



**Pilgrims Nook Vineyard, West Studdal, Dover, Kent CT15 5BH**

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## Pilgrims Nook Vineyard, West Studdal, Dover, Kent CT15 5BH

### For Sale as a Whole

**GUIDE PRICE: £500,000**

#### Description

The sale of the Pilgrims Nook Vineyard offers an almost unique opportunity to buy a newly established vineyard with a purpose-built barn suitable as a winery in a peaceful yet accessible location. The vineyard extends to 5.12 hectares (12.65 acres) and was planted in 2019 to produce English sparkling wine. The vineyard has so far had three successful harvests. It has been managed by the renowned Simpsons' Wine Estate in recent years. The vineyard has excellent road frontage to Straker's Hill and Roman Road and a wonderful southerly aspect.

It is planted with Pinot Meunier, Pinot Noir and Chardonnay, with a small area of Ortega grapes.

At the entrance to the vineyard is a recently constructed barn extending to 3,060 sq ft (284 sq metres) with three phase power and water connected. The barn has four roller shutter doors with the ability to create dock loading bays if required.

The vineyard received prior approval of the construction of an irrigation pond and drainage pipework for irrigating the vineyard under Dover District Council reference 19/00825. Further details are available from the agent.





**Method of Sale**

For sale by Private Treaty.

The sellers reserve the right to take the land to informal tender, formal tender or auction should they so wish.

**Location**

Pilgrims Nook Vineyard is to be found just to the east of the A256 Dover to Sandwich Road, approximately 7½ miles from the centre of Dover, 7 miles from Sandwich and 16 miles from Canterbury.

The nearest postcode is CT15 5BH. The UK What3words co-ordinates of the access off Straker's Hill are ///festivity.expecting.august

**Viewing**

Strictly by confirmed appointment with Nicholas Rooke – [n.rooke@finns.co.uk](mailto:n.rooke@finns.co.uk) – 01227 454111.

Given that the countryside is a living and working environment, we ask that you be as vigilant as possible when viewing for your own safety as agricultural operations may be taking place.





### **Easements, Rights of Way & Restrictions**

The land is offered for sale subject to and with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions, whether mentioned in these particulars or not.

The land is not subject to any public rights of way, nor is it designated as Open Access Land under the Countryside & Rights of Way Act 2000.

### **Boundaries, Plans, Areas, Schedules & Disputes**

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser(s) will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to boundaries or any points arise on the general remarks and stipulations, particulars, schedules, plan or the interpretation of any of them, such questions shall be referred to the selling agent whose decision acting as expert shall be final.

The boundaries on these plans are indicative only and the land will be sold in accordance with the registered title, subject to any minor amendments required. Plans are reproduced from the Ordnance Survey under Licence No. 10005932.





## **Planning**

Pilgrims Nook Vineyard falls within the Dover District Council administrative area. Under the Dover District Council Core Strategy (adopted 2010), it is shown that the vineyard falls outside any settlement confines and it does not appear to be subject to any other designations.

## **VAT**

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part thereof, or any rights to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

## **Anti-Money Laundering**

In accordance with the Money Laundering Regulations 2017, prior to acceptance of an offer, the purchaser(s) will be required to provide proof of funds, identity and address prior to solicitors being instructed.

## **Local Authority**

Dover District Council, White Cliffs Business Park, Dover CT16 3PJ – 01304 821199 – [www.dover.gov.uk](http://www.dover.gov.uk).

## **Solicitors**

Whitehead Monckton, 3-4 Market Square, High Street, Tenterden, Kent TN30 6BN.

## **Management**

In recent years, the vineyard has been managed on a contract basis by Simpsons' Wine Estate of Barham.

Details revised in December 2025 and photographs taken in March and June 2022.



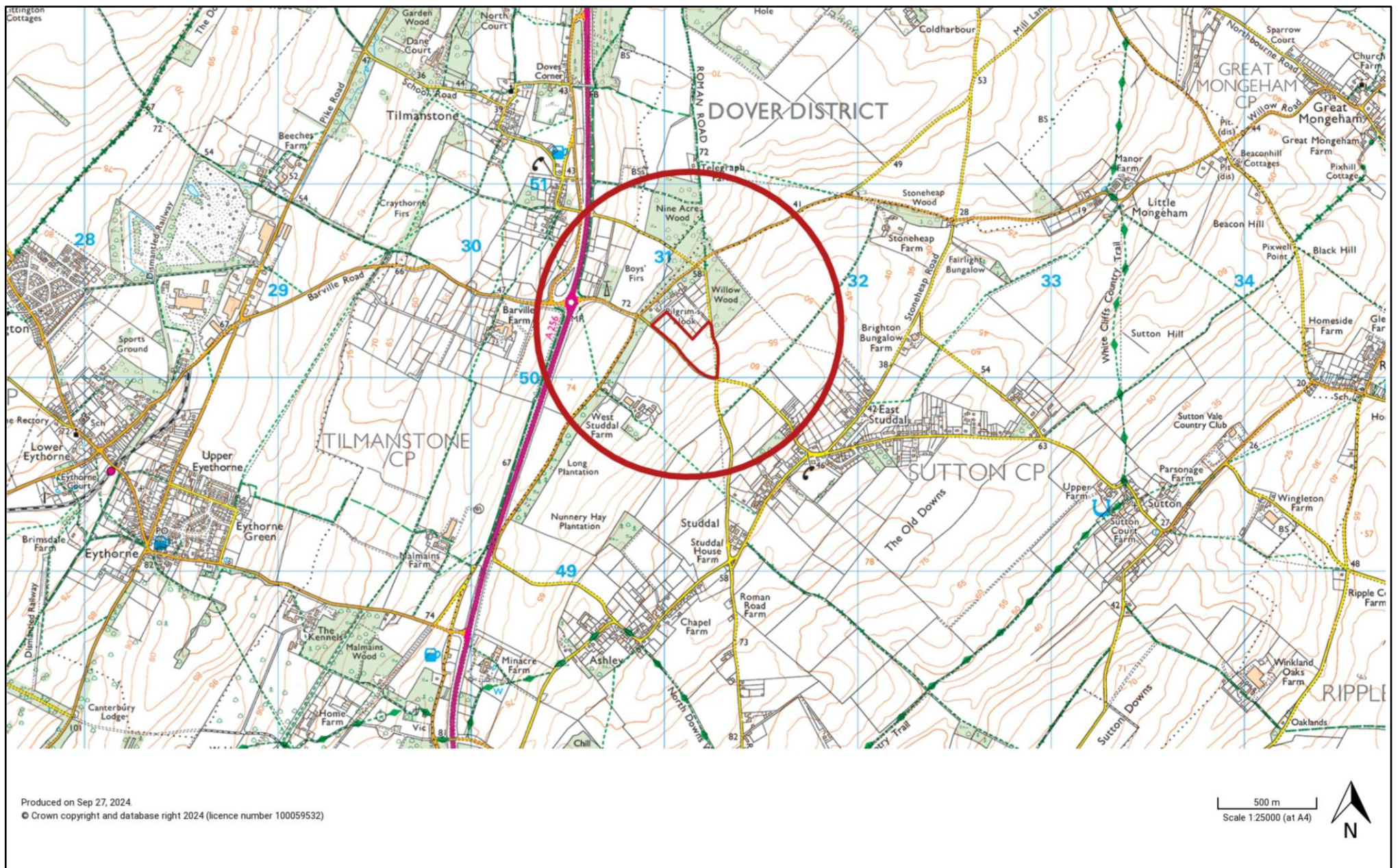












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**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact.

