

KINTBURY HOLT ESTATE

BERKSHIRE

webbpaton





KINTBURY HOLT ESTATE

BERKSHIRE

Newbury 5 miles | Marlborough 13 miles | M4 Motorway (Junction 14) 5 miles
Kintbury Station 1 mile (London Paddington from 60 minutes) | Heathrow Airport 42 miles | Southampton Airport 30 miles
(Mileages and times are approximate)

An exceptional and well-equipped country estate positioned in the beautiful and unspoilt North Wessex Downs countryside between the villages of Kintbury and Hamstead Marshall.

Principal house with 5 bedrooms

2 further farmhouses

4 cottages

2 dairy units with a range of farm buildings

Traditional barns

220.69 acres in arable production; 335.2 acres of grassland; 139.54 acres of woodland

Stunning topography providing potential for superb shoot

Impressive countryside views

In all about 710 acres

Available as a whole or in up to nine lots



WebbPaton LLP Rural & Commercial Valuers
The Dairy, Hook, Royal Wootton Bassett, Wiltshire, SN4 8EF
T: 01793 842055
E: post@webbpaton.co.uk
www.webbpaton.co.uk

SUMMARY

Kintbury Holt Estate comprises three farmsteads which previously formed part of The Craven Estate and is now offered for sale having been farmed as a dairy enterprise by the Vendors for over 60 years. There is also the opportunity for a Purchaser to immediately farm in-hand and to acquire both the whole Estate and all of the assets of the existing profitable farming business. Several hundred acres of neighbouring rented land may also be available subject to separate negotiations.

The Estate extends to about 710 Acres and comprises the essential components of a country Estate, combining excellent commercial farming with outstanding far-reaching views over the North Wessex Downs Countryside. Situated between the beautiful villages of Kintbury and Hamstead Marshall, the Estate is highly accessible with good links to the M4 and A34.

The farms sit within glorious open countryside and comprise of large open arable and intensive grassland fields with high quality mixed age native broadleaved woodland. The land is classified as mainly Grade 3, with some Grade 4, and the soil described as predominately slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. There is an element of freely draining slightly acid but base-rich soils to the north. Numerous gateways onto the public highways and good internal farm tracks provide access to all fields.

Further details on the soil descriptions and cropping history can be found in the online Data Room.

The highly attractive farms are well equipped with modern buildings, a good range of dairy facilities and traditional barns which, subject to planning, have potential for development to alternative uses. There are also three cottages which have recently been converted, providing the opportunity for a non-farming income stream.



LOCATION

The Estate is nestled between the hugely popular villages of Kintbury and Hamstead Marshall, providing an excellent range of local amenities such as a post office, primary school and two pubs, the Dundas Arms & The Blue Ball.

The towns of Hungerford and Newbury are around 4 miles and 5 miles respectively with the traditional market town of Marlborough being just 13 miles to the west. All provide an excellent range of boutiques, restaurants and cultural facilities, including large superstores, the Watermill Theatre at Bagnor, and Newbury racecourse.

The property is highly accessible with easy access to the A34 and M4, linking with London and the west country. Trains run from Kintbury into London Paddington which is reachable in under an hour. A series of airports including London Heathrow, Bristol and Southampton are all within easy reach.

There is a wide choice of highly regarded schools in the area with the local primary school in Kintbury and nearby private schools including Thorngrove, Horris Hill, Downe House, Marlborough College and St Gabriel's to name a few. Hungerford, Newbury and Marlborough have excellent state schools.

The properties are surrounded by beautiful rolling countryside offering wonderful opportunities for walking, riding and cycling across an extensive network of footpaths and bridleways. There is also ample opportunity for shooting on the Estate and in the locality.

LOT 1 – KINTBURY HOLT FARM

KINTBURY HOLT FARMHOUSE

An attractive Grade II Listed farmhouse of red brick construction, dating back to the 18th Century. The farmhouse is set over three storeys with five bedrooms and has recently been refurbished to provide a lovely family home.

Extending to approximately 4,036 sq ft the accommodation comprises:

Ground Floor

- Large kitchen / dining room
- Two reception rooms with log burning stoves
- Farm office / study
- Utility room
- WC
- Boot room

First Floor

- Spacious landing
- Master bedroom with ensuite
- Two further bedrooms, one with an ensuite
- Family bathroom

Second Floor

- Two further bedrooms, one with a dressing room

Outside, the gardens are mainly laid to lawn with the front benefitting from a wonderful southerly aspect. The farmhouse is approached by the adjacent driveway and gravelled parking area.



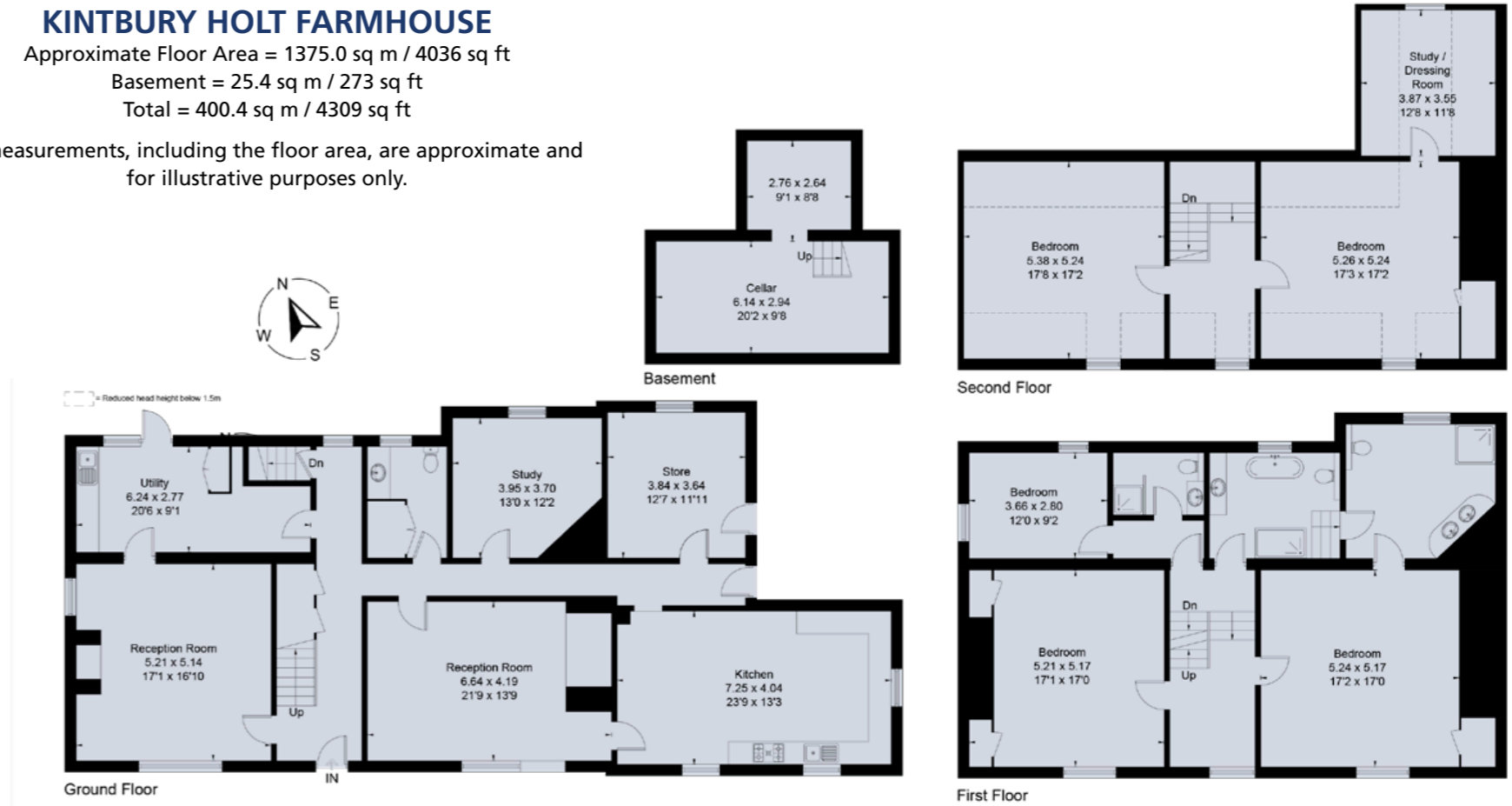
KINTBURY HOLT FARMHOUSE

Approximate Floor Area = 1375.0 sq m / 4036 sq ft

Basement = 25.4 sq m / 273 sq ft

Total = 400.4 sq m / 4309 sq ft

All measurements, including the floor area, are approximate and for illustrative purposes only.



KINTBURY HOLT COTTAGE

Approximate Floor Area = 100.9 sq m / 1086 sq ft

All measurements, including the floor area, are approximate and for illustrative purposes only.

KINTBURY HOLT COTTAGE

Located to the south-east of Kintbury Holt Farmhouse, the cottage provides a smart three-bedroom property also constructed under a red brick and tile roof.

Extending to approximately 1,086 sq ft the accommodation comprises:

Ground Floor

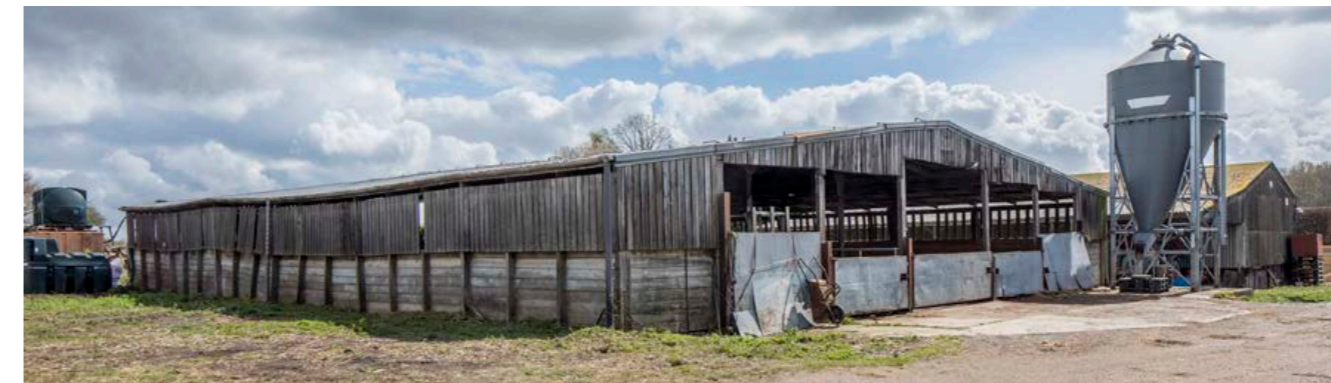
- Kitchen / breakfast room
- Sitting room
- WC

First Floor

- Landing
- Three bedrooms
- Family bathroom

Outside there is a cottage garden to the rear enjoying countryside views and gravelled off-road parking to the front.

The property is currently occupied and further details are available from the selling agents and in the Data Room.



KINTBURY HOLT FARM BUILDINGS & LAND

Situated behind Kintbury Holt Farmhouse, the farmstead includes a range of timber framed and general-purpose buildings currently used for cattle housing and machinery storage, together with a large open yard. The buildings comprise:

Ref.	Description	Sq m	Sq ft
A	Cattle Housing	590.01	6,350
B	Open Fronted Calf Housing	420.91	4,530
C	Open Fronted Lean-To	179.6	1,933

The land includes four ring fenced fields extending to approximately 22 acres of arable and grassland with about 11 acres of mixed age native broadleaved woodland named Masons Wood. Access to the land can be obtained directly from Holt Drive or via the farm drive.

LOT 2 – KINTBURY HOLT BARN CONVERSIONS

Positioned within a courtyard complex, and constructed of red brick and timber elevations, the three cottages were granted consent for residential conversion in January 2019. The dwellings are in excellent condition, with the building works having just been completed.

Two of the cottages are arranged over the ground floor, with Tinkers Rest having two storeys. The accommodation comprises:

Tinkers Rest - approximately 1846 sq ft Ground Floor

- Open plan kitchen / dining room
- Living room
- Bedroom
- Bathroom

First Floor

- Landing
- Two bedrooms
- Bathroom

Taras Quest - approximately 834 sq ft

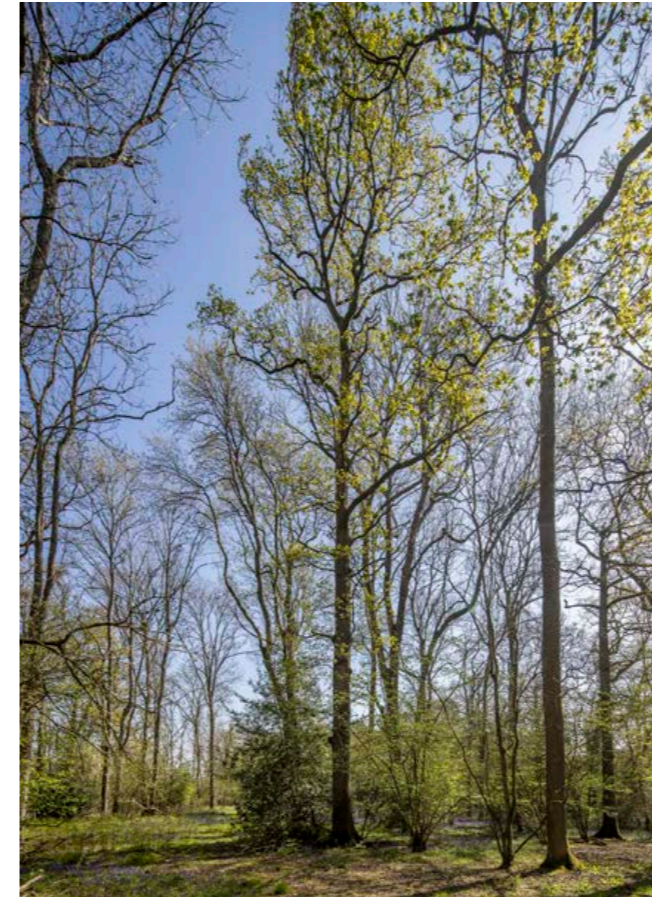
- Open plan kitchen / dining room / sitting room
- Bathroom
- Two bedrooms with an ensuite

Swallows Nest - approximately 834 sq ft

- Open plan kitchen / dining room / sitting room
- Bathroom
- Two bedrooms with an ensuite

Outside there is a patio area to the front of each house and off-road parking within the central courtyard.

To the north of the courtyard sits an open fronted steel portal frame agricultural building measuring 3,106 square feet (Building D) giving a further opportunity for possible redevelopment, subject to the necessary consents.



LOT 3 – HIGH TREES WOODLAND

High Trees is one of several high-quality woodlands on the Estate and includes a mixture of native hardwood species with the oak trees being a particular feature. This woodland extends to nearly 57 acres and is located centrally within the Estate. Coupled with the contours of the surrounding land, it provides the basis of an extremely good shoot and offers an incoming Purchaser the opportunity to re-establish one should they wish.

Alongside the beautiful bluebells that carpet the woodland

in spring and the exceptional amenity benefits, the timber also presents an attractive commercial opportunity. Timber from the Estate has usually been sold by tender to sawmillers but has also been milled and used in the Estate's renovation projects.

One of the trees has been designated as a "plus tree" with its cuttings taken and included in the Future Trees Trust's trial plantation to establish superior oaks elsewhere.

LOT 4 – BLANDYS FARM

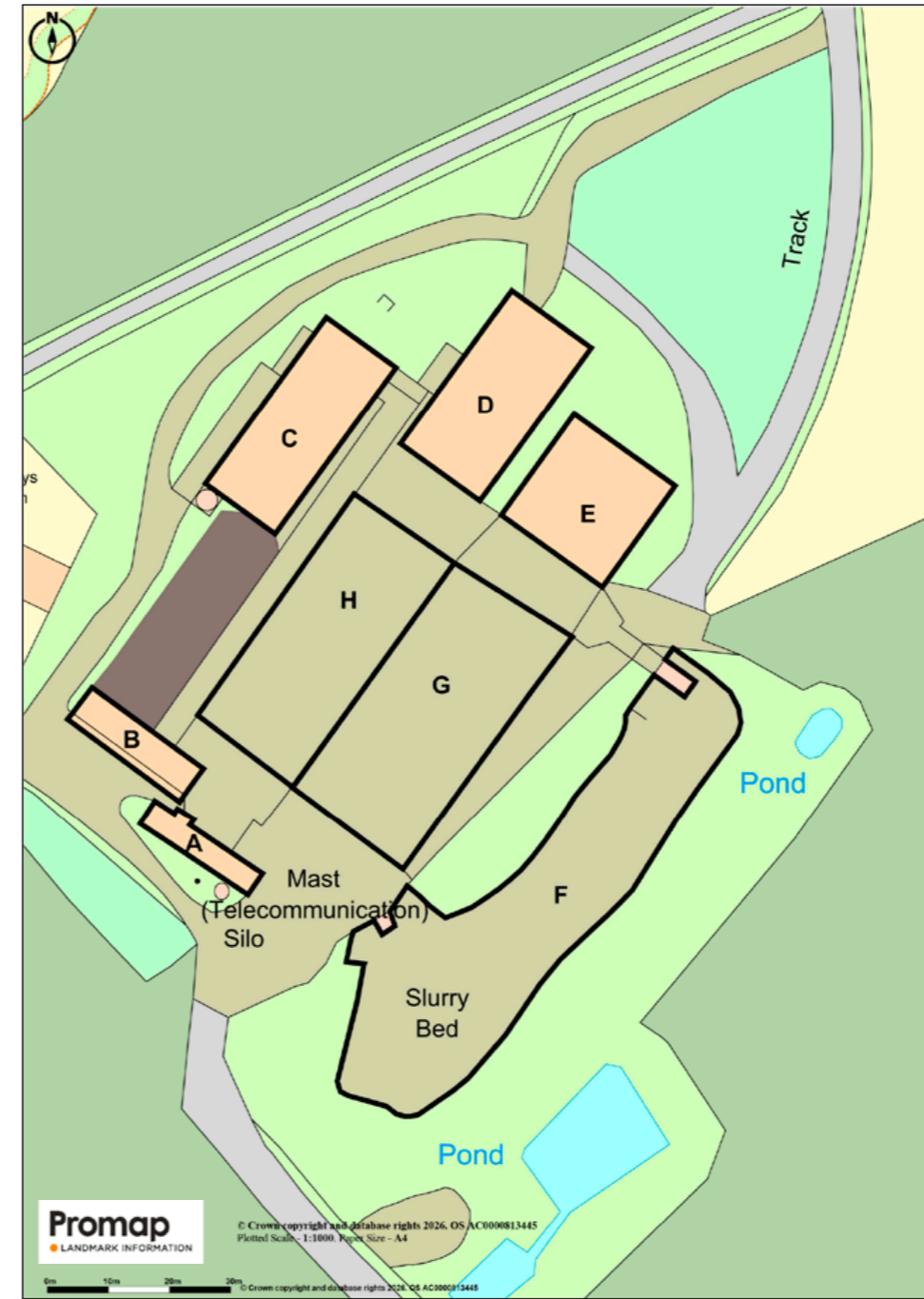
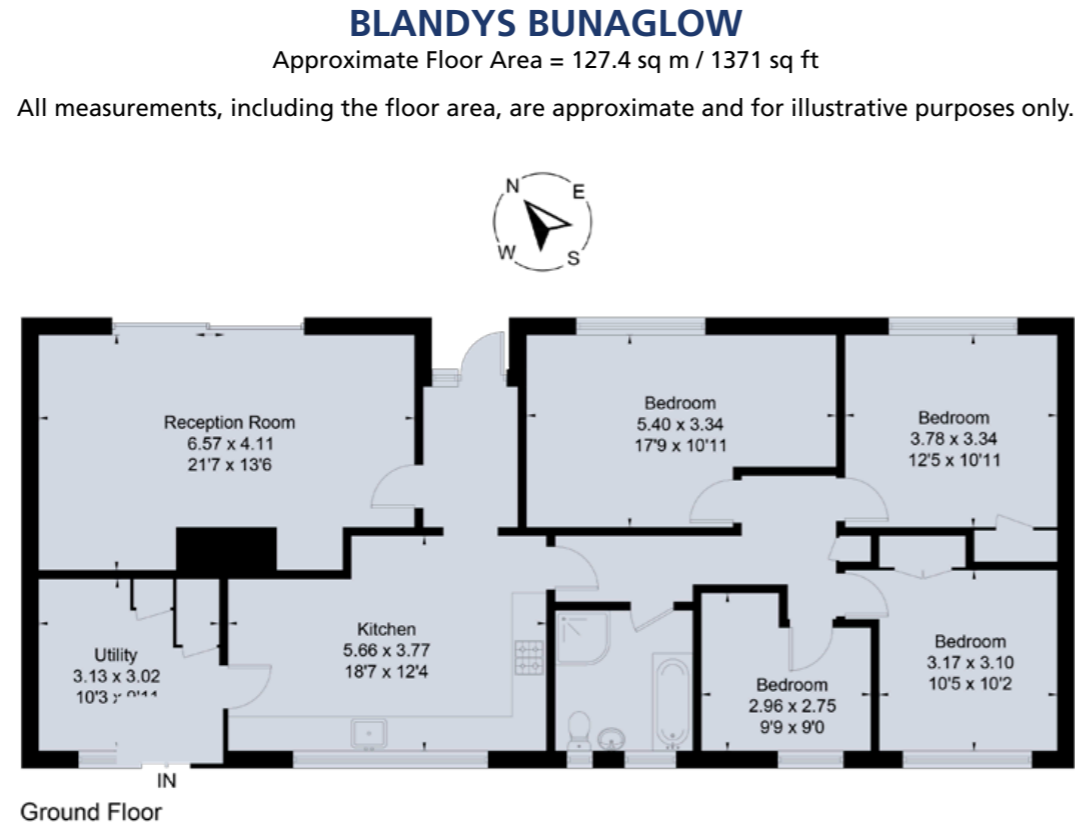
Blandys Farm comprises one of the Estate's two dairy units together with approximately 191 acres and a bungalow. The dairy unit is purposely designed to run a 220 cow low cost milk from grass autumn calving system requiring one fulltime person and a relief milker. Cattle are fed on a self-feed silage face. The farm is profitable and available on a 'lock, stock and barrel' basis. The farm accounts will be available to parties interested in buying the business at an appropriate stage.

BLANDYS BUNGALOW

A detached dwelling with four bedrooms. The accommodation is arranged over the ground floor, extending to approximately 1,371 sq ft and comprises:

- Kitchen / dining room
- Utility room
- Reception room
- Four bedrooms
- Family bathroom

Blandys bungalow is accessed via the main entrance drive and has a garage and private gardens to the front and rear. The bungalow is subject to an Agricultural Occupancy Condition and Section 106 agreement preventing it being sold away from this block of land. The bungalow must be occupied by someone currently or historically employed in agriculture. Subject to obtaining the necessary consents, there may be potential to vary these restrictions.



BLANDYS FARM BUILDINGS

This extensive range of buildings are home to a commercial 200 cow dairy herd and therefore geared towards dairy cows and followers. Blandys Farm provides all the elements to form a versatile agricultural unit or the potential for alternative farming enterprises.

Overall, the buildings comprise:

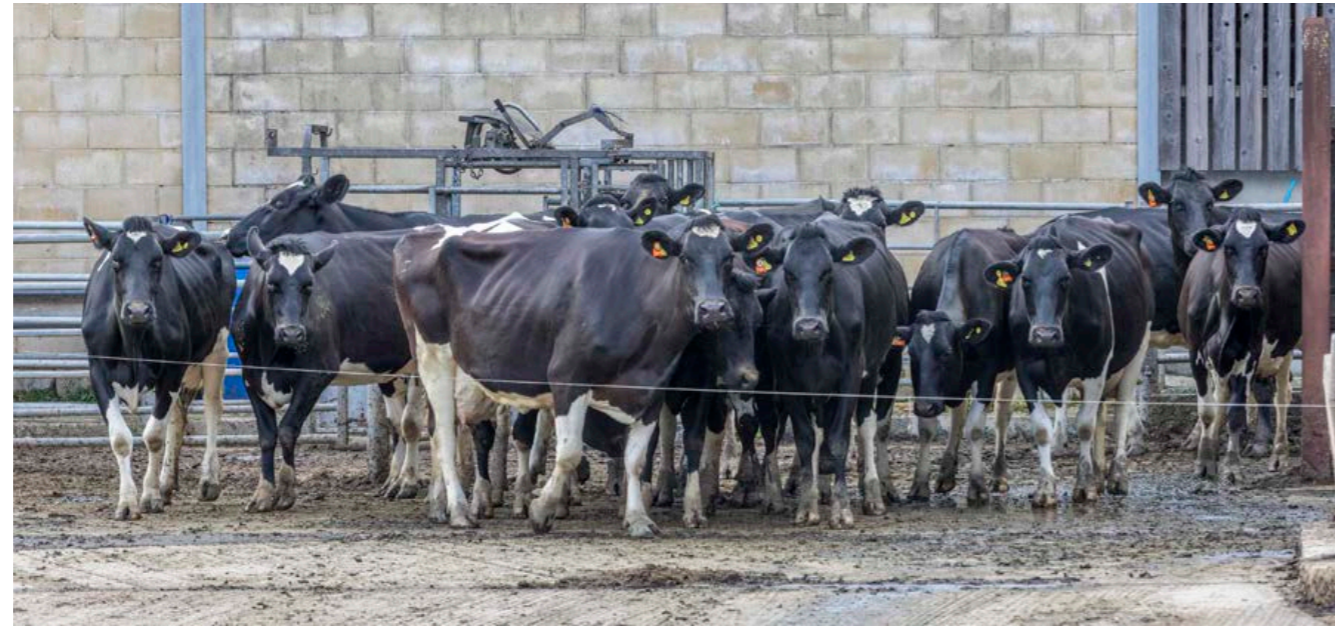
Ref.	Description	Sq m	Sq ft
A	Timber Framed Barn	94.39	1,016
B	General Store	150.49	1,619
C	Parlour	474.00	5,102
D	Cow Kennels	496.19	5,340
E	Cow Kennels	414.32	4,459
F	Slurry Pit	1,630.84	17,554
G	Concrete Silage Clamp	1,040.73	11,202
H	Concrete Silage Clamp	882.32	9,497

BLANDYS FARMLAND

The land is arranged in three blocks along Holt Road, Blandys Hill and Forbury Lane. There are numerous gateways onto the public highway and good internal farm tracks provide access to all fields. A productive long-term Perennial Ryegrass Ley has been well established, and the grassland has been used for the grazing of cattle, or silage production, for many years.

Overall, extending to over 191 acres the farmland is summarised as follows:

Description	Acre	Hectare
Arable	10.76	4.35
Intensive Grassland	178.43	72.21
Woodland	2.59	1.05
Total	191.78	77.61



LOT 5 – LAND AT FORBURY LANE

A productive block of farmland with good road access onto Burgess Lane. The land has mainly been used for growing wheat or maize silage crops. The woodland has sporting and amenity value with good timber providing a commercial opportunity.

Overall, extending to over 119 acres the farmland is summarised as follows:

Description	Acre	Hectare
Arable	69.73	28.22
Grassland	8.41	3.40
Woodland	41.19	16.67
Total	119.33	48.29



LOT 6 – LAND AT OLD LANE

Good blocks of productive arable land divided by the Peartree Bottom Brook. The land benefits from access directly onto the public highways and has been farmed as part of their arable rotations being predominantly growing wheat or maize silage crops.

The farmland extends to over 90 acres and is summarised as follows:

Description	Acre	Hectare
Arable	86.09	34.84
Woodland	4.30	1.74
Total	90.39	36.58

LOT 7 – BARRS FARM

Barrs Farm comprises the Estate’s other dairy unit also designed to run a 220 cow low cost milk from grass autumn calving system requiring one fulltime person and a relief milker. Cattle are fed on a self-feed silage face. The farm is profitable and available on a ‘lock, stock and barrel’ basis. The farm accounts will be available to parties interested in buying the business at an appropriate stage.

BARRS FARMHOUSE

Situated just over half a mile to the northwest of Hamstead Marshall, Barrs Farmhouse comprises a detached three-bedroom property of traditional red brick construction. The farmhouse is not listed, and therefore (subject to the necessary planning consents), there is the potential opportunity to renovate and remodel to create an exceptional family home in a beautiful setting.

Extending to approximately 2,038 sq ft the accommodation comprises:

Ground Floor

- Entrance hall
- Kitchen
- Three reception rooms
- Utility room
- WC
- Log store

First Floor

- Landing
- Three Bedrooms
- Family bathroom

Outside there is a garden which wraps around the farmhouse on three sides, with an adjacent gravelled parking area lying to the east.

BARRS FARMHOUSE

Approximate Floor Area = 189.3 sq m / 2038 sq ft

All measurements, including the floor area, are approximate and for illustrative purposes only.



BARRS FARM BUILDINGS

The property comprises a well-equipped agricultural unit suitable for a continuation of dairying, with a range of straw barns, general purpose sheds and livestock buildings.

The farm buildings are as follows:

Ref.	Description	Sq m	Sq ft.
A	Straw Shed	254.90	2,743
B	General Store	136.95	1,474
C	Open Fronted Calf Housing	64.49	694
D	Redundant Parlour	161.89	1,742
E	Parlour	251.94	2,711
F	Cow Kennels	1,043.53	11,232
G	Slurry Pit	1340.76	14,431

Adjacent to Barrs Farmhouse sits a traditional courtyard of red brick buildings which offer clear potential for a range of development or diversification opportunities, subject to any necessary planning consents.

The farmland extends to 33 acres and is summarised as follows:

Description	Acre	Hectare
Grassland	22.08	8.93
Woodland	10.94	4.43
Total	33.02	13.36





(Not Shown In Actual Location / Orientation)

BARRS FARM TRADITIONAL BUILDINGS

Approximate Floor Area = 326.6 sq m / 3515 sq ft
(Excluding Open Space)

All measurements, including the floor area, are approximate and for illustrative purposes only.



LOT 8 – HIGHLANDS FARM

To the east of the Estate sits Highlands Farm which comprises a separate heifer rearing unit, with useful cattle housing and silage clamps.

The land extends to 129 acres in total, comprising productive farmland interspersed with areas of woodland. Ill Will Border has particularly great topography providing the potential for superb shooting opportunities.

A breakdown is as follows:

Description	Acre	Hectare
Arable	37.44	15.15
Grassland	81.60	33.02
Woodland	10.1	4.08
Total	129.14	52.25



LOT 9 – LAND OPPOSITE BARRS FARM

The farmland forms a compact and easily managed ringfenced block with direct road access, well suited to modern farming operations. It has been farmed productively for livestock grazing and forage production, and sits comfortably within a mixed farming system, offering flexibility for a range of agricultural uses.

Complementing the farmland is an attractive area of woodland, providing amenity appeal or longer term commercial potential.

Overall, extending to over 41 acres, the farmland is summarised as follows:

Description	Acre	Hectare
Grassland	39.33	15.91
Woodland	2.4	0.97
Total	41.73	16.88



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Data Room

A bespoke Data Room has been set up and will be password protected. Details of access will be provided by the Vendor's agents.

Ingoing Valuation

In addition to the purchase price the Purchaser will be required to purchase any crops in the ground / produce in store / stocks at the completion date by separate valuation in accordance with normal CAAV practice. In the event that the Purchaser does not want the silage the Vendors are prepared to dispose of this elsewhere but will require holdover on the silage clamps until 31st March 2027.

Rural Payments Agency

The land is registered on the Rural Land Register and will be transferred to the Purchaser on completion.

Environmental Schemes

Part of the Estate is subject to a Mid-Tier Countryside Stewardship Scheme running until 31st December 2026. The Vendor will transfer the relevant part of the agreement to the Purchaser if required. Further details are in the Data Room.

Planning

Blandys Bungalow is subject to an Agricultural Occupancy Condition. Further details are available from the selling agents. A schedule of the planning history can be found in the Data Room.

Development Overage

The property is offered for sale subject to an overage provision should the traditional red brick buildings at Barrs Farm be redeveloped other than for agricultural or equestrian use. The provision will apply on implementation of a planning permission or, if earlier, sale. It will last for 30 years and require payment of 30% of the increase in value.

Rights of Way

The farm is bordered and crossed by a number of public rights of way. Extracts of the definitive map are in the Data Room.

Wayleaves and Easements

The property is being sold subject to and with the benefit of all rights, including rights of way, whether public or private and any other rights and obligations, easements, restrictive covenants and all existing and proposed wayleaves whether referred to in these particulars or not.

Tenure and Possession

Freehold with vacant possession apart from Kintbury Holt Cottage which is currently occupied under a service occupancy. Details are available in the Data Room.

Services

Mains water, electricity and private drainage are connected to the farm buildings and residential properties, with the buildings at Barrs Farm and Blandys Farm having the benefit of a three-phase supply. The dwellings all have oil-fired central heating. Blandys Bungalow has storage heaters and both Kintbury Holt and Barrs Farmhouse have log burners. Please refer to the water plan documents in the data room for information on the mains and borehole water services available at the property.

Lotting

In the event the Estate is sold in lots, provisions will need to be made regarding services, rights of access and boundary responsibilities.

Sporting, Mineral and Timber Rights

The sporting, mineral and timber rights are in hand and are included in the sale of the freehold insofar as they are owned. The Vendors have agreed to sell 25 oak trees from Masons Wood; the selected trees are marked on their trunks.

Designations

Some of the Estate lies within a Nitrate Vulnerable Zone (NVZ) and the North Wessex Downs National Landscapes.

Fixtures and Fittings

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

EPCs

Kintbury Holt Farmhouse – E48

Kintbury Holt Cottage – E44

Tinkers Rest – C78

Taras Quest – C75

Swallows Nest – C75

Blandys Bungalow – D59

Barrs Farmhouse – D60

Copies of the EPCs can be found in the Data Room.

Plans, Area and Schedules

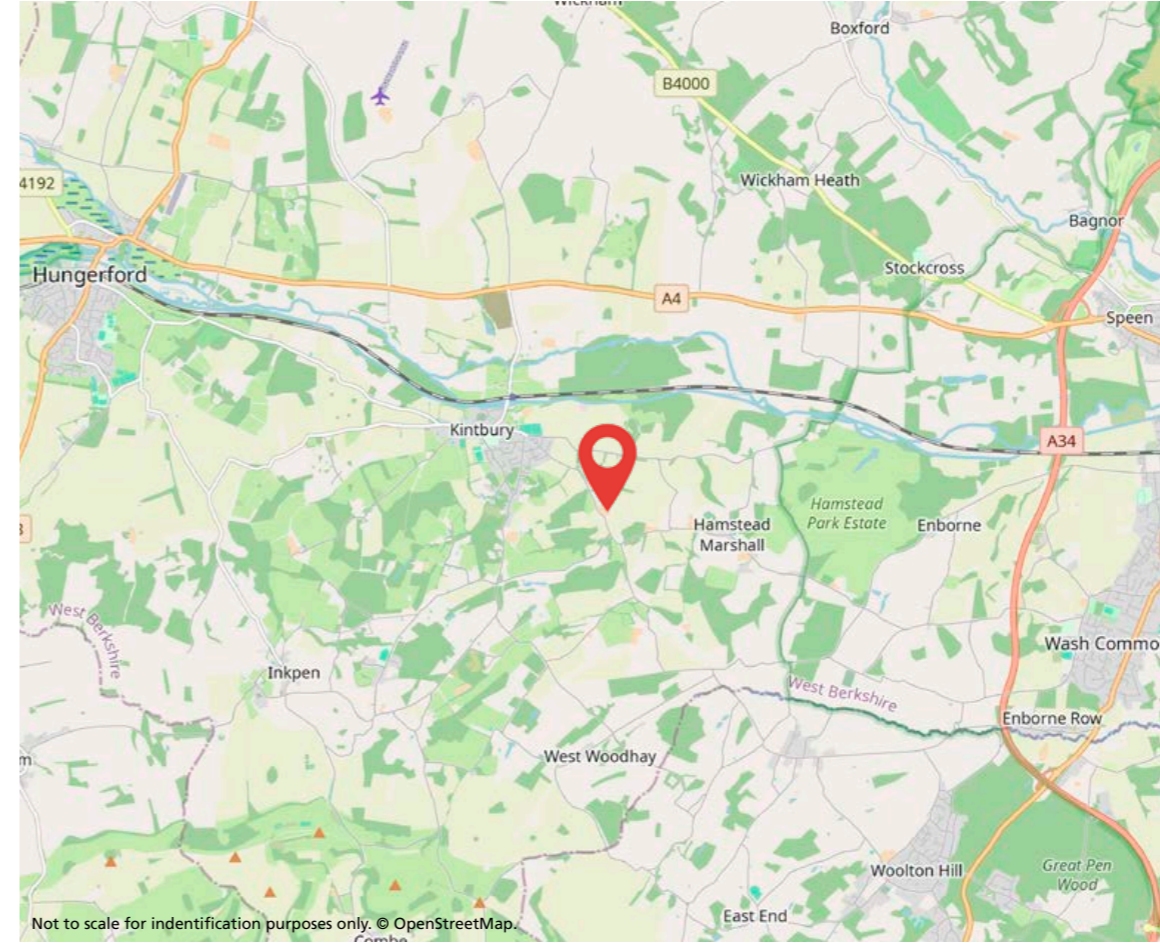
These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the selling agents and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Health and Safety

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible for your own personal safety when making your inspection, particularly around the buildings.

Local Authority

West Berkshire Council



Machinery Sale

The Vendors reserve the right to hold an auction of surplus farm machinery and equipment on the holding.

Directions

Kintbury Holt Farm
Kintbury Holt
Newbury
West Berkshire
RG20 0DD

What3Words: ///renovated.relatives.router

Viewings

Viewings are strictly by prior appointment with WebbPaton LLP.

Mark Webb

01793 842055
mark@webbpaton.co.uk

Pippa Wildern

01793 842055
pippa@webbpaton.co.uk

IMPORTANT NOTICE

WebbPaton LLP for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

1. These details are prepared in all good faith to give a fair and overall view of the property, do not form part of an offer or a contract, and must not be relied upon as statements or representations of fact.
2. Purchasers must rely on their own enquiries, inspections or otherwise on all matters including planning or other consents.
3. The information in these particulars is given without responsibility on the part of WebbPaton LLP or their clients. The Vendors do not make or give and neither the Agents nor any person in the employment of the Agents has any authority to make or give any representations or warranty in relation to this property.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which has not been photographed. Boundaries are subject to verification.
5. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order. Purchasers must satisfy themselves by inspection or otherwise.

NB: These particulars and photographs are as at May 2026

Capture Property. 01225 667287



webbpaton

