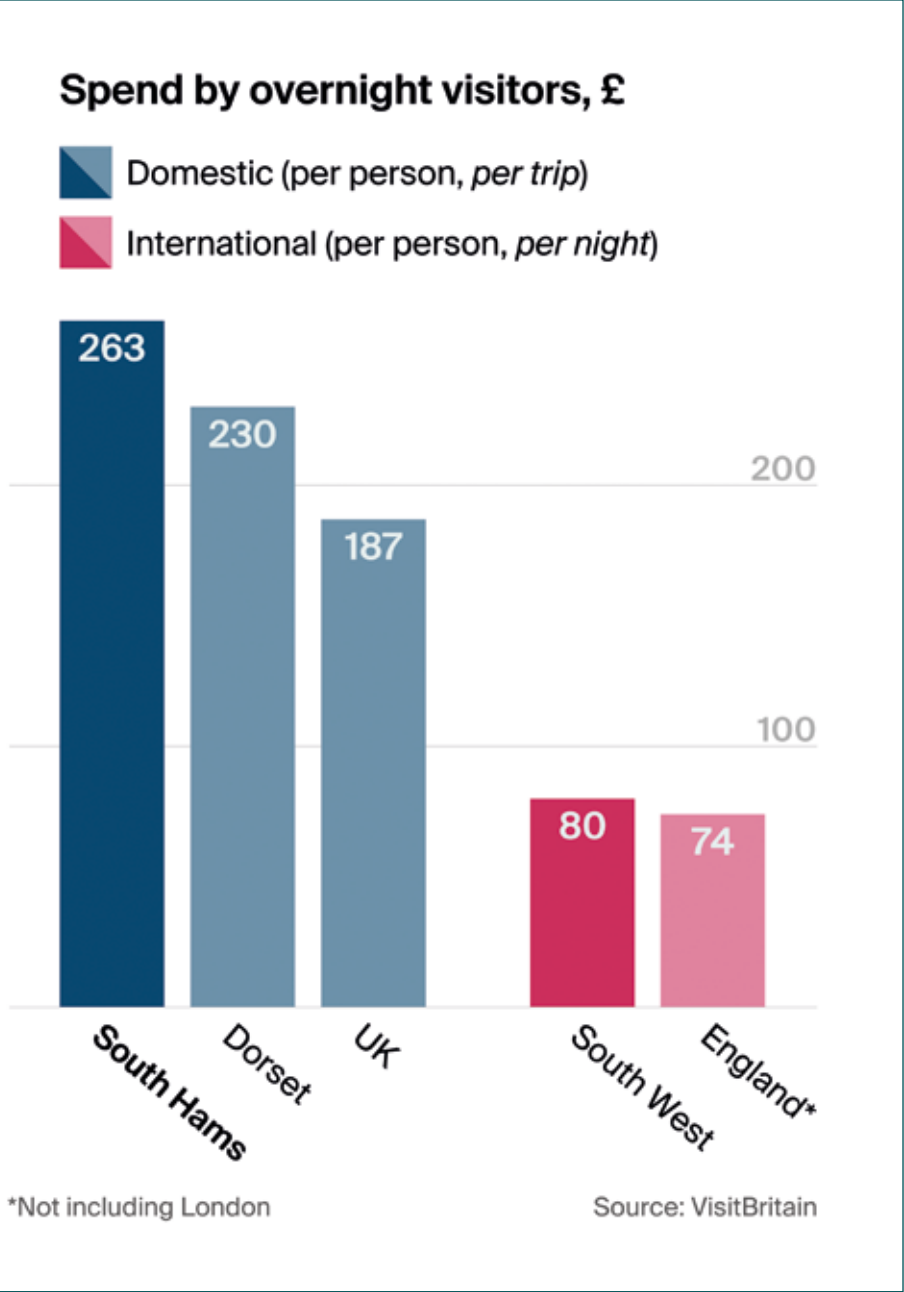


Travel, Tourism & Local Businesses

The South Hams Coastline is famous for its beauty and enjoys 3,620,000 visitors each year.

Bantham Vineyard is in close proximity to Bantham Beach which enjoys approximately 60,000 cars per year and is a popular UK holiday and walking destination. The Vineyard is uniquely positioned to capitalise on visitors to the beach.

Domestic tourism statistics for the South Hams are impressive with significantly higher than average overnight spent of £263 per person per night for the 676,0000 overnight visitors per annum. At the macro level, Plymouth and Exeter welcomed 67,000 and 87,000 international visitors respectively. Of these, the majority are from the USA, Germany, the Netherlands and Ireland. These affluent holiday makers and day trippers present a wonderful potential market for the future of Bantham Vineyard.





The Wines

2024 Pinot Gris

Award winning wine - the 2023 Pinot Gris won a silver medal and the 2024 Pinot Gris won a bronze medal at the WineGB awards.

The first Single Estate wine made 100% from Bantham’s handpicked Pinot Gris grapes.

Beautiful aromas of peach and pear leading to citrus fruit flavours and a refreshing juicy aftertaste.

Whole bunch pressed and fermented at low temperature in stainless steel tanks before ageing on lees for four months with occasional stirring.



RRP £24.85

2023 Rosé Spritz

This refreshing ready-to-drink cocktail was crafted especially for Bantham beach visitors. This vermouth-based drink is a blend of Bantham’s inaugural harvest grapes – Pinot Noir, Pinot Meunier and Chardonnay - with sparkling water and infused with botanicals.

The beautiful artwork on the can is by Becky Bettsworth, a renowned local artist, and is showcasing the Gastrobus, where you can purchase the cans just a few steps from the beach.

“With creamy apple notes, rich vanilla undertones and the invigorating crispness of the fresh lemon peel, the Rosé Spritz is the perfect drink for a sunny day by the sea!”



RRP £5 per can

New Release – 2023 Vermouth

During the first harvest in 2023, Bantham produced a delicate Rosé wine which was carefully crafted and infused with a blend of responsibly sourced botanicals.

Botanicals: Fresh wormwood, dried wormwood root, cinchona bark, star anise, clove, juniper berries, fresh rosemary, tonka beans and fairtrade vanilla.

Grapes: Pinot Meunier, Pinot Noir, Chardonnay.



RRP £28



The Vineyard

The Lower Aunemouth Vineyard extends to 6.38 acres under vine. Current planting stands at 10,847 vines comprising Pinot Noir and Pinot Meunier.

The West Buckland Vineyard extends to 8.47 acres under vine. Current planting stands at 14,396 vines comprising Pinot Noir, Pinot Gris, Chardonnay and Pinot Noir Precoce. A portal framed agricultural building will be made available for viticultural purposes.

Planting Schedule Table - See opposite

The vineyard puts biodiversity at the forefront of its management and operations. The vineyard has 2,700 metres of windbreak trees including Alder, Hornbeam and Beech as well as reinstating Devon banks. The diverse plantings have created wildlife corridors to provide shelter and sustenance to the local wildlife.

Corten steel and wood trellis materials have been utilised to integrate the vineyard into the already beautiful landscape.

Climate, aspect, and soil type	
Growing Season Temperature	14.56°C
Growing Season Precipitation	489.63mm
Sunlight Hours	1,270 hours
Groundfrost Days	25 days
Wind Speed	4.9 knots
Aspect	South-facing
Altitude	80m to 50m above sea level
Soil	Freely draining slightly acid loamy soils



Lower Aunemouth								West Buckland																			
BLOCK 1 - PN		BLOCK 2 - PN		BLOCK 3 -PN		BLOCK 4 -PM		BLOCK 5 - PG		BLOCK 6a - PG		BLOCK 6b - CH		BLOCK 7 - PNP		BLOCK 8 - PNP		BLOCK 9 - PG		BLOCK 10 - CH		BLOCK 10b - CHAR		BLOCK 11 - PN		WALLED GARDEN - PN	
Row Nb	Nb of Vines	Row Nb	Nb of Vines	Row Nb	Nb of Vines	Row Nb	Nb of Vines	Row Nb	Nb of Vines	Row Nb	Nb of Vines	Row Nb	Nb of Vines	Row Nb	Nb of Vines	Row Nb	Nb of Vines	Row Nb	Nb of Vines	Row Nb	Nb of Vines	Row Nb	Nb of Vines	Row Nb	Nb of Vines	Row Nb	Nb of Vines
1	80	30	124	60	82	90	95	0	26	26	94	36	101	47	108	72	105	3	19	26	105	36	104	47	104	1	19
2	81	31	124	61	82	91	95	1	47	27	95	37	101	48	108	73	105	4	30	27	105	37	104	48	104	2	19
3	82	32	124	62	82	92	95	2	69	28	96	38	102	49	108	74	105	5	42	28	105	38	104	49	104	3	19
4	87	33	125	63	82	93	95	3	70	29	96	39	102	50	108	75	105	6	54	29	105	39	104	50	104	4	19
5	89	34	125	64	82	94	95	4	71	30	96	40	102	51	108	76	105	7	65	30	105	40	104	51	104	5	19
6	92	35	126	65	82	95	95	5	72	31	98	41	102	52	108	77	98	8	90	31	105	41	104	52	104	6	19
7	94	36	126	66	82	96	95	6	73	32	98	42	102	53	107	78	92	9	106	32	105	42	104	53	104	7	19
8	95	37	126	67	82	97	95	7	75	33	99	43	104	54	107	79	86	10	106	33	105	43	104	54	104	8	19
9	97	38	117	68	82	98	95	8	76	34	100	44	105	55	107	80	80	11	106	34	105	44	104	55	104	9	19
10	99	39	115	69	82	99	95	9	77	35	100	45	105	56	107	81	74	12	106	35	105	45	104	56	104	10	19
11	100	40	124	70	82	100	95	10	78			46	105	57	107	82	68	13	106			46	104	57	104	11	19
12	102	41	122	71	82	101	95	11	79					58	107	83	62	14	106					58	104	12	19
13	104	42	119	72	87	102	95	12	80					59	107	84	56	15	106					59	104	13	19
14	106	43	119	73	87	103	95	13	81					60	107	85	54	16	106					60	104	14	19
15	107	44	117	74	87	104	77	14	82					61	106	86	43	17	105					61	104		
16	109	45	116	75	87	105	51	15	84					62	106	87	37	18	105					62	104		
17	110	46	114	76	87	106	46	16	85					63	106			19	105					63	99		
18	111	47	114	77	87	107	41	17	85					64	106			20	105					64	94		
19	113	48	113	78	87	108	37	18	86					65	106			21	105					65	90		
20	114	49	112	79	87	109	32	19	87					66	106			22	105					66	85		
21	115	50	112	80	87			20	87					67	106			23	105					67	75		
22	117	51	111	81	87			21	89					68	106			24	105					68	65		
23	117	52	111	82	87			22	90									25	105					69	55		
24	119	53	110	83	87			23	90															70	45		
25	119	54	110	84	87			24	91															71	35		
26	120	55	109	85	87			25	92															72	25		
27	121	56	108	86	87																			73	15		
28	122	57	108	87	87																			74	10		
		58	107	88	87																						
		59	107	89	87																						
TOTAL PER BLOCK	2922		3495		2550		1614		2022		972		1131		2352		1275		2093		1050		1144		2357		266
HA	0.71		0.85		0.62		0.39		0.49		0.24		0.27		0.57		0.31		0.51		0.25		0.28		0.57		0.06

Yield and Berry Analysis

These yields depict 2025 data however, the vineyard is yet to come into full production. More detailed information on this and previous years’ harvests including breakdown in yield by variety are available from the selling agent.



Variety	Tonnage (t)	Sugar	Acid	pH
Pinot Noir Précoce	1.90	83	7.2	2.99
Pinot Noir	3.70	77	10.8	3.18
Pinot Gris	1.67	78	8.9	2.89
Chardonnay	0.60	90	11.9	3.1
	7.87			
*0.6t Ch and 0.6t Pn - grapes sold				



Vineyard Equipment

Machinery included in the table below is included as part of the sale.

Category	Purchase Date	Purchase Price
Quantum 110 F Tractor EU18BZJ	19/04/21	£32,650.00
Flail Topper 1.6m TeagleEKR160	28/06/21	£3,330.00
Headstock for flail	12/08/21	£325.00
300L 3 point sprayer VINEYAR	18/08/21	£1,469.50
Lipco saddle mounted sprayer	02/12/21	£27,179.00
400L Linkage weed sprayer MC25	02/12/21	£3,600.00
Braun Dbl Rollhacke	07/12/21	£8,250.00
Flemming Mower Topper	26/01/22	£1,000.00
Kawasaki MX Mule WG22 KFC	11/05/22	£11,249.95
Rinieri Arp Subsoiler	09/01/23	£5,970.00
Weather Stations	01/04/23	£3,598.93
Vineyard Chemical Store	01/04/23	£3,817.00
Trimmer ST 120 Optima RC 175	09/07/24	£15,770.00
Leaf stripper LB 260 Optima RC	09/07/24	£29,900.00
Compost Loo (Thunderbox)	18/12/24	£2,000.00
Sub Total		£150,109.38



General

Method of sale: The West Buckland site is offered for sale freehold and the Lower Aunemouth site is offered to let together, by private treaty.

Easements, Wayleaves and Rights of Way: The property is sold and let 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 is one footpath that crosses the entrance to the Lower Aunemouth vineyard site.

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

The sporting rights will be retained by the Landlord over the freehold and leasehold sites as well as a right of access. Further details are available from the Vendor’s agent.

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.

Designations: The property is situated within the South Devon National Landscape.

VAT: 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.

Local Authority: South Hams District Council

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

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller’s Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

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