



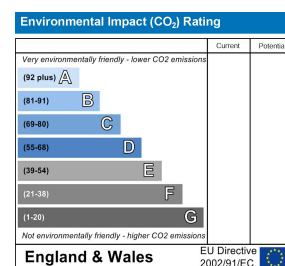
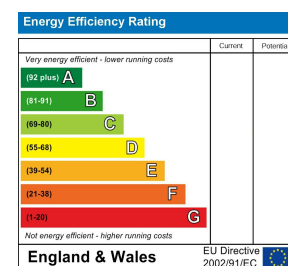
The Manor House Vineyard Northampton Road, Brixworth, Northampton, NN6 9DQ



£750,000 Freehold

A very substantial working vineyard extending in total to approximately thirty two acres with south facing aspect close to the village of Brixworth in north Northamptonshire. The land comprises approximately nineteen acres planted with some twenty eight thousand vines with direct vehicular access from the A508 Northampton Road. The land has the benefit of planning consent for the erection of a general purpose building for winery granted in June 2025. The property is sold subject to a twenty five year Farm Business Tenancy.

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PLANTING

The grape varieties planted comprise

Chardonnay - 10,500

Pinot Noir - 9,500

Bacchus - 3,520

Seyval and Solaris - 4,855



LOCATION

The vineyard is located to the western side of the A508 Harborough Road to the south of the village of Brixworth close to Pitsford Reservoir and is serviced by a tarmac surface access road leading into the estate.



FARM BUSINESS TENANCY

The property is sold subject to a Farm Business Tenancy in favour of Croxford Wine Estates Limited for a term of twenty five years commencing March 2023.



PLANNING PERMISSION

Planning consent was granted by West Northamptonshire Council under the Town and Country Planning (General Permitted Development) Order 2015 schedule 2 part 6 class A, prior notification determination prior approval required and granted, application number 2025/1624/PND date of decision 16th June 2025. The consent relates to the erection of a general purposes building for winery in respect of the siting, design and external experience of the building.

For further information on viewing call 01604 230222