

THE
Laverstoke

PARK ESTATE







THE *Laverstoke* PARK ESTATE

HAMPSHIRE

*Overton 2 miles (direct trains to London Waterloo within 59 minutes) | M3 9.5 miles | Newbury 14 miles (direct trains to London Paddington within 40 minutes)
M4 18.5 miles | Farnborough Airport 27.5 miles | Heathrow Airport 44 miles | Central London 60 miles | Gatwick Airport 70 miles
(All distances and times are approximate)*

'A quintessential country estate of the highest calibre'

- Exceptional Grade II* listed principal house of exceptional architectural beauty set in an elevated parkland position with beautiful interiors
- Wonderfully mature Grade II listed parkland
- Magnificent leisure facilities including an indoor pool complex, indoor tennis and squash courts and an outdoor summer house for entertaining
- Attractive estate courtyard with extensive garaging
- Portfolio of 17 estate houses and cottages offering additional guest or staff accommodation or diversified revenue opportunities
- Two farmsteads with extensive buildings
- Productive organic arable and pasture farmland and attractive amenity woodland
- Excellent driven shoot and 1.5 miles of rare double bank fishing on the upper stretch of the River Test
- In all about 1,835 acres (742 hectares)**
- For sale as a whole or in three main lots**



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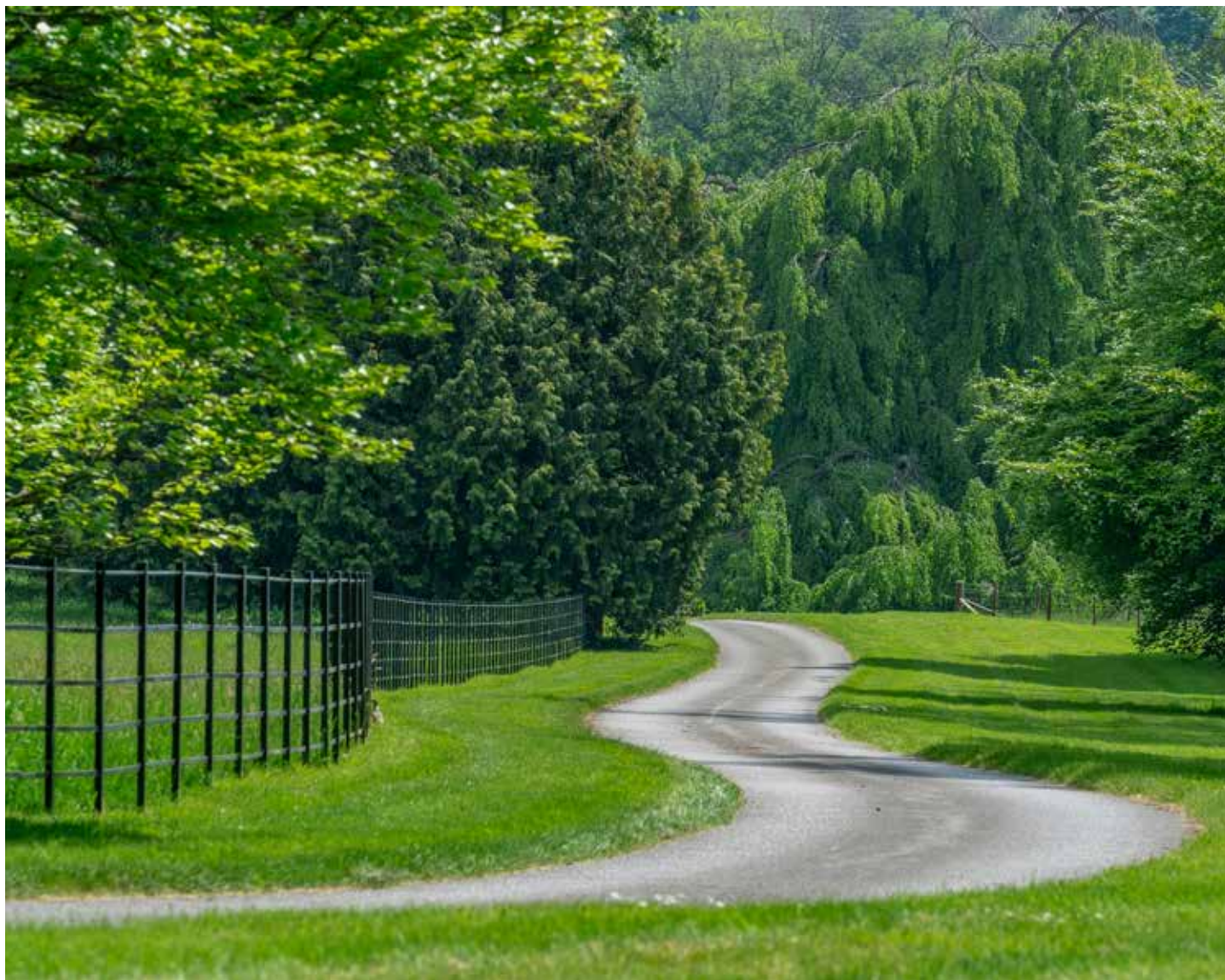
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SUMMARY

The Laverstoke Park Estate can be described as one of the finest country estates in southern England. The Estate is located within the rolling landscape of the Hampshire Downs which provides an idyllic setting for Laverstoke House, a magnificent Grade II* Listed manor house which is at the heart of the traditional mixed rural Estate. The manor house is surrounded by wonderfully mature Grade II Listed parkland which is scattered with both native and exotic specimen trees. There is approximately 1,279 acres of certified organic farmland, with the farm renowned for its famous herd of water buffalo. Areas of strategically planted, mature woodland afford great amenity to the Estate as well providing a fantastic shoot. There is a diverse portfolio of 17 houses and cottages and a range of different development opportunities across the Estate.

The sale offers a highly rare opportunity to acquire one of England's most historical and architecturally important mansion houses surrounded by a comprehensive agricultural and sporting estate providing complete privacy, protection and tranquility.

The Estate is being offered for sale as a whole or in three lots.



Lotting

LOT 1a

LAVERSTOKE PARK HOUSE

Grade II* Listed Manor House with 11 bedrooms (10 en-suite), 11 bathrooms, three integral flats, indoor swimming pool and an indoor tennis and squash court

Rear courtyard including extensive car garages and a further 2 bedroom and 2 bathroom stable flat

Beautiful, traditional Grade II Listed parkland and a Walled Garden

Six estate houses and cottages

1.5 miles of double bank fishing on the upper stretches of the River Test

In all about 279 acres (113 hectares)

LOT 1b

HOME FARM

Home farm development opportunity

Charming 5 bedroom farmhouse

In all about 2 acres (1 hectare)

LOT 2

TURRILL HILL

Three farm cottages

Range of traditional livestock farm buildings

607 acres arable | 219 acres pasture | 182 acres woodland

In all about 1,033 acres (418 hectares)

LOT 3a

BERRYDOWN FARM

Traditional brick and flint farmhouse with 4 bedrooms

431 acres arable and pasture | 64 acres woodland

In all about 508 acres (205 hectares)

LOT 3b

BERRYDOWN FARM BUILDINGS AND COTTAGES

Range of useful farm buildings with development potential

Six cottages

In all about 10 acres (4 hectares)

HISTORY

The Laverstoke Park Estate has a fascinating and distinguished history. Richard Andrews of the neighbouring Freefolk Estate acquired Laverstoke Park in 1539, uniting the estates of Laverstoke and Freefolk for the first time following the dissolution of the monasteries. The estates remained in common ownership until they were divided again in 1582 with Laverstoke passing to Thomas Lambert who conveyed the property to John Trot in 1651. The Estate passed by marriages through the Stukley and Shuckburgh families until it was bought by Mr Dawkins in 1754.

In the early 18th century, the Laverstoke Mill was bought by the Portal family who, originally from Languedoc, were establishing a successful paper making business. Henri de Portal had the mill rebuilt in 1719 and, following his success at pioneering the use of the watermark in paper currency for the Bank of England, bought Freefolk Manor in 1747. This was subsequently demolished in 1852 by Melville Portal.

Jane Austen lived nearby and was a frequent visitor to Laverstoke, with two of her nephews marrying two daughters of the Portal family.

In 1759, Henri's heir, Joseph, bought the Laverstoke Estate from Mr Dawkins, thus reuniting the two estates. In 1798, Harry Portal commissioned a new Palladian mansion in a neo-classical style, designed by architect Joseph Bonomi the Elder, known today as Laverstoke House. The house was remodelled in the mid-19th Century by Melville Portal. Very much complementing the house, the additions include an Ionic Order of coupled columns to the east elevation, a campanile water tower and less formal additions to the northern elevation.

The Freefolk and Laverstoke Estates, including the paper mill, remained in the hands of the Portal family until the business was acquired by De la Rue in the 1990s. Laverstoke House and the surrounding parkland were purchased by the current owners in 1996 who sympathetically invested and undertook an extensive scheme of restoration, creating the fine sporting and agricultural Estate it is renowned for today.



SITUATION

The Laverstoke Park Estate is situated in the heart of the rolling landscape of the Hampshire Downs, an area renowned for its large scale, open farmland and ancient woodlands, all of which are linked by large tracts of chalk downland. From its elevated position, Laverstoke House enjoys panoramic views over its extensive gardens and glorious Grade II Listed parkland and riverine landscape.

The Estate lies adjacent to the picturesque and historic village of Overton which is centred on the River Test chalk stream, the source of which lies one mile to the east with the river flowing southwest through Estate's parkland. The village offers a number of boutique shops and cafés, village shops and highly regarded pubs. The Bombay Sapphire Distillery is housed in the original Laverstoke Paper Mill on the west side of the lake and the popular towns of nearby Winchester and Newbury provide an extensive range of shopping, professional and cultural facilities.

The Estate affords the perfect combination of peaceful rural living with exceptional transport links into central London. There are a number of railway stations in the area including Overton, Basingstoke and Newbury, all providing direct access into London Waterloo and Paddington within 60 minutes. The M3 is within 9.5 miles of Laverstoke Park and the M4 within 18.5 miles, with both providing easy access to Central London. Farnborough Airport is only 27.5 miles to the east.

Laverstoke Park is ideally positioned to take advantage of all the diverse recreational activities that Hampshire, Berkshire and Oxfordshire have to offer. There is horse racing locally at Newbury and further afield at Ascot and Royal Windsor whilst polo can be played or spectated at Tidworth, Cirencester and Cowdray Park.

The area offers an excellent choice of schools including Winchester College, St Swithun's, Downe House, Bradfield College, Cheam, Horris Hill, Prince's Mead, Farleigh and Twyford.

'The Estate affords the perfect combination of peaceful rural living with exceptional transport links into central London.'



LOT 1a

LAVERSTOKE PARK HOUSE

279 ACRES (113 HA)

LAVERSTOKE HOUSE

Laverstoke House was built in 1798 and is an impressive 48,663 sq ft, Grade II* Listed Palladian house of significant architectural prowess in a highly private and tranquil setting. The house's architect, Joseph Bonomi the Elder, became renowned for many of the greatest country houses in England, and his bold approach to breaking the accepted rules of classical architecture allowed him to exhibit his preference for uniform proportions and tasteful ornamentation which are evident throughout Laverstoke House.

The focal point of Laverstoke House is its southern facade with its beautifully appointed four columned Ionic portico which contains a pediment of the Portal Coat of Arms. Melville Portal also replaced the principal drive to the main house in the 19th century.

Now lying to the west, the drive approaches the main house through wooden gates flanked with herringbone brick pillars past Park Lodge. Sweeping east through its fine parkland where you can admire the established native trees, the drive passes the north of the house before heading southeast to a round carriage drive leading to the fine eastern elevation and double wooden panelled front doors.

There is a further drive to the east which passes through the Estate's woodland, crosses the picturesque River Test and continues through the parkland before joining the main drive to the east of the house.





The principal doors open to arched glass double doors into the flag stone floored entrance hall which leads through an arch into the grand Reception Hall, a periodic feature throughout the house. The double height hall is bathed in light from an impressive copula and features two arches with ornate corning above and the impressive sweeping double imperial staircase.

The main suite of reception rooms lie to the south in the Georgian part of the house, all of which retain their Adams style decoration and are accessed from the Reception Hall. The Summer Dining Room is the focal highlight of the house owing to its three beautiful arched full length windows that lead directly out onto the southern terrace under the portico. Flooded with natural light, the room enjoys open views over the Estate's parkland and the lake and features silk fabric walling custom made from the historic

Whitchurch Silk Mill, oak flooring from the Estate's woodland and an original open fireplace with marble surround. Accessed from both the Hall and the Summer Dining Room is the dual aspect Yellow Morning Room which, with its five tall sash windows, benefits from impressive views to the south and east. The Library is spacious and fitted with beautiful oak book shelves, one of which encompasses a secret bookcase door that links through to the Summer Dining Room. You are welcomed into the room through two pillars which features decorative detailing on the ceiling and the expansive bay window to the west, all of which create an inviting space to relax around the marble surround fireplace and admire the stunning vistas. The formal Dining Room lies off the Reception Hall to the north through the eastmost arch and provides a highly versatile space for entertaining whilst the cosy Study lies adjacent to the Library to the east with west views.













Impressive wooden panelled double doors lead into the contemporary Internal Courtyard, which was incorporated into the main house in the 20th century and leads through to the external courtyard to the north. From here, one can appreciate both the original architecture from the Flemish bond yellow brick wall to the traditional stone of the more modern renovations. Adorned with a curved double glazed ceiling, the room and surrounding galleried landings benefit from expansive daylight throughout. The space offers numerous entertainment opportunities, and has accommodated up to 70 guests for a formal dinner and 150 guests for a nightclub party. To the east of the courtyard is the modern, open plan Family Kitchen with dining area, 8 ring commercial gas hop under a decorative stone arch, beautiful open fireplace, marble topped fitted kitchen units and large island and usefully has direct access into the formal Dining Room. A corridor leads to the commercial kitchen, extensive pantry, laundry room and staff shower room through to the staff entrance. To the west of the Internal Courtyard lies a cloakroom with two separate WCs and an extensive Boot Room.

The Ballroom lies to the north west of the Internal Courtyard which provides a beautifully proportioned entertaining space and features original wooden panelled walls and a semi-circular fitted fireplace seating area. The Edwardian Stained Glass Gallery lies off the Ballroom and includes three original stained glass windows, each honouring a member of the Portal family.



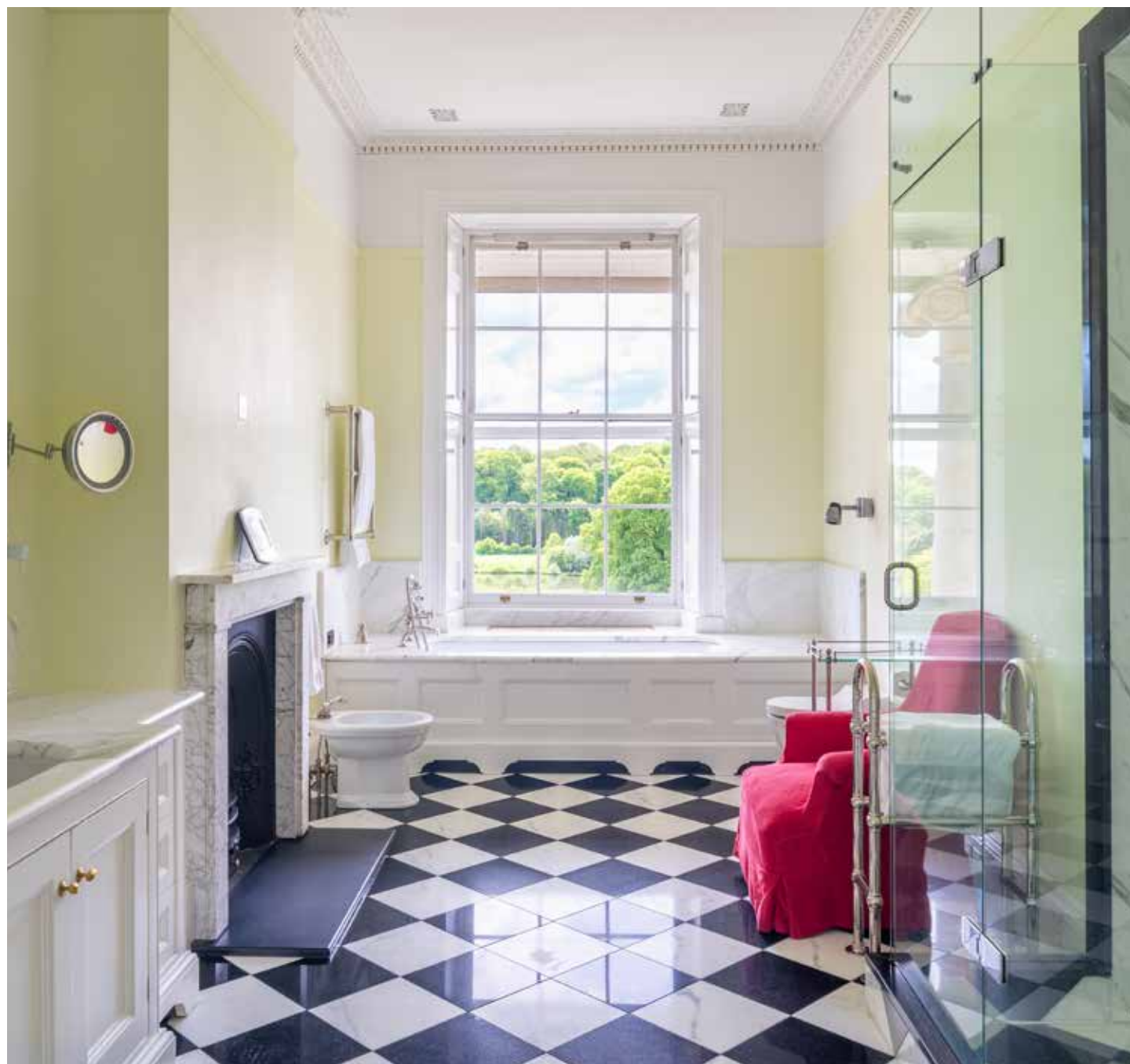
Adjacent to the Ballroom is the dual aspect Gym which leads through to the magnificent Orangery housing the swimming pool under a barrel glass roof. The room features stone pillars and 20 glass arched windows which bathes the room with natural light, creating a relaxing ambience from where you can admire the surrounding gardens. When it is a beautiful English summer's day, the 20 sets of arched windows can be opened out to embrace the countryside. There are adjoining changing facilities including a sauna, steam room / shower and a separate WC. There is also a separate kitchenette and further WC. Double glass doors open to a flagstone corridor which leads through to the Games Room, indoor tennis and squash courts and in-floor trampoline area.

To the southeast of the Internal Courtyard, stone steps lead down into the basement which houses the distinctive arched brick cellar dining room. Lit by candlelight and its stone fireplace, the room provides a highly unique entertaining space for atmospheric dinner parties. The cellar also includes the extensive, temperature-controlled wine cellar, storage spaces, security room and the large walk-in strong room with original metal door which is suitable for use as a gun room.

The imperial double staircase leads up to the principal bedroom suite which occupies the whole southeast corner of the first floor.







Benefitting from expansive views over both the southern and eastern aspects, the suite comprises a beautifully appointed dual aspect bedroom with five substantial windows, two dressing rooms and two bathrooms, one uniquely benefitting from a fireplace. The second bathroom lies off the principal bedroom to the west which leads into the dressing room, currently being used as a secondary principal bedroom suite which, with its two large windows, enjoys views south over the parkland and lake beyond. Two further primary bedrooms occupy the southwest and west of the Georgian part of the house, each with en-suite bathrooms. A corridor links these four bedrooms to the north of the staircase which leads into the playground.

The galleried landing around the Internal Courtyard features

a unique glass floor along the southern aspect from where you can appreciate the original Victorian Clock Tower. An arched decorative door leads through to a set of three en-suite bedrooms in the northwest corner. Benefitting from a shared kitchenette, the suites provide valuable guest accommodation. There are two bedrooms to the west which share a Jack and Jill shower room and the principal guest suite to the east with a large bay window, stone fireplace and en-suite bathroom featuring the original bath.

A wooden door to the southeast of the galleried landing opens to stairs leading up to a further en-suite bedroom on the second floor with curved windows overlooking the parkland to the east and a fitted kitchenette. A symmetrical staircase lies to the west of the galleried landing leading up to the 11th bedroom with a large en-suite shower room and access to the Nanny Flat.





NANNY FLAT

The light and airy Nanny Flat can be accessed from the second floor west corridor or externally from the External Courtyard up

the spiral staircase. It includes a living room, kitchen, bedroom and bathroom.

HOUSE MANAGER'S FLAT AND STAFF FLAT

The House Manager's flat and Staff flat lie to the northeast of the Internal Courtyard and enjoy their own separate access or can be reached through a door beyond the pantry on the ground floor or off the galleried landing on the first floor through the heated linen room, which also includes an office for the house manager and a dumbwaiter. Each flat offers the following accommodation:

- **House Manager's Flat** – kitchen, living room, two bedrooms and bathroom.
- **Staff Flat** – open plan kitchen / living room, bedroom and bathroom.

EXTERNAL COURTYARD

Situated adjacent to and very much complimentary to the main house is a charming courtyard of extensive traditional outbuildings which were sympathetically renovated in the late 1990s to provide additional accommodation and garages. The indoor tennis and squash courts and trampoline area can be

accessed directly from the external courtyard through an arched doorway which leads into the adjoining changing / shower room with separate WC.

GARAGING

Located to the north of the main house are the original stables which were converted to five individual garages. There is a separate garaging area to the northeast which would perfectly

suit a classic car collection or would lend itself to conversion to a number of different uses, subject to the necessary consents.

STABLE FLAT

Situated above the north garages is the south facing stable flat which has been used for extended family and overflow guest accommodation given its proximity to the main house. The flat

includes two bedrooms (both en-suite), a kitchen, living / dining room and laundry room.



FLOOR PLANS



APPROXIMATE GROSS INTERNAL AREA:

Main House (excluding void) - 2,610 sq m / 28,093 sq ft

Including:

Manager's House - 97 sq m / 1,044 sq ft

Staff Flat - 51 sq m / 548 sq ft

Nanny Flat - 79 sq m / 850 sq ft

Leisure Complex - 1,542 sq m / 16,597 sq ft

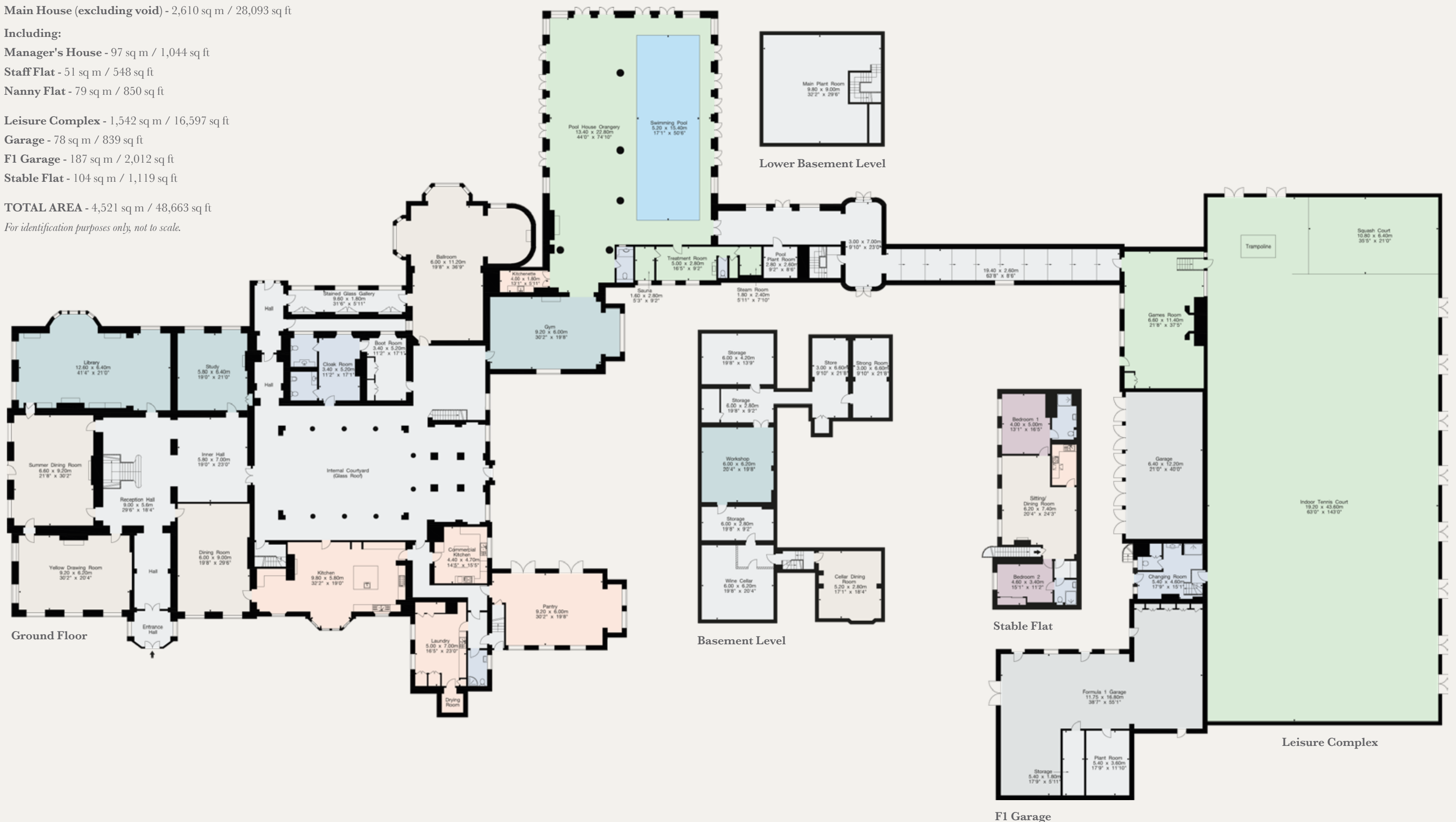
Garage - 78 sq m / 839 sq ft

F1 Garage - 187 sq m / 2,012 sq ft

Stable Flat - 104 sq m / 1,119 sq ft

TOTAL AREA - 4,521 sq m / 48,663 sq ft

For identification purposes only, not to scale.



FLOOR PLANS



Staff Flat

Manager's House



Second Floor





GARDENS AND GROUNDS

Laverstoke House is surrounded by beautiful landscaped parkland which forms a fine setting for the house. The front lawn is bordered by a brick Ha-Ha to the south and extends around the house to the south and the west. The gardens include areas of mature lawns around the house, a plethora of flowering shrubs, beds and numerous woodland walks with established, mature native trees. The southern terrace is a real highlight from where you can fully admire the lake and the parkland – the perfect place for hosting summer drinks.

Located to the west of the gardens is a superbly constructed circular “summer house” which has been designed to offer entertaining space for a wide variety of functions including summer drinks and garden parties. There is a fantastic outdoor BBQ area including a brick pizza oven and fire pits, full music surround system and decking beyond that acts as a highly effective sun trap from where you can enjoy the fabulous views over the parkland to the south with the principal trees able to be up-light for evening events.





PARKLAND

Grade II listed, the parkland at Laverstoke was a prominent landscape park in Hampshire in the early to mid-19th century, forming the subject of many George Frederick Prosser's watercolours dating from the 1850s.

Extending to over 238 acres, the undulating parkland is planted with both native and exotic specimen trees, many of which have matured since the 18th century. The "Home Plantation" extends along the majority of the park's northern boundary whilst the south of the park is marked by the lake, which originally

powered the Laverstoke paper mill. The River Test runs east to west through the park, providing 1.5 miles of double bank chalk stream fishing, the quality of which rarely becomes available. The parkland is divided from the surrounding farmland by the woodland boundaries of Wool Down and Rotten Hill, the slopes of which form the spectacular backdrop to the principal views enjoyed from the house.

Melville Portal complemented his mid-19th century alterations to the house with the addition of ornamental estate lodges.



RIVER TEST

The world renowned River Test flows through the Estate's parkland. Renowned as the birthplace of modern fly fishing, the River Test offers excellent fishing including brown trout and grayling. The stretch of river running through Laverstoke featured

in the first illustrated edition of Watership Down. Written by neighbouring author Richard Adams published in 1972, the book sold over 50 million copies worldwide.



WALLED GARDEN

The traditional Walled Kitchen Garden lies to the northwest of Laverstoke House. Accessible through the Estate's woodlands by foot, the garden is accessed through wrought-iron gates in the east wall opposite the Gardener's Cottage. The garden includes boxed vegetable and herbaceous beds with two greenhouses lining the northern wall which can grow a variety of fruit. There are a number of useful potting sheds and garden storage sheds behind. An orchard lies to the west with numerous fruit trees.



ESTATE COTTAGES

Laverstoke benefits from a comprehensive collection of Estate lodges, a large proportion of which feature a picturesque and distinctive red brick and flint Gothic architectural style which was particularly enjoyed by the Portal family. Scattered throughout the Estate's grounds and parklands, the lodges are summarised below:

EAST LODGE

East Lodge lies to the northeast of Laverstoke House in a tranquil position beside the River Test. The lodge is in a highly private location and enjoys fantastic southerly views over its front garden down to the River. Constructed of brick and knapped flint, the lodge includes a kitchen / dining room, living room, utility room, WC and a bedroom with en-suite bathroom on the ground floor and three bedrooms (one en-suite) and a family bathroom on the first floor.

SOUTHINGTON LODGE

Situated at the east gate to Laverstoke House, Southington Lodge is a quaint two bed lodge constructed of brick and knapped flint, with an extensive wrap around garden and patio. Set over one floor, the accommodation includes an entrance porch, living room, kitchen with direct access out to the garden, utility room, two bedrooms and a bathroom.

CHURCH LODGE

Constructed in 1848, the Grade II listed Church Lodge lies to the south of the River Test and Estate parkland and benefits from direct access from the public road. Constructed of red brick with herringbone brickwork and exposed timber framing, the lodge includes an entrance porch with arch bracing, hallway, living room, kitchen, bedroom and WC on the ground floor and two further bedrooms and bathroom on the first floor.



North Lodge

NORTH LODGE

North Lodge lies to the northeast of Laverstoke House and is an attractive lodge in good condition with a large garden scattered with herbaceous borders. Located on the deliveries entrance, the lodge is constructed of red brick and knapped flint under a pitched tile roof and the accommodation includes a living room, kitchen, study, utility and WC on the ground floor and two bedrooms and bathroom on the first floor.

PARK LODGE

Park Lodge lies at the principal gate to the west and was constructed in the mid-19th century. Grade II listed, the lodge comprises a living room, kitchen, two bedrooms and a bathroom.

GARDENER'S COTTAGE

Grade II listed, Gardener's Cottage was constructed in c. 1854 for Melville Portal in a picturesque Gothic style and features the original tower. As its name suggests, the cottage lies adjacent to the west of the Walled Garden in a very peaceful location. The accommodation is over two storeys and comprises: entrance hall, living room, kitchen with separate pantry, bathroom on the ground floor and three bedrooms on the first floor, all of which enjoy views over the surrounding gardens and orchard. The cottage includes a south facing garden, log store and wraparound terrace.



Gardener's Cottage

LOT 1b HOME FARM

2 ACRES (1 HA)

HOME FARMHOUSE

Home Farmhouse is a charming detached farmhouse located to the south of the farm buildings. Light and spacious throughout, the accommodation comprises: entrance hall, living room with large bay window and wood burning stove, kitchen with separate breakfast room, dining room, utility room and WC on the ground floor; four bedrooms (one en-suite) and a family bathroom on the first floor. The farmhouse has an extensive south facing garden with established mature trees and raised flower beds. The driveway leads to parking for multiple vehicles to the rear of the house and there is a separate store room currently used for storage purposes.

HOME FARM

The Home Farm stead is set away from the house towards the Walled Garden and can be accessed both internally through the Estate or separately from the public road. Occupying a sheltered position, the farm stead includes one residential property and a number of farm and estate buildings.

HOME FARM BUILDINGS

There is an extensive range of traditional farm and estate buildings at the core of the farm stead which have lapsed planning consent (planning ref 16/03034/FUL) for conversion to 10 residential dwellings. Further details are available from the selling agents. There are a range of modern farm buildings to the east of the traditional buildings that are currently let on a commercial lease.



Home Farmhouse

LOT 2

TURRILL HILL

1,033 ACRES (418 HA)

FARM COTTAGES

1 AND 2 TURRILL HILL

An attractive house constructed of traditional red brick under a tile roof located to the north of the Turrill Hill farm buildings. Currently split into two semi-detached cottages, both have excellent private gardens.

1 Turrill Hill is currently vacant and requires refurbishing. The accommodation includes a living room with brick fireplace and kitchen on the ground floor and three bedrooms and a bathroom on the first floor.

2 Turrill Hill is currently vacant and comprises an entrance hall, living room, kitchen with breakfast / dining room on the ground floor and three bedrooms and a bathroom on the first floor.

HILL CREST BUNGALOW

Hill Crest Bungalow is a three bed bungalow constructed of brick under a pitched tile roof. Having recently been refurbished, the bungalow offers the following accommodation: entrance hall, kitchen with newly fitted units, living room, conservatory, three bedrooms and bathroom. There is a fenced garden to the rear with wooden decking.



LAND

The farmland of Lot 2 extends to around 826 acres of highly productive, ring-fenced arable and pasture land which lies to the south of the main house and parkland. The land is classified as Grade 3 according to the Agricultural Land Classification (ALC) with the soils described as free draining loam which are suitable

for the production of a range of cereal crops. The fields are well laid out and of a generous size, easily accommodating modern machinery and are highly accessible through an excellent network of estate hardcore and tarmac tracks.

The current management of the farm is an organic farming system which was primarily focused on herds of livestock. The farm still retains its organic status and offers a purchaser the

opportunity to re-establish a similar farming business. The pasture fields are all planted with 31 species of herbs, clovers and grasses providing a diverse diet for livestock.



TURRILL HILL FARM BUILDINGS

Located to the east of the Turrill Hill farmland and south of the B3400 are a range of modern and traditional farm buildings which are accessed directly via Turrill Hill lane. The buildings are summarised as follows:

- **Cattle Cubicle Sheds** – two sets of two modern cattle sheds. Each have 12 bays and share a central feed passage.
- **Calving Shed**
- **Hay Barn** – includes a lean-to.
- **General Purpose Shed**
- **Tractor Store** – currently used for machinery storage.

Surrounding the double span general purpose shed in a U-shaped courtyard is a range of traditional red brick buildings. All are in poor condition and offer numerous development opportunities subject to the necessary planning consents. There is also a standalone traditional barn to the west of the farm buildings. The selling agents have carried out an independent planning appraisal which can be made available to interested parties.



WOODLAND AND SPORT

There are approximately 182 acres of woodland across Lot 2 which predominantly comprise mature, native woodlands. The natural contours combined with the woodland cover and scale of the Estate provide the principal foundations for presenting a fantastic driven pheasant and partridge shoot with some exciting and challenging drives. The shooting has been enjoyed on an

informal basis by the current owners with the Estate currently hosting 6 informal days per season. For the sporting enthusiast, Laverstoke offers the opportunity to reinstate the exceptional historic driven shoot. The Estate woodlands also provide an excellent habitat for roe, fallow and muntjac stalking.



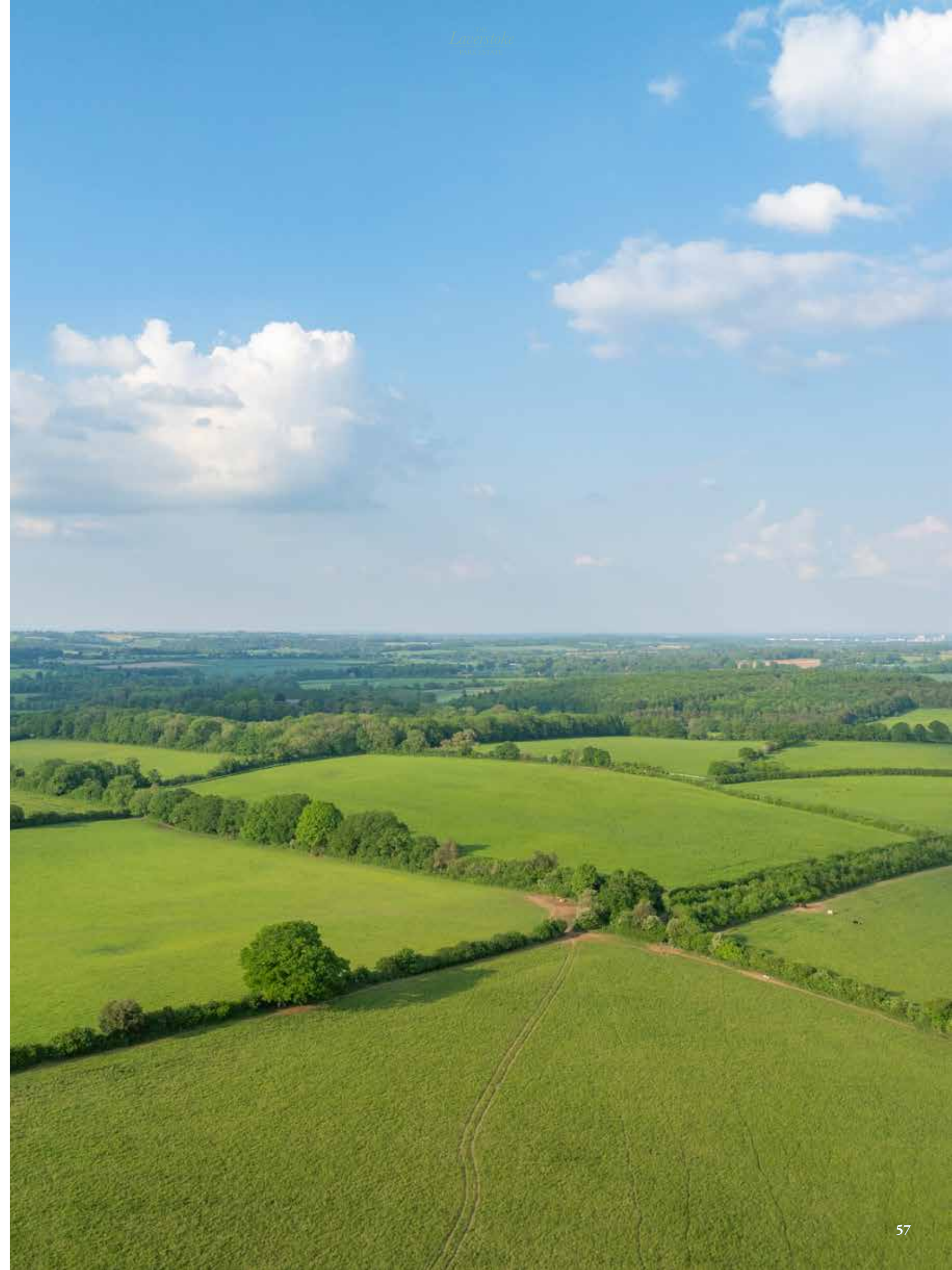
LOT 3a

BERRYDOWN FARM

508 ACRES (205 HA)

BERRYDOWN FARMHOUSE

Located to the northwest of Berrydown Farm and conveniently to the southwest of the farm buildings, Berrydown farmhouse is constructed of red brick and knapped flint. Currently split into two flats which can easily be returned to the original farmhouse, the accommodation is over two storeys and includes: hallway, living room, bedroom, kitchen, shower room with separate WC on the ground floor; three bedrooms, kitchen, shower room and WC on the first floor.



LAND

Berrydown Farm extends to around 431 acres of certified organic arable and permanent pasture and is classified as Grade 3 according to the ALC. The soils are free draining loam and are suitable for both spring and autumn crops and have a long grazing

season under grass. The fields are bounded by the public road, Waltham Lane, to the south with Burley Lane dividing the land to the east and west, both providing easy access to all of the fields, which are well-fenced and gated.

There are approximately 64 acres of woodland on Berrydown Farm, the majority of which is at Berrydown Copse to the west of the Lot with strategically planted shelter belts to the east. Although

there is currently no active shoot, the farm offers the potential to establish a good quality driven pheasant shoot. There is roe, fallow and muntjac stalking across the land at Berrydown.





LOT 3b

BERRYDOWN FARM BUILDINGS & COTTAGES

10 ACRES (4 HA)

FARM BUILDINGS

Located to the south of the Berrydown Lane cottages is a useful range of traditional and modern farm buildings benefitting from good access. Centred around a gated concrete hard standing, the buildings can be summarised as follows:

- **Two Cattle Cubicle Sheds** – each comprise two modern cattle sheds that share a central feed passage.
 - **Two Calving Sheds**
 - **Former Milking Parlour**
 - **Four General Purpose Sheds**
 - **Hay Barn**
 - **L-shaped Steading** comprising three traditional brick buildings in poor condition. The buildings offer the potential for further development for a wide variety of uses, subject to the requisite planning consents.
 - **Two traditional red brick barns.** One is used for storage purposes, the other is in poor condition.
- An independent planning appraisal has been carried out which highlights some development opportunities. Further details are available from the selling agents.



BERRYDOWN LANE COTTAGES

There is a collection of six farm cottages on Berrydown Farm, offering additional guest or staff accommodation, or diversified revenue streams. All six cottages lie to the north of the farm buildings and benefit from direct road access off Berrydown Lane.

NO 1 AND 2 BERRYDOWN LANE

A pair of semi-detached bungalows of render construction under a tile roof. The cottages have extensive gardens and parking with No1 including a timber framed garage. The accommodation comprises:

No 1 Berrydown Lane – living room, kitchen with separate pantry, sitting room, two bedrooms and bathroom with separate WC.

No 2 Berrydown Lane – entrance porch, kitchen, open plan dining room with living room housed under a sympathetic extension, three bedrooms and bathroom.

NO 3 AND 4 BERRYDOWN LANE

An attractive pair of semi-detached cottages which have been recently renovated. Constructed of part rendered part timber construction under a tile roof, both cottages have a large garden and parking to the front. They offer the following accommodation:

No 3 Berrydown Lane – living room, dining room, kitchen and utility room on the ground floor; two bedrooms and bathroom on the first floor.

No 4 Berrydown Lane – living room, dining room, kitchen and utility room on the ground floor; two bedrooms and bathroom on the first floor.

NO 5 AND 6 BERRYDOWN LANE

A pair of semi-detached bungalows of red brick construction under a slate roof. Both cottages have a garden to the rear and parking to the front and offer the following accommodation:

No 5 Berrydown Lane – living room, kitchen, utility room, three bedrooms and bathroom.

No 6 Berrydown Lane – living room, open plan kitchen / dining room with French doors leading directly out to the garden, three bedrooms and a shower room.



GENERAL REMARKS

METHOD OF SALE

The Estate is offered for sale by private treaty as a whole or in three lots.

TENURE AND POSSESSION

Vacant possession will be given upon completion subject to the following occupancies:

Property	Tenure
Laverstoke House	Vacant
Stable Flat	Vacant
East Lodge	AST (vacant on completion)
Gardener’s Cottage	AST
North Lodge	Vacant
Southington Lodge	Vacant
Church Lodge	AST
Park Lodge	Service Occupancy
Home Farmhouse	AST
Home Farm Commercial Buildings	54’ Act Tenancy
1 Turrill Hill	Vacant
2 Turrill Hill	Vacant
Hill Crest Bungalow	AST
Berrydown Farmhouse	Vacant
1 Berrydown Lane	Rent Act
2 Berrydown Lane	AST
3 Berrydown Lane	Vacant
4 Berrydown Lane	Vacant
5 Berrydown Lane	AAO
6 Berrydown Lane	Vacant
Overton Rugby Club	54’ Act Tenancy

LOTTING

The Estate is offered for sale by private treaty as a whole or in three lots. In the event of a sale in lots, cross rights and reservations may be imposed and granted for the provision of access, maintenance and services.

LOCAL AUTHORITY

Hampshire Council - <https://www.hants.gov.uk/>

DATA ROOM

Further information about The Laverstoke Park Estate can be made available to parties showing serious interest in the estate via an online data room. Please contact the selling agents for access.

BASIC PAYMENT SCHEME (BPS)

There are no BPS entitlements included in the sale.

MINERALS, SPORTING AND TIMBER RIGHTS PLANNING

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

SOLICITORS

Charles Russell Speechlys
Compass House, Lypiatt Road, Cheltenham GL50 2QJ.
Contact: Alastair Morrison.



SERVICES AND EPCS

Property	Water	Electricity	Heating	Drainage	EPC Rating	Council Tax Band
Laverstoke House	Mains	Mains	Biomass & Gas	Private (Treatment Plant)	E	H
Stable Flat	Mains	Mains	Biomass & Gas	Private (Treatment Plant)	D	D
East Lodge	Mains	Mains	LPG Gas	Private (Treatment Plant)	G	E
Gardener’s Cottage	Mains	Mains	Oil	Private (ST)	G (Exemption in process)	C
North Lodge	Mains	Mains	Oil	Private (ST)	E	D
Southington Lodge	Mains	Mains	Gas	Mains	E	D
Church Lodge	Mains	Mains	Gas	Private (Cesspool)	E	D
Park Lodge	Mains	Mains	Gas	Mains	E	D
Home Farmhouse	Mains	Mains	Oil	Private (Cesspool)	G (Exempt)	G
1 Turrill Hill	Mains	Mains	Oil	Private (ST)	E	G
2 Turrill Hill	Mains	Mains	Oil	Private (ST)	E	G
Hill Crest Bungalow	Mains	Mains	Oil	Private (ST)	E	D
Berrydown Farmhouse	Private (Borehole)	Mains	Oil	Private (Cesspool)	F	G
1 Berrydown Lane	Private (Borehole)	Mains	Electric	Mains	F (Exemption in process)	D
2 Berrydown Lane	Private (Borehole)	Mains	Oil	Mains	E	D
3 Berrydown Lane	Private (Borehole)	Mains	Oil	Mains	E	D
4 Berrydown Lane	Private (Borehole)	Mains	Oil	Mains	E	D
5 Berrydown Lane	Private (Borehole)	Mains	Oil	Mains	E	C
6 Berrydown Lane	Private (Borehole)	Mains	Oil	Mains	D	C

Laverstoke House includes underfloor heating on the ground floor including the indoor tennis and squash courts, the Georgian part of the first floor and the Jack and Jill bathroom off the Internal

Courtyard and the cellar dining room. There is air conditioning in two of the west facing bedrooms and air cooling in the wine cellar. Further details are available from the selling agents.

TUPE

The purchaser may be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations. Further details are available from the selling agents.

PLANNING

The Estate is offered subject to any development plans, tree preservation orders, ancient orders, public rights of way, town planning schedules or resolutions and planning charges which may be or come into force. The purchaser will be deemed to have full knowledge of these and satisfied themselves as to the effects that such matters have on the Estate.

LISTINGS

Grade II*: Laverstoke House

Grade II: Laverstoke Park, Gardener's Cottage, Park Lodge and Church Lodge

COUNTRYSIDE STEWARDSHIP SCHEME

Some of the farmland is subject to a Higher Tier Countryside Stewardship Scheme. Further information is available from the selling agents.

ABSTRACTION LICENCE

Details of the two abstraction licences are available from the selling agents.

VAT

So far as the selling agents are aware, the property is not subject to VAT on sale. In the event that the sale of the Estate, or part of it or any right attached to it, becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser in addition to the consideration.



FIXTURES AND FITTINGS

The purchaser should assume that standard fixtures and fittings are included in the sale. Certain items may be available to purchase in addition by separate negotiation. The following items are specifically excluded from the sale:

- The chandelier in the Dining Room and the Yellow Drawing Room.
- The round mirror in the Dining Room.
- The mirrors in the Summer Dining Room, Yellow Morning Room and Principal Bedroom.
- Curved wooden bench in front of the beech tree in the front garden.
- The pink statue and black metal base in the External Courtyard.

Purchasers should be aware that certain fixtures in let property may be owned by the tenants.

EASEMENTS, COVENANTS, RIGHTS OF WAY AND RESTRICTIONS

The Estate is offered for sale subject to and with benefit of all rights of way either public or private, all easements and wayleaves, whether specifically mentioned or not. Public rights of way are shown on the sale plan.

STATUTORY DESIGNATIONS

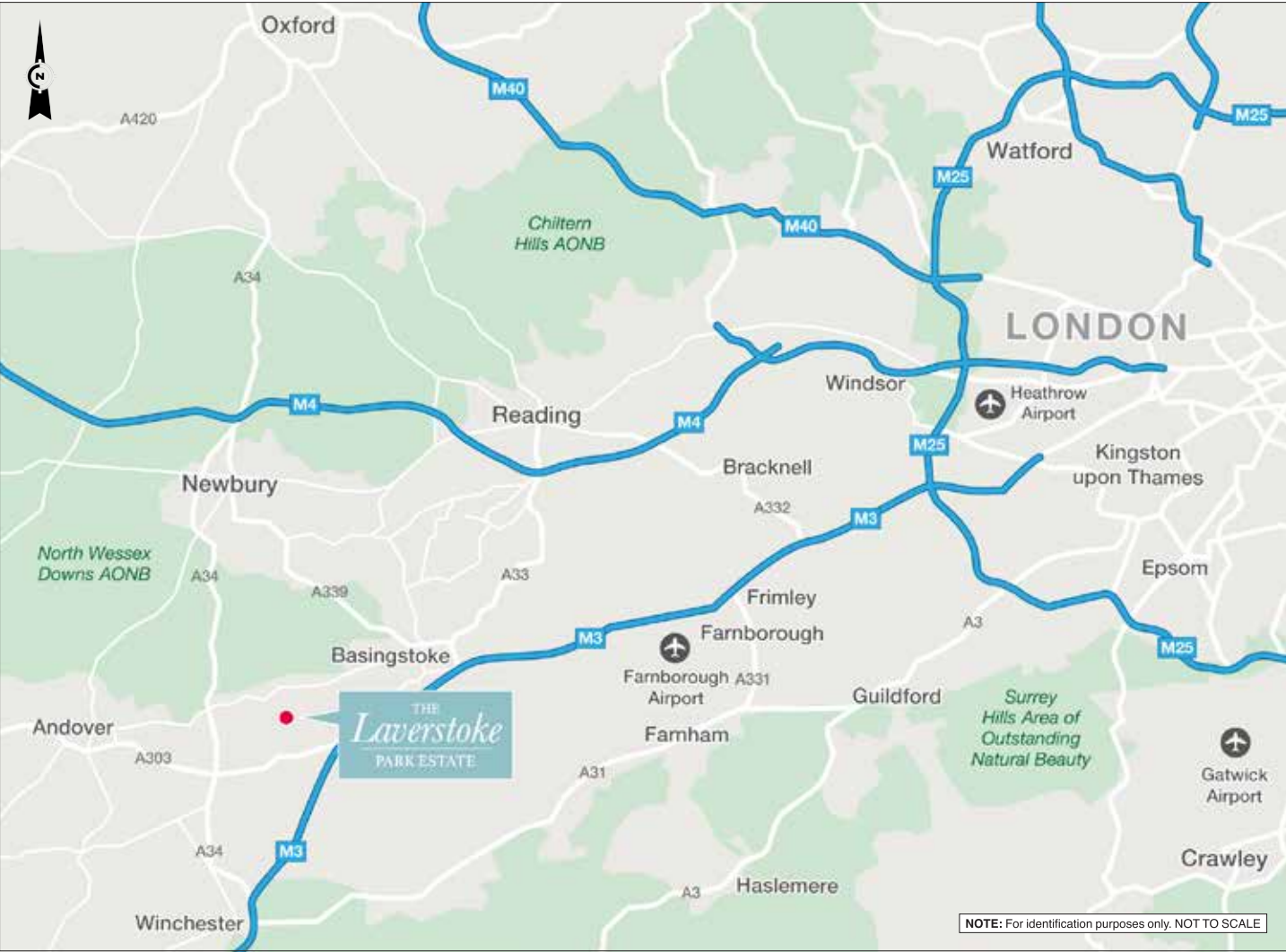
The land is within a Nitrate Vulnerable Zone (NVZ) and the Hampshire Downs National Character Area. The River Test is designated as a Site of Special Scientific Interest. The land has not been given any other designations of which the selling agents are aware.

OVERAGE AGREEMENT

The sale will be subject to an Overage Agreement in favour of the seller over Field 5522 identified on the Land Use Plan. Over the single hatched area, the Vendor will receive 100% of any net increase in value as a result of planning permission for alternative use, for a period of 30 years.

INGOING VALUATION

If applicable, in addition to the purchase price the purchaser(s) will take over and pay for all growing crops, cultivations, seeds, fuel, feedstuffs including silage, hay and straw and any stocks and stores at valuation or cost. Payment is to be made upon completion at the figure assessed by the Vendor's valuer based upon CAAV rates or contractors' rates where applicable and invoiced costs of seed, fertiliser and sprays applied plus enhancement charged monthly from the drilling date.



VIEWINGS

All viewings must be accompanied and arranged through Savills or Knight Frank. Given the potential hazards of a working farm, viewers should take care and precaution with regard to their personal safety when viewing the Estate.

DIRECTIONS AND POSTCODE

Postcode (Laverstoke Park): RG28 7NT

What3Words (Laverstoke Park Drive): rewriting.fenced. dislikes

What3Words (Laverstoke Park House): will.future.automatic





Viewing strictly by appointment only. Please contact:



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IMPORTANT NOTICE

Savills, Knight Frank and their clients give notice that:

They are not authorised to make or give any representations or warranties in relation to the estate either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the estate has all necessary planning, building, regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

The reference to any mechanical or electrical equipment or other facilities at the estate shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function, and prospective purchasers/tenants should satisfy themselves as to the fitness of such equipment for their requirements.

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