

GREENLANDS FARM AND CALLEVA VINEYARD AND WINERY

SILCHESTER • HAMPSHIRE • RG7 2LT



Wilson | Hill

BCM



GREENLANDS FARM AND CALLEVA VINEYARD AND WINERY

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The perfect lifestyle farm in an oasis of calm in the Hampshire countryside. Offering a vineyard, winery and beautiful well-appointed country house set in 47.07 acres (19.04 ha)

Guide Price £4,750,000

GREENLANDS FARM

Reception Hall | Cloakroom | Drawing room | Sitting room | Snooker room | Large kitchen / breakfast room with dining area off the Orangery | Boot room | Utility room | Wine cellar

Principal bedroom with dressing room and bathroom | Two further bedrooms with en suites | Three further bedrooms | Family bathroom

Indoor swimming pool complex

Sauna | Shower | WC | Gymnasium | Summer dining area with bar

In all about 7,781 square foot (722.9 sq m)

OUTSIDE

Courtyard comprising three-bay garage with office above, barn providing machinery and vehicle storage with ancillary accommodation above

Hard tennis court | Mature gardens

CALLEVA VINEYARD

Vineyard | Winery | Lake | Mature pastureland

In all about 47.07 acres (19.04 ha)

WINCHESTER

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rural property specialists

RURAL CONSULTANCY | SALES | LETTINGS | DESIGN & PLANNING

SITUATION

Road	M4 - Junction 10 (Central London 46 miles), M3 - Junction 3 (Central London 55 miles)
Airports	Heathrow (41 miles), (Gatwick 67 miles)
Train Stations	Mortimer Station (4 miles) - twice hourly service to Reading or Basingstoke Basingstoke Station (7 miles) - 40 minutes to Waterloo Reading Station (12 miles) - 30 minutes to Paddington
	All within 25 Miles (unless stated)
Schools - Preparatory	Elstree, Ludgrove, Daneshill, Cheam, Horris Hill
Schools - Secondary	Bradfield, Eton, Wellington, Radley, Winchester College, Downe House, St Mary’s Ascot, St Swithun’s
Golf	Sunningdale, The Berkshire, Swinley
Race Courses / Polo	Ascot, The Guards Club, Windsor
Marinas	Ocean Village (Southampton - 40 miles), The Hamble (41 miles), Port Solent (52 miles)
The Arts / Theatre	The Anvil and The Haymarket in Basingstoke, Grange Park Opera, The Watermill in Newbury
Sporting Venues	Madjeski Stadium (11 miles), Twickenham (44 miles), Wembley (47 miles), Lords (50 miles)



THE LOCATION

Greenlands Farm sits on the edge of the village of Silchester on the Hampshire/Berkshire border. Silchester is a notable archaeological site and Roman town of Calleva Atrebatum, from which the winery derives its name. The village has a thriving community and features a public house, a well-regarded primary school, village hall and church as well as active cricket and football clubs.

Schooling in the area is second to none, with numerous excellent preparatory schools accessible including Cheam, Horris Hill, Daneshill and Ludgrove to name but a few. Secondary schools include Bradfield, Wellington and Downe House.

There are excellent communication links nearby with access to the M3 and M4 motorways and a mainline railway station at Basingstoke, which provides a quick service to London Waterloo.





THE PERFECT LIFESTYLE FARM IN AN OASIS OF CALM IN THE HAMPSHIRE COUNTRYSIDE

Greenlands Farm extends to a total of 19.05 hectares (47.06 acres) and provides a beautiful and well-appointed country house set in mature gardens with fine southerly views over its own land. The grounds of the house further incorporate a traditionally-styled courtyard of buildings which has been developed to provide a one-bedroom flat, an office, garaging, stabling and ample domestic storage. The land goes on to incorporate a recently established vineyard with an associated winery adjacent to a stunning lake and conservation area. The remaining land is managed as mature pasture served by a further agricultural barn.

The house itself is a beautifully presented property, with parts believed to date from the 16th century. It has been sympathetically extended and remodelled by the present owners and now the house provides an interesting blend of bright and modern spaces, with original period character. The accommodation is both spacious and highly versatile, and is ideal for modern family living.

The house is set around the superb, open-plan kitchen / dining room, featuring a stone floor and large central island with a granite worktop. This is a stunning space which also opens through into the oak-framed orangery, enjoying views across the farm towards the South Downs. The drawing room, which is accessed from the kitchen, is another large and bright room with a fireplace, wood burning stove and doors leading out to the terrace and gardens.

There are two further reception rooms at the front of the house, both with wood burning stoves and offering a great deal of character with exposed beams.

The main bedroom is an impressive room, offering far reaching views across the garden and farm beyond, and has an adjoining dressing room and bathroom. There are two further bedrooms with en suites, and another three double bedrooms which are served by the generous family bathroom.

Adjoining the rear of the house is the indoor swimming pool with shower room and sauna. Off the pool room is a gym leading out into a covered barbeque area.

Alongside the house is a courtyard of outbuildings which include a three-bay oak garage above which is a good-sized home office. There is also a large machinery barn above which is a one-bedroom annexe with kitchen, reception room and WC.

The gardens and grounds are another stunning feature of Greenlands Farm. Mainly laid to lawn, interspersed with a variety of fruit trees, shrubs and beautifully stocked flower borders. To the rear of the house, accessed from the orangery is a large south-facing terrace ideal for outdoor entertaining. Finally, at the end of the garden is a hard tennis court.





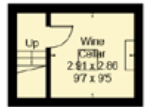




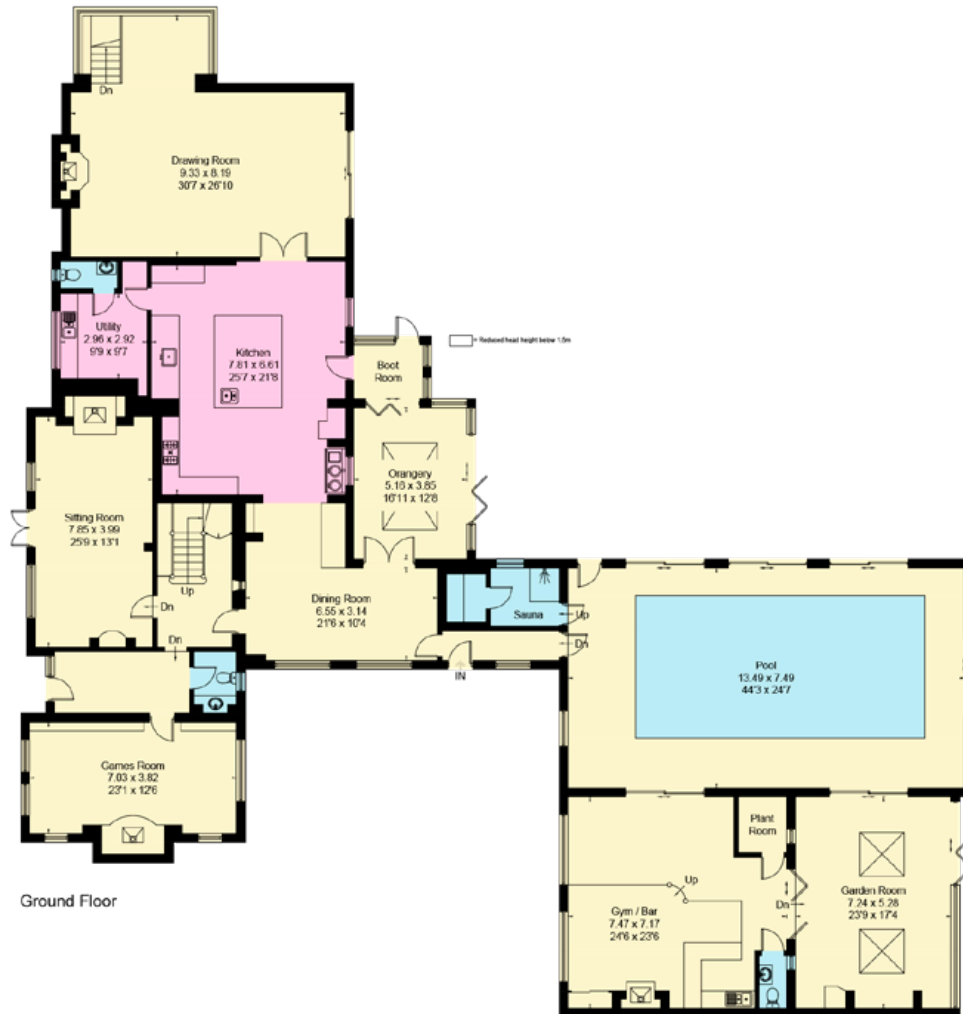


Approximate Gross Internal Floor Area
 House: 722.9 sq m / 7,781 sq ft
 Barn / Annexe: 207.6 sq m / 2,235 sq ft
 Outbuildings: 73.3 sq m / 789 sq ft
 Total: 1003.8 sq m / 10,805 sq ft (Including Garage / Excluding Carport)
 Including Limited Use Area (11.4 sq m / 123 sq ft)

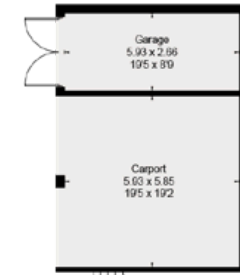
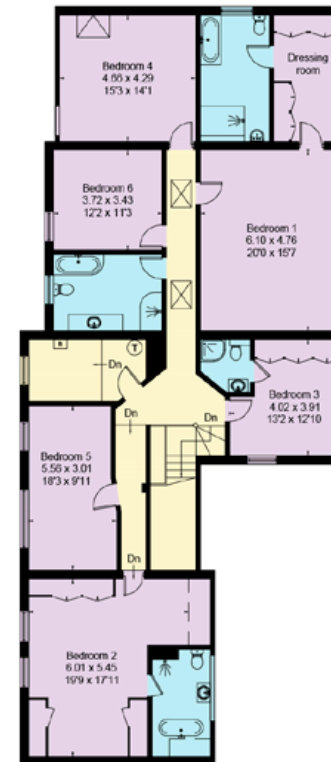
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Lower Ground Floor

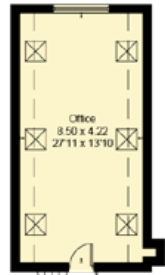


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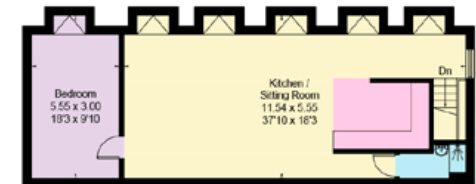


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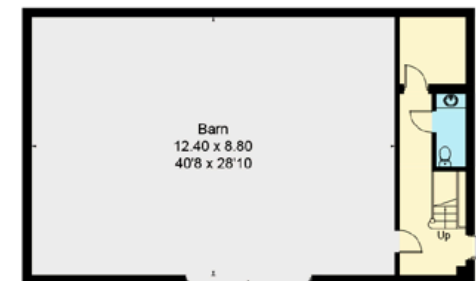
Outbuildings - Ground Floor



Outbuildings - First Floor

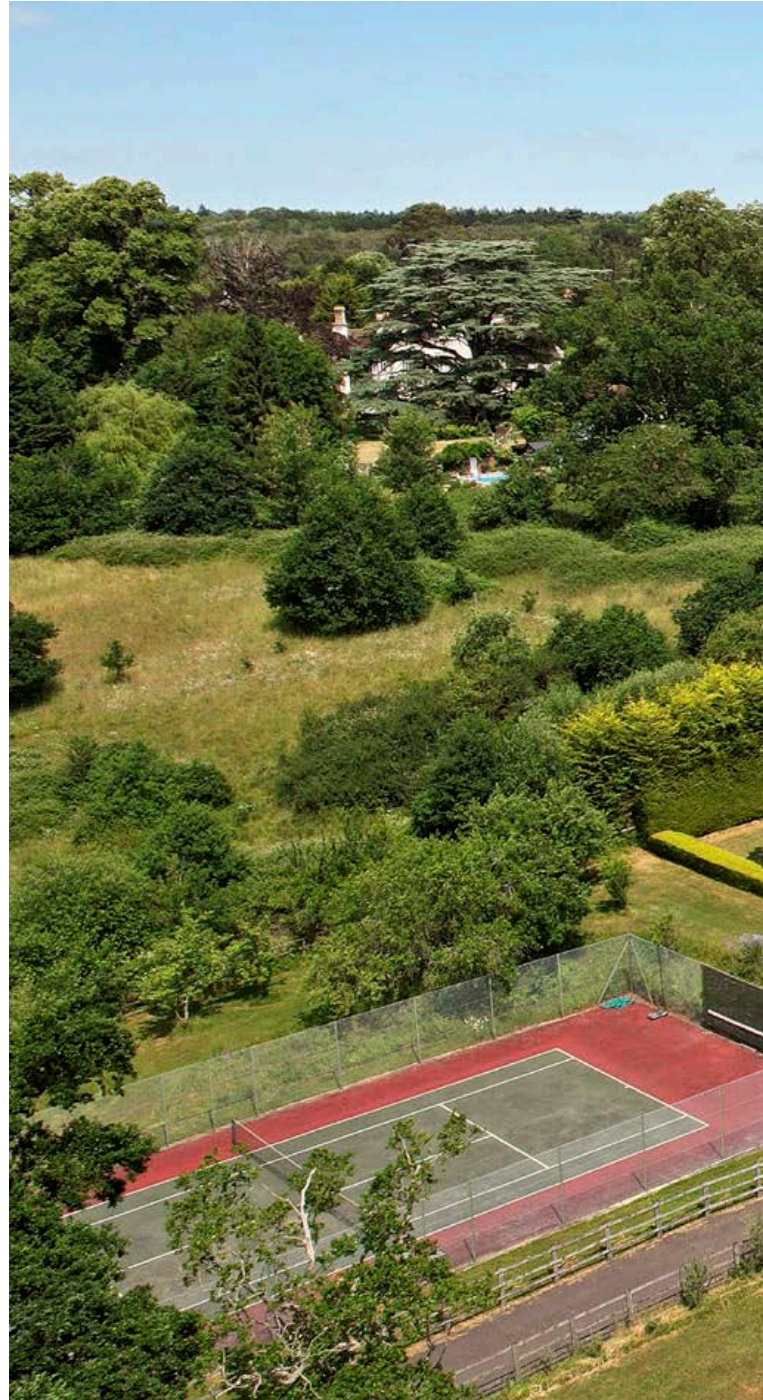


Annexe - First Floor



(Not Shown In Actual Location / Orientation)

Barn / Annexe - Ground Floor







THE CALLEVA VINEYARD AND WINERY

In total the vineyard extends over 8.10 acres (3.28 ha) with 6.10 acres (2.47 ha) under vine. The vines were planted in May 2019 with the express focus to produce first class English Sparking Wine, Rosé and White Wines from Pinot Noir, Pinot Meunier, Chardonnay and Rondo grape varieties. To pursue wines of excellence and differentiate from other English vineyards, the vineyard owners have embraced an organic production model with organic status confirmed by the Soil Association as at the 1st March 2023. It is anticipated that whilst the average grape production will be 30% less than a traditionally-managed vineyard, the value of the wine will subsequently be greater with a stronger and more positive marketing theme. There are currently approximately 900 vineyards in the UK and only 10% have organic status.

Row Numbers	Variety	Number of Vines		Harvested Yields (KG)	
				2021	2022
1 - 26	Pinot Noir	2,772	30%	261	141
27 - 31½	Pinot Meunier	835	9%	140	140
31½ - 73	Chardonnay	4,953	53%	410	633
74 - 81½	Rondo	730	8%	0	46
	Total	9,290		811	960

CALLEVA

Silchester, Hampshire

The plan sets out the indicative location of the various varieties across the 81½ numbered rows, laid out from west to east using a metal trellis system. These rows have been specifically orientated and set out to optimise the capture of sunlight and ensure air flow through the vineyard.

The naming of the vineyard and subsequent branding originates from its close proximity to Calleva, a celtic name and the central settlement of the Iron Age tribe of Atrebates. This settlement was later adopted and developed by the Romans in the late first century. The bottle labelling falls on a background of the town wall and the rectilinear street grid that the Romans established in AD 43 as it changed the name of the town to Silchester.

The winery building was constructed in 2021 and provides a flexible space for machinery, wine storage and tasting. The design of the building ensures that there is a section with an eaves height capable of housing large wine tanks. Whilst the first floor tasting room, with associated catering kitchen, provides an excellent space for hosting wine tasting and events. Of particular note is the large balcony on the south-western elevation overlooking the vineyard and lake.

The building also provides a separately accessible employee welfare area with spacious changing rooms, shower and WC facilities, perfect for the labour gangs at busy times of year when pruning and picking operations are underway. Importantly, the winery and vineyard has a separate access in Byes Lane.







CURRENT MANAGEMENT

The overall performance of a vineyard and the quality of the grapes that are produced are the result of a complex interaction of soil, climate, rootstock capacity, scion capacity, shoot density and cultural practices. With the vineyard established, the key management emphasis is currently focused on developing the vines. This is mainly achieved by controlling the shoot density, by pruning, and in these formative years sacrificing the grape yields to ensure that the sugars and energy garnered by the leaf canopy are used to develop the trunks and the roots of the vines themselves. With the decision taken to progress to an organic system, it is even more important during the first four/five years not to stress the vines by overcropping. In order to assist the vines, 160 tonnes of organic compost has been spread across the vineyard with a further 2.4 tonnes of organic chicken fertiliser being applied in the spring of both 2022 and 2023.

The table below outlines the main operations and timing.

MONTHS	VINEYARD WORKS AND MAINTENANCE
January - March	Manure (every other year) Remove unwanted tenderils attached to trellising
April - May	Pruning and securing selected canes to the fruiting wire (gang work) Early May - organic spray for bud mite
June - August	Bud rubbing and further shoot selection (gang work) End of June - crown thinning, leaf stripping (gang work) Spraying organic mix every 10-14 days (garlic, seaweed, yeast, sulphur, copper mix....)
September - October	Grape sugar levels sampling Picking at optimum sugar levels (gang work) Delivery of grapes to Itasca Wine, Crondall
November - December	Machinery, external fence and trellis maintenance

It is critical that the main works are carried out in a timely and uniform manner across the vineyard. To guarantee efficiency in this regard, a solid working relationship has been established with Ed Mitcham who provides and manages gang of around 10 people up to to six times per year. The 2023 cost for these operations is projected to be approximately £15,000 + VAT. The excellent employee welfare facilities developed within the winery are hugely appreciated and sets the vineyard apart.



**FUTURE YIELDS AND WINE PRODUCTION
AND FINANCIAL MODELLING**

With the four years of establishment drawing to an end, the vineyard has been suitably prepared for greater production in the coming years. A wine-making contract has been agreed with Ben Smith of Itasca wines, Crondall (approximately 20 miles away), where the grapes will be blended and wines made. The bottles will be returned to the Calleva winery to be stored until they are ready for drinking. The projected production is summarised in the adjacent table with the grape production reaching its optimum level of 10 to 12 tonnes per annum by Harvest 2026.

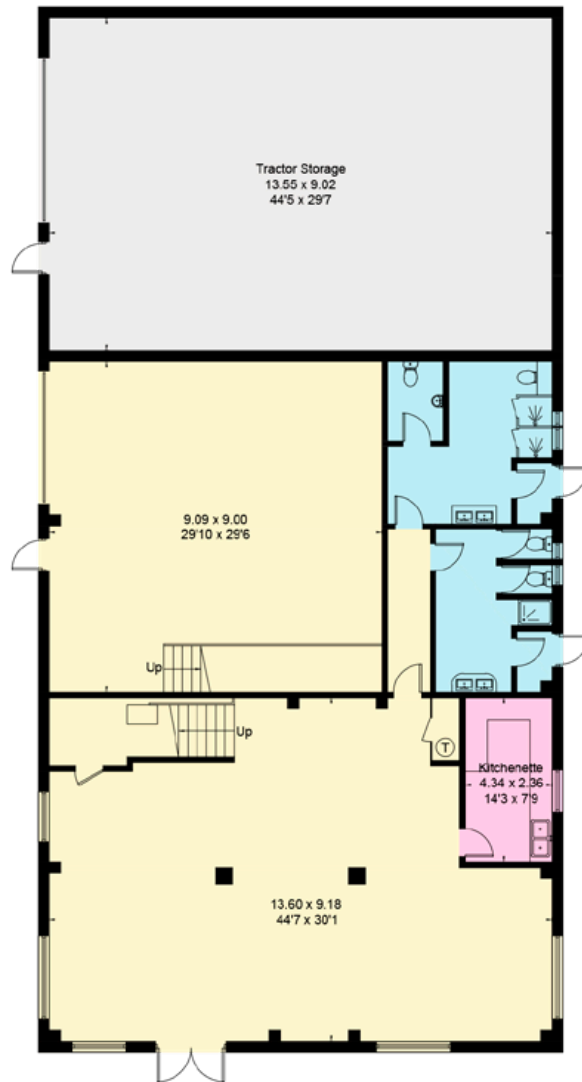
Projected Yields and Wine Production

Year	Grape Yield Tonnes	Wine Produced (Bottles)			
		English Sparkling	Rose	Chardonnay	Rondo
2023	5 to 6	3,000 (Drink 2027)	1,500 (Drink 2025)	0	1,000 (Drink 2025)
2024	8 to 10	5,000 (Drink 2028)	2,000 (Drink 2026)	1,500 (Drink 2026)	1,000 (Drink 2026)
			Sparkling Rose		
2025	10 to 12	7,000 (Drink 2029)	2,000 (Drink 2029)	1,500 (Drink 2027)	1,000 (Drink 2027)

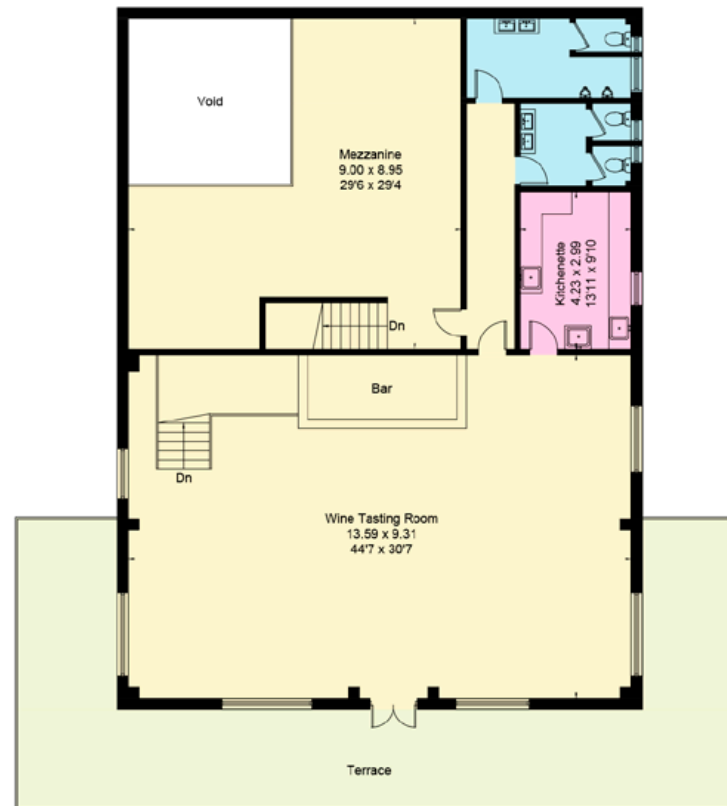


Approximate Gross Internal Floor Area
Calleva Winery: 607.4 sq m / 6,538 sq ft (Excluding Void)

Not to scale.



Ground Floor



First Floor

OTHER OPPORTUNITIES

The remaining farmland extends to approximately 13.33 ha (32.95 acres) and is currently down to grass. This grassland area provides further potential for extending the vineyard (with two further areas being identified as suitable) or indeed for sustaining a small flock of sheep or horse grazing. A useful barn located

in the southern area of the land extends to 3,000 sq.ft with its own access to the Byes Lane. At present there is an informal arrangement with a local farmer to take a crop of hay in return for cutting the hedges.

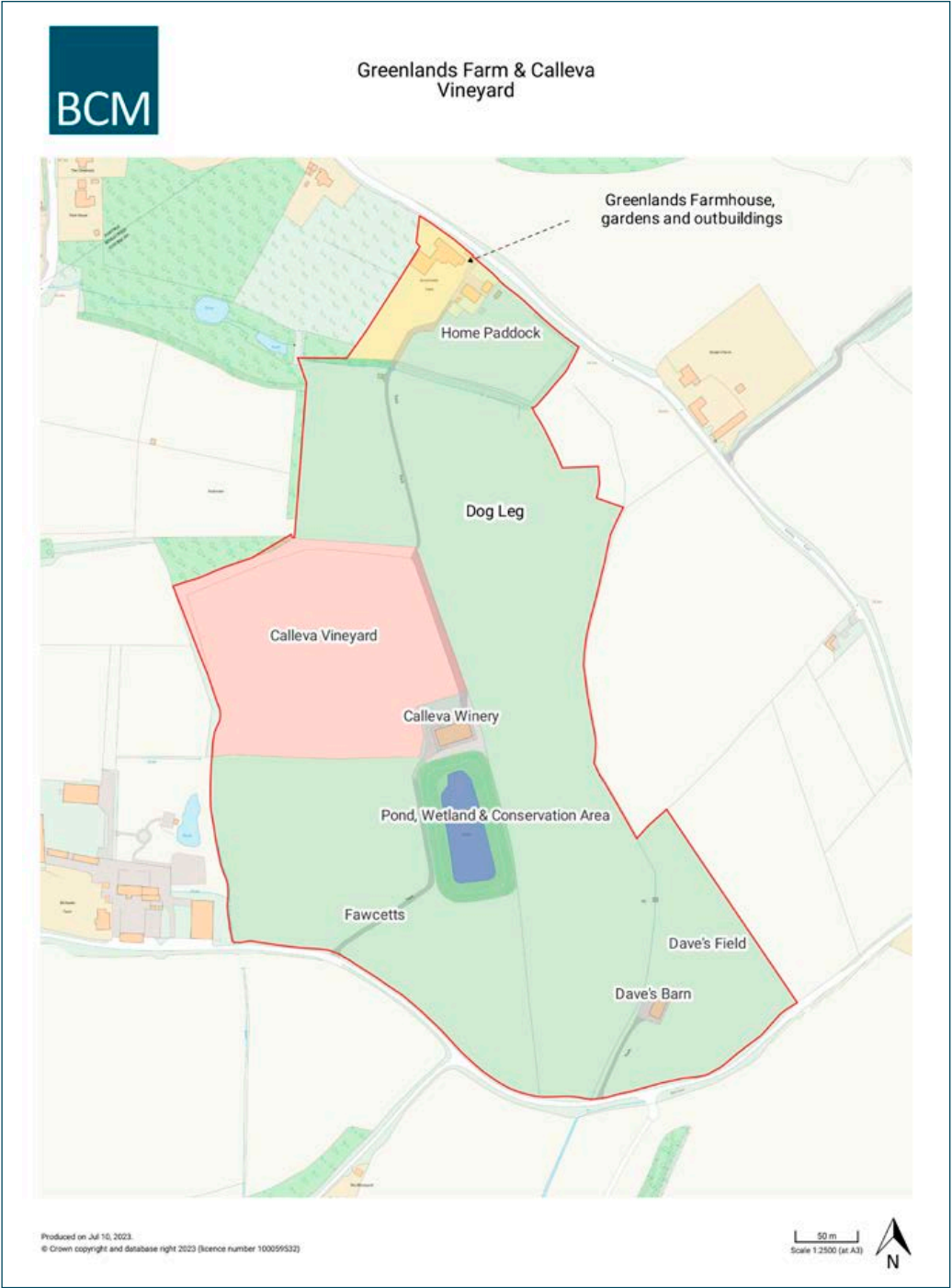
Together with the facilities provided by the Calleva winery and the beautifully landscaped and stocked lake, there is considerable potential for an events management and glamping enterprise to be established.



GREENLANDS FARM & CALLEVA VINEYARD

SCHEDULE OF LAND

Feature Name	Area (ha)	Area (ac)
Greenlands Farmhouse	0.61	1.50
Home Paddock	0.79	1.95
Calleva Winery	0.23	0.56
Calleva Vineyard	3.28	8.11
Pond, Wetland & Conservation Area	0.75	1.85
Dave's Barn	0.06	0.15
Dog Leg	7.64	18.89
Fawcetts	3.96	9.78
Dave's Field	1.73	4.28
Total	19.04	47.07





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 - v) 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 – nor have BCM tested them.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Services

Private water, electricity and private drainage. Gas Central heating.

Broadband Speed

35 mbps

Tenure

Freehold with vacant possession.

Local Authority

Basingstoke and Deane Borough Council
www.basingstoke.gov.uk

Council Tax

Band G

Energy Performance Certificates

Greenlands Farm: Band C (77)

Annexe: Band E (52)

Postcode

RG7 2LT

Directions

From Basingstoke, take the A339 ring road. Take the exit signposted to the hospital and A340 to Tadley. Proceed on this road. Upon reaching Pamber End, turn right onto Bramley Road. Soon after, bear left onto Silchester Road, signposted to Little London. Continue on this road until reaching Silchester. In the middle of the village, turn right onto Holly Lane and proceed out of the village. Greenlands Farm will be found 300m on the right.

What3Words

///immediate.rural.chops

Viewings

By appointment with BCM LLP only.

Selling Agent

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NB: These particulars are as at August 2023.



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