



LANDFORD LODGE

— ESTATE —

SALISBURY, WILTSHIRE SP5 2EH



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ESTATE

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Salisbury 10 miles | Southampton Parkway 14 miles (London Waterloo from 69 minutes) | Lyminster 18 miles | Bournemouth 27 miles.
(All distances and times are approximate)

'A private, ring-fenced amenity estate with a beautiful Grade II listed country house situated on the northern edge of the New Forest.'

Stunning Grade II Listed, 11 Bedroom Country House | Staff/Guest Annexe | Beautiful Formal Gardens and Wider Grounds
Swimming Pool and Pool House | Former Tennis Court | Walled Garden | Lake

Garden Cottage | Stable Cottage

Extensive Range of Traditional Buildings | Stabling

Productive Irrigated Arable Land | Parkland, Pasture and Woodland | Pheasant Shoot

In all about 286.33 acres

AVAILABLE BY SEPARATE NEGOTIATION

Well Established Tree Business 'Landford Trees' | 5 Bedroom Secondary House with Offices, Period Barn
and redundant Farm Buildings | 20 acres of Pasture



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact
Your attention is drawn to the Important Notice on the last page of the brochure.

INTRODUCTION

Landford Lodge is a diverse, ring-fenced amenity estate which is located within the New Forest National Park. At its core is the extremely handsome Grade II listed house with fine principal reception rooms and 11 bedrooms. There are 2 further cottages and a range of traditional brick outbuildings. There are beautiful formal gardens with a walled garden, swimming pool with recently constructed pool house and former tennis court. The estate has a delightful mix of mixed mature woodland, lakes and streams, pasture, and productive arable land. The land also supports a successful tree nursery business that could be made available separately along with a period secondary house with outbuildings to the south of the estate.

HISTORY

Landford Lodge was originally constructed in the 18th Century by Sir William Heathcote to resemble the façade of Hursley Lodge, Winchester with the build believed to have been finished in 1766. The property was later purchased by Samuel Greatheed who made it his permanent residence. When his son, Bertie, inherited the property, he made considerable improvements which are still seen today. Landford Lodge was requisitioned in the Second World War and the house and grounds were used to station American D Day landing troops. The current owners have carried out significant works across the estate but the house is need of some modernisation.



SITUATION

Landford Lodge is located close to the hamlets of Landford and Hamptworth on the Hampshire/Wiltshire border. The newly managed Hamptworth Golf Club with refurbished clubhouse and restaurant, and the local award-winning pub "Cuckoo Inn", are within walking distance along with Landford's post office and village shop, and the New Forest primary school.

The Cathedral City of Salisbury is located approximately 10 miles to the North West and offers a wider range of shopping facilities, schools and recreational activities including restaurants, a cinema and theatre. Salisbury has a train station with ample parking and provides a direct route into London Waterloo

from 90 minutes. Alternatively, there are trains from Southampton Parkway to London Waterloo in approximately 69 minutes. The estate has an excellent communication network, with easy access onto the A36 (Salisbury), A338 (Bournemouth), M27 (Southampton) and M3 (London). There are also airports at Southampton (14 miles) and Bournemouth (23 miles). Landford is in the New Forest National Park which offers a network of footpaths and bridleways ideal for walking and riding.

There is an excellent selection of schools in the area, particularly in Salisbury and Winchester.

LANDFORD LODGE

Landford Lodge is an impressive Grade II Listed, south facing country house that was built in the late 18th century. It is approached via a private driveway off the northern boundary that runs through the middle of the estate onto a gravel parking area at the

front of the house. The front door opens into an entrance hall which leads through to the inner hall with sweeping staircase. Off this central core, there are four principal reception rooms including a drawing room, dining room, sitting room, and family room with

high ceilings and large original fireplaces. An internal corridor leads to the large kitchen/breakfast room. The ground floor also comprises utility room, laundry room, cellar, downstairs cloakrooms and one bedroom annexe flat.

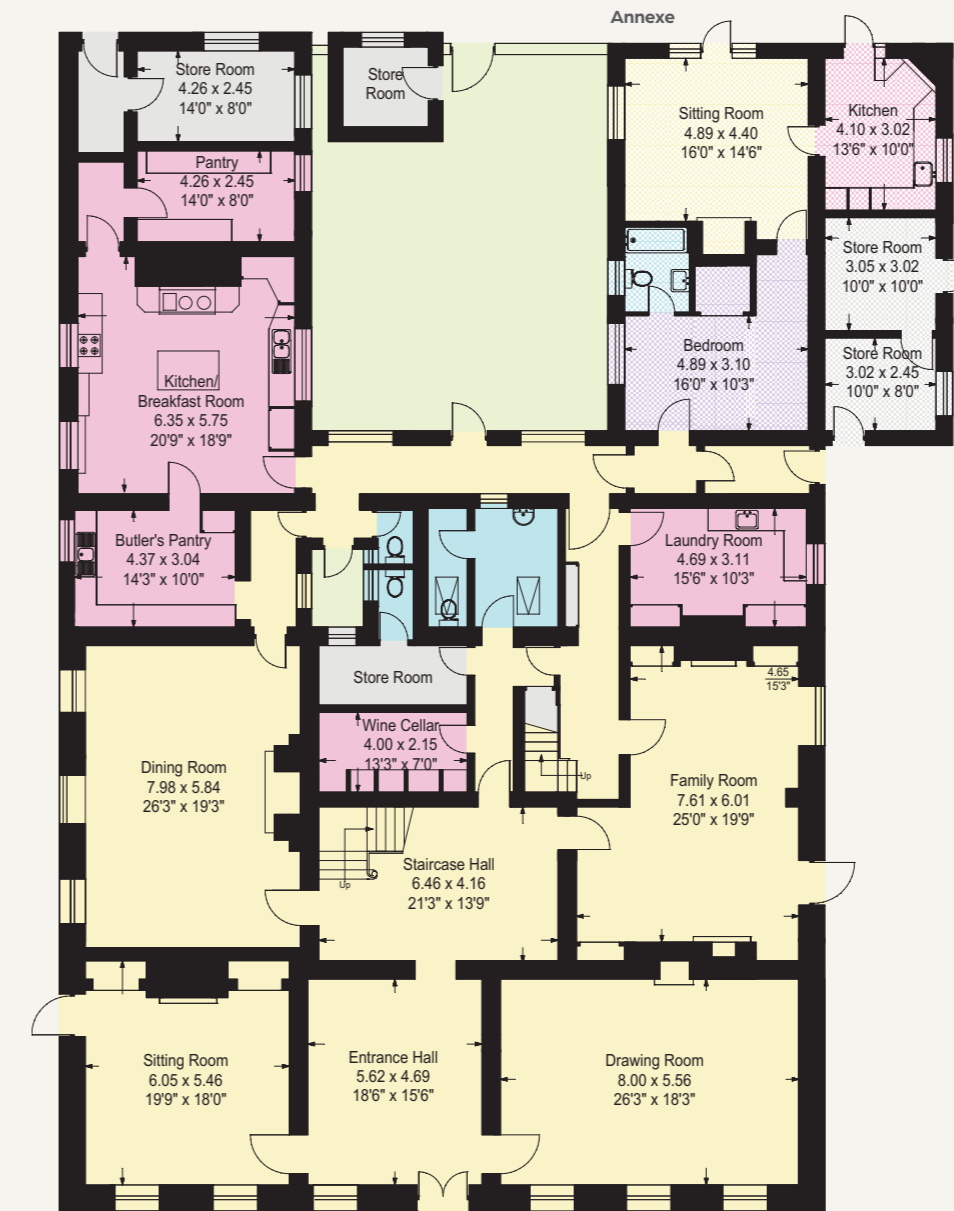
On the first floor is the master suite comprising bedroom with built-in wardrobes, feature fireplace, bathroom with separate shower and large dressing room. There are a further 9 bedrooms and 5 bathrooms spread over first and second floors.



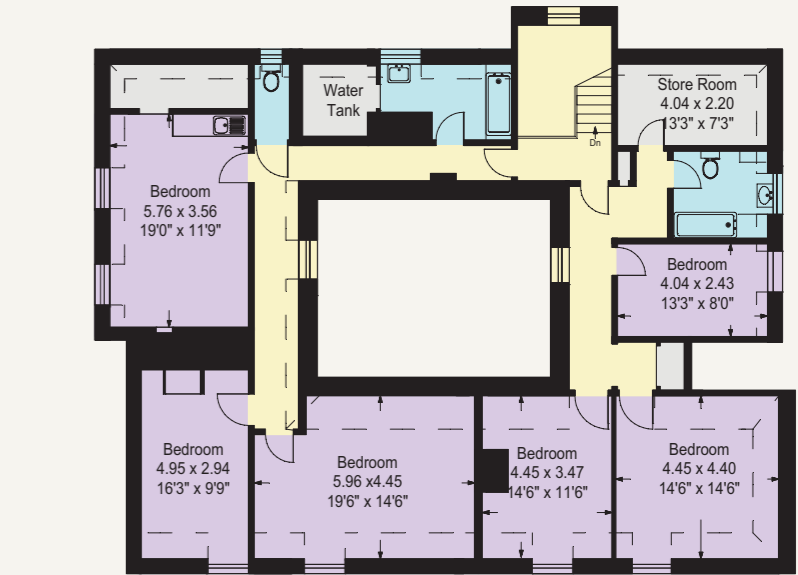


LANDFORD LODGE FLOOR PLANS

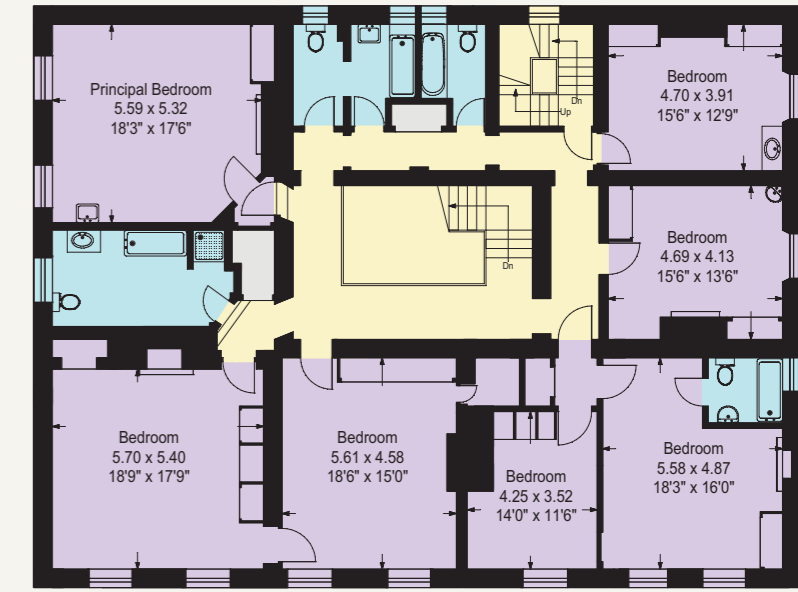
Approximate Gross Internal Floor Area:
 House (including Annexe) - 995 sq m (10,710 sq ft)
 Stable Cottage - 104 sq m (1,120 sq ft)
 Garden Cottage - 128 sq m (1,378 sq ft)
 Pool House & Kitchen - 70 sq m (754 sq ft)
Total - 1,297 sq m or 13,962 sq ft



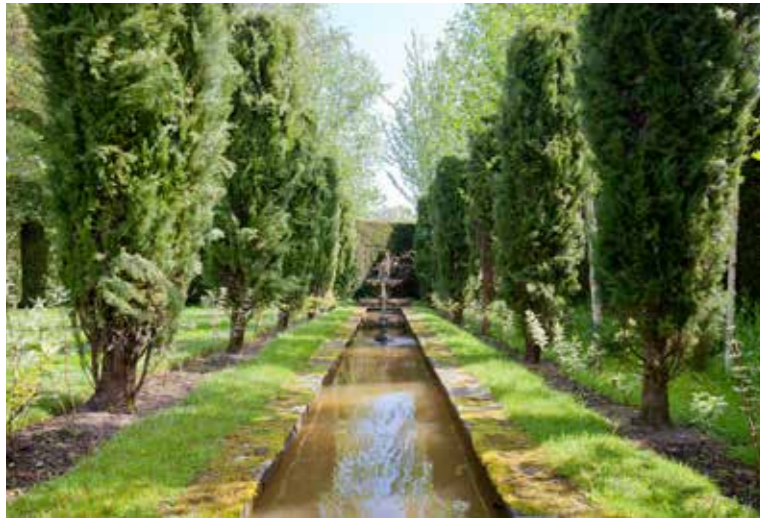
Ground Floor



Second Floor



First Floor



GARDENS, GROUNDS & OUTBUILDINGS

Landford Lodge sits within mature gardens with views over an ornamental lake and parkland beyond. The grounds incorporate a number of specimen trees, most notably a Plane Tree at the front entrance and a collection of crab apple trees on the

approach to the main house. To the west of the house is an arboretum of mostly mature rhododendrons, magnolias and azaleas – the core of the estate has been deer fenced by the current owner. Within the grounds there is a recently created swimming pool area with

kitchen and changing rooms along with a former hard tennis court.

To the rear of the house lies an extensive range of traditional buildings and stables, with development potential subject to

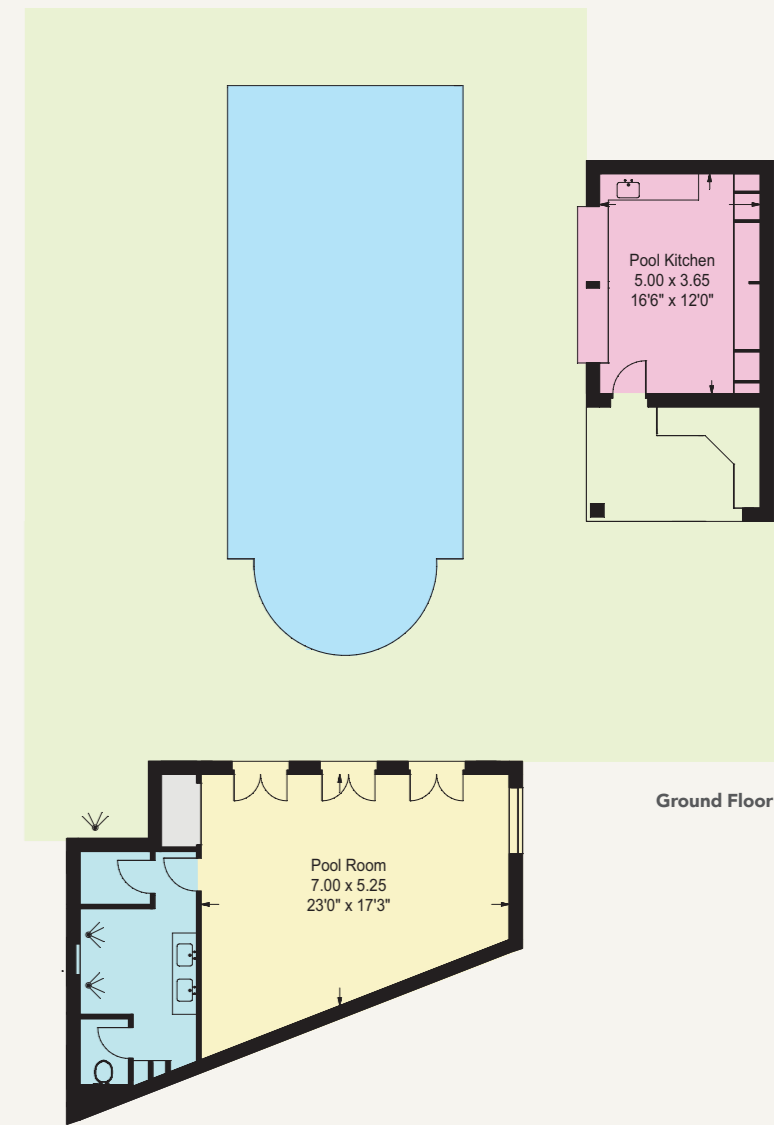
necessary planning permission. The traditional stables are divided into 8 loose boxes with adjoining horse paddocks and the outbuildings are currently used as a shoot room and storage.





SWIMMING POOL AREA FLOOR PLAN

Approximate Gross Internal Floor Area:
Pool House & Kitchen - 70 sq m (754 sq ft)





COTTAGES

Stable Cottage is located just beyond the stables and has been recently refurbished with 3 bedrooms and a bathroom. There is planning permission to further extend it.

Situated in a private position on the northeast corner of the walled garden is four-bedroom Walled Garden Cottage. Both cottages are currently vacant.

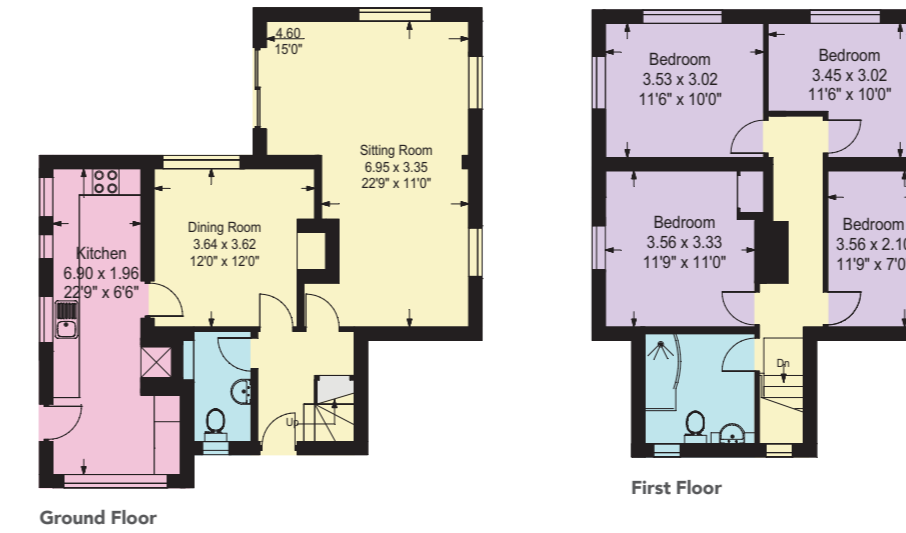


Stable Cottage

GARDEN COTTAGE FLOOR PLAN

Approximate Gross Internal Floor Area:

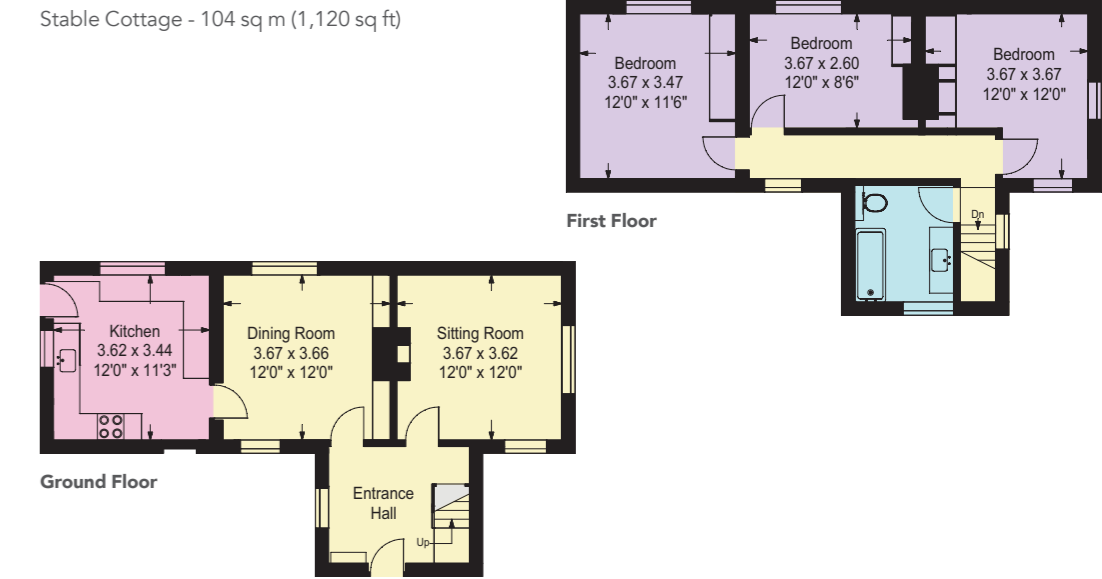
Garden Cottage - 128 sq m (1,378 sq ft)



STABLE COTTAGE FLOOR PLAN

Approximate Gross Internal Floor Area:

Stable Cottage - 104 sq m (1,120 sq ft)



Garden Cottage

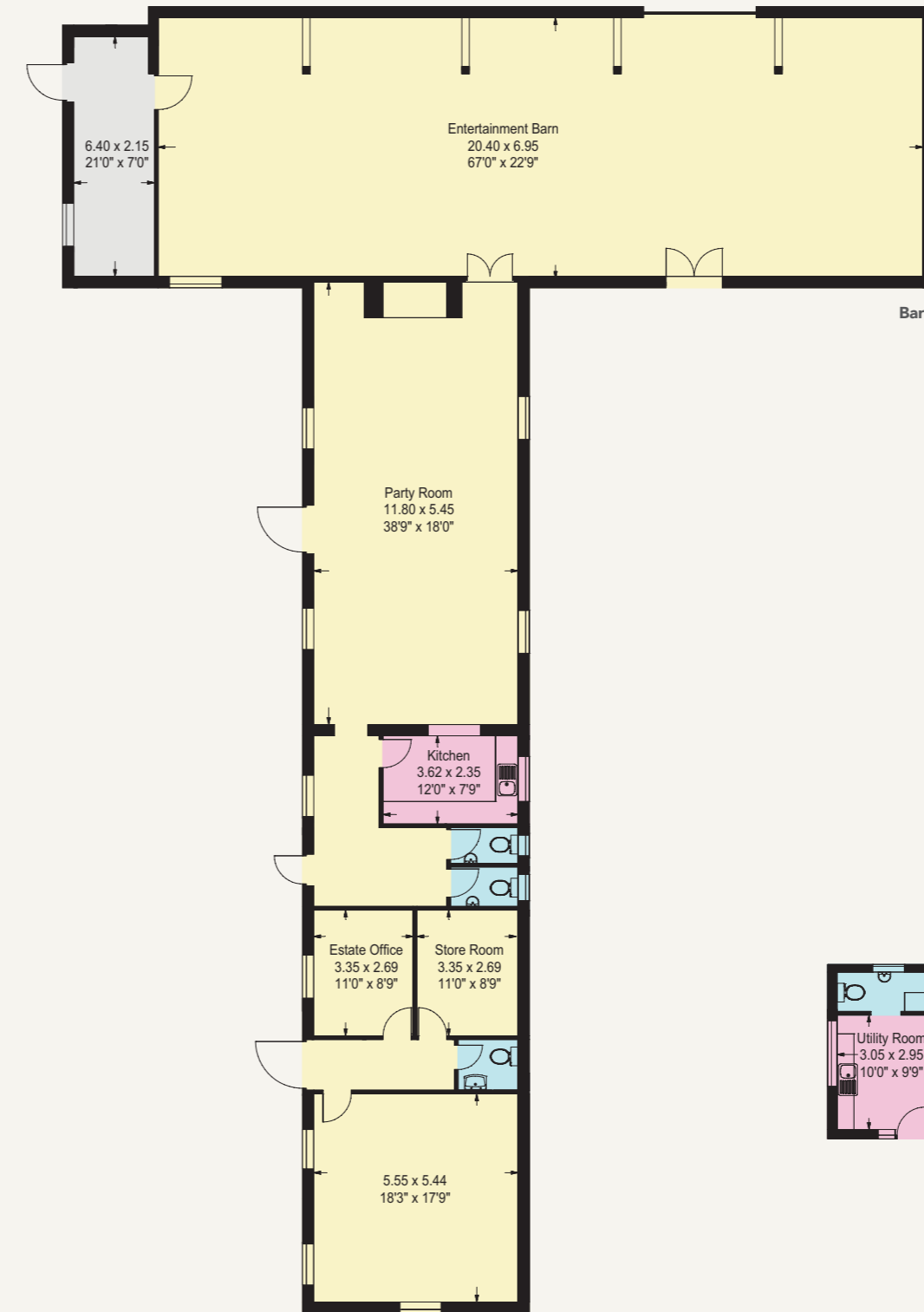
LOT 2 AND 3 ~ MANOR FARM AND ADDITIONAL PASTURE (BY SEPARATE NEGOTIATION)

Situated to the south of the estate within a short drive or walking distance is Manor Farm which sits in a private position within the village with lovely gardens. The period farmhouse would work extremely well for extended family, friends or as a rental

property, and comprises a hall, open-plan kitchen, sitting, dining and drawing room. There are 5 bedrooms and 2 bathrooms on the first floor. In addition is a charming traditional barn with huge potential along with a converted outbuilding used as home

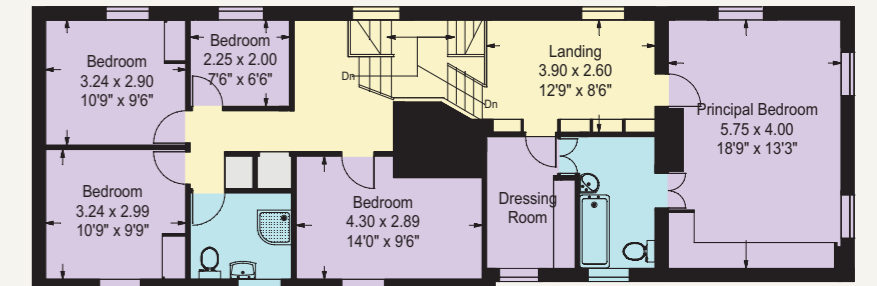
offices with a kitchen, WCs and several offices/entertainment spaces. There is also a significant range of further redundant farm buildings which, with the necessary planning permissions, should have significant potential.

There are paddocks to the north and south of the house along with a further 20 acres of pasture land available as an additional lot to the east of the house.

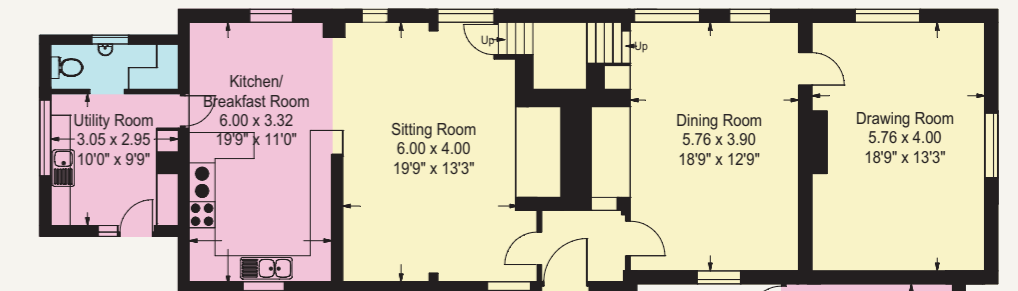


MANOR FARM FLOOR PLAN

Approximate Gross Internal Floor Area:
House - 243 sq m (2,616 sq ft)
Barn - 303 sq m (3,262 sq ft)



First Floor



Ground Floor

LANDFORD TREES & NURSERY

(BY SEPARATE NEGOTIATION)

The well renowned Landford Trees has been in the business of growing and trading a mixture of over 950 different species for over 40 years. The main crop has always been field-grown on

the estate, mostly ornamental and grown on site, giving the business a fine reputation for producing quality trees. Sales have increased steadily year on year to the current level,

made up of around 50% retail and 50% trade. There is an existing client base in excess of 3,000 customers including trade contacts and private individuals.

Landford Trees is available to purchase as a business under separate negotiation.



WOODLAND

Approximately 55 acres of mature, predominantly deciduous woodland is located in 3 main blocks across the estate. In addition there are some impressive stands of mature timber, in particular at Furzy Close to the rear of Landford Lodge where there is a collection of specimen Oak Trees.

SPORTING

The shooting rights are let to a local syndicate who shoot between 8 and 10 days per season. The shooting rights have been let under a licence for the current season to 1st February 2025.

FARMLAND

The farmland comprises a mixture of permanent pasture and arable cropping. The lighter arable ground allows for a diverse range of cropping that rotates around the tree nursery and includes a wide range of vegetables and salads. The owner also holds a water abstraction licence for irrigation of the tree nursery and vegetable crops if required.

Part of the land is occupied by the Tree Nursery, while the remainder of the farm is let under an annual Farm Business Tenancy to a local farmer based about a mile from the house.



FURTHER INFORMATION

SERVICES

All of the properties are on mains water with the main house also having a private bore hole supply. They are all on mains electricity and private drainage.

METHOD OF SALE

The property is offered for sale freehold as a whole or in 3 lots by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of, all rights of way, both public and private, and all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are public footpaths across the property as shown on the plan but they do not run close to the house.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and mineral rights as far as they are owned are included in the freehold sale.

LOCAL AUTHORITY

Wiltshire Council.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

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.

SCHEMES

There are no environmental schemes currently on the estate, but a Higher Level Stewardship Scheme has been investigated that a new owner could look to establish. The Basic Payment Entitlements are excluded from the sale.

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.

DIRECTIONS

For the drive use -

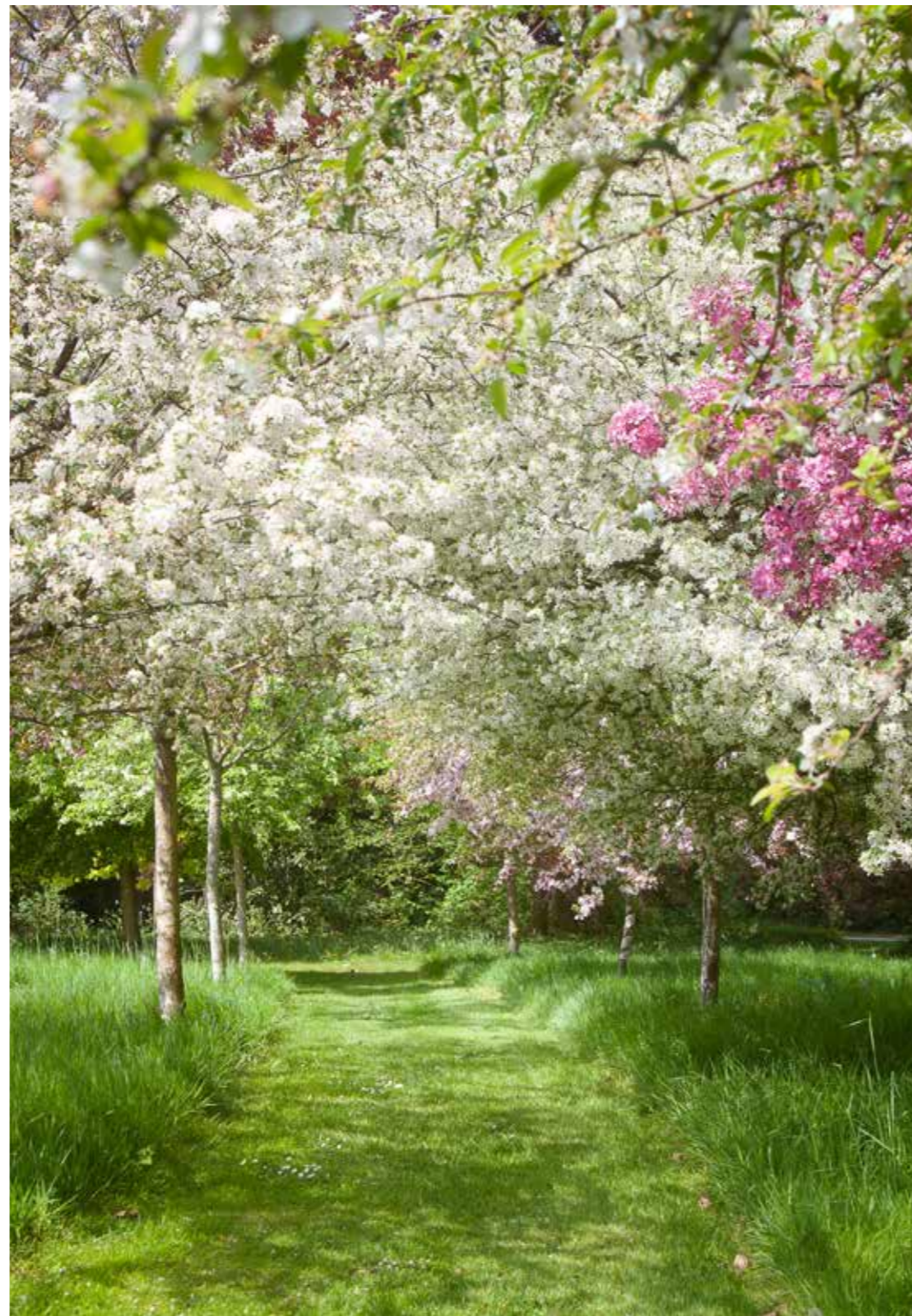
Postcode: SP5 2EJ or

What3words: ///noble.foil.lawns

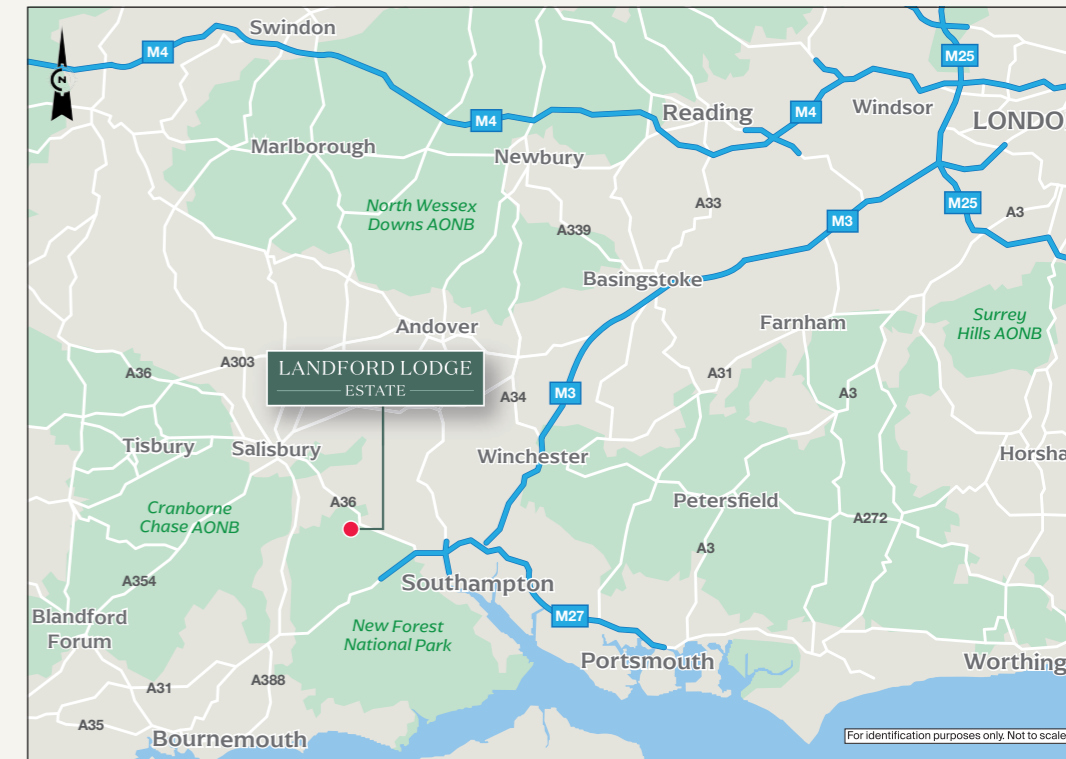
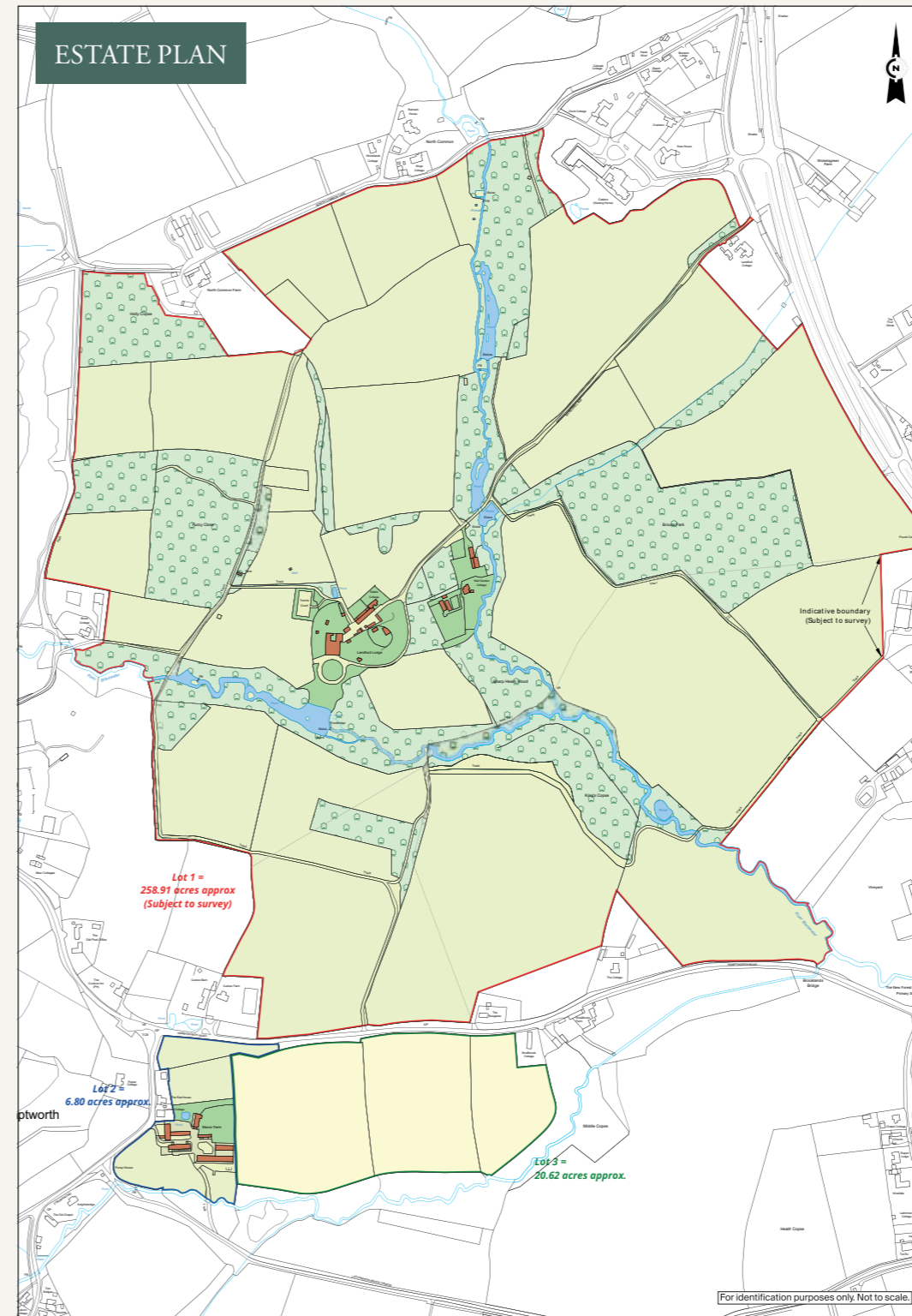
Follow the drive forking left to bring you to the front of the house.

VIEWINGS

All viewings are strictly by appointment with the vendor's agent.



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Viewing strictly by appointment only. Please contact the selling agents:

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