

— *The* —
HEXTON MANOR



ESTATE





— The —

HEXTON MANOR ESTATE

HERTFORDSHIRE

Hitchin 5 miles (Train to London Kings Cross & St Pancras from 25 minutes) | M1 Jct 11a 8 miles | Luton Airport 9 miles | Cambridge 39 miles
London 40 miles | Heathrow Airport 41 miles
(All distances and times are approximate)

*'An exceptional residential, amenity and sporting estate just
40 miles north of London, within the Chilterns Area
of Outstanding Natural Beauty'*

GRADE II LISTED HEXTON MANOR

Ground Floor – Reception Hall | Drawing Room | Morning Room | Sitting Room | Dining Room | Breakfast Room/Kitchen | Larder
Conservatory | Pantry | WC | Cellars

First Floor - Principal Bedroom Suite with Dressing Room and Bathroom | 7 Bedrooms | 3 Bathrooms | Utility | Linen Room | WC

Second Floor - Lake Flat: Drawing Room | Sitting Room | Kitchen/Breakfast Room | 2 Bedrooms | Bathroom

Garden Flat: Sitting Room | Kitchen | 3 Bedrooms | 2 Bathrooms | WC

Outside - Tennis Court | Swimming Pool | Landscaped Park | Walled Garden | Lakes

Land - Arable | Pasture and Woodland with significant biodiversity and potential for harnessing natural capital and environmental opportunities | Outstanding high bird Pheasant and Partridge Shoot with additional Sporting Rights over 1,500 acres

Ancillary Accommodation & Buildings - Six Houses and Cottages | Four let Office Units in converted Stable block

In all about 773.09 acres (312.87 hectares)

Available as a whole or in two lots



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.

SITUATION

The Hexton Manor Estate is situated at the north eastern end of the highly sought after Chilterns Area of Outstanding Natural Beauty in North Hertfordshire. Hexton is an idyllic traditional rural village which offers that rare combination of unspoilt English charm, whilst being very accessible to the popular Hertfordshire towns of Hitchin, Harpenden and St Albans as well as London, airports (both Luton and Heathrow) and is situated between the M1 (J11a & J12) and A1 (J8) which are eight miles equidistant. The village of Hexton has a village shop, primary school, public house, weekly cream teas served at the village church and a monthly farmers market, whilst Barton Le Clay to the west and Hitchin to the east provide a wider range of amenities. Other notable local destinations include Champneys Spa at Henlow (8 miles), Woburn (12 miles) and Whipsnade Zoo (13 miles).



The Chiltern Hills



Schooling - Hitchin and the surrounding areas offer an excellent range of both private and state schools. These include Heath Mount, Queenswood, Kingshott, St Christophers, Sherrardswood along with Hitchin Boys and Girls Schools.

Airports - London Luton Airport (9 miles) for international flights and private aircraft - with three dedicated private jet terminals. London Heathrow Airport (41 miles).

Rail Links - Mainline stations at Hitchin (5 miles) and Luton (8 miles) and Luton Parkway (9 miles) provide excellent services, from 30 minutes, into Kings Cross, St Pancras International, The City and Gatwick.



Village of Hexton



St Faith's Church, Hexton



HISTORY

1545-2018

The settlement of Hexton is referenced in the Domesday book under the Abbey of St Alban - although its history goes back much further than this. On the dissolution of the monasteries, the Estate returned to Royal ownership and the King is recorded as having given grant of The Burystead - translated 'place by the fort' which refers to the Iron Age Ravensburgh Castle - at this time. In 1545, records show that a manor and a watermill were granted to Sir Richard Lee - a member of parliament. From here it passed to his daughter and through marriage into the Sadlier family where it was held until 1593. The Hexton Estate was bought by Peter Taverner and remained with his descendants

for nearly two hundred years. It is thought that during this time a farmhouse was built on the current site of the Manor. In 1764, the Estate was sold to Newdigate Poyntz Snr. By 1767, he had begun to build the present house, but he died in 1772. The house at Hexton has grown considerably since its humble roots, as an early 17th century farmhouse, into the wonderful mansion house you see in the park today. In 1809, the Estate was in the hands of Caroline - daughter of Capt. William Young, and her husband Joseph Andrew Lautour - High Sheriff of Hertfordshire. The de Lautour family stuccoed and enlarged the Manor in around 1820, as well as carrying out many improvements to Hexton during their time

here, including the installation of an early private water supply - which is still evidenced by the pumps on the side of the village street today. Many of the changes made are recorded on an estate plan dated 1837 showing the park and pleasure grounds being very similar to the present day. Caroline Young de Lautour lived at Hexton until her death in 1869, after which the Manor fell slowly into decline under the watch of her son. In 1901, George Hodgson bought the Estate, which at the time was verging on derelict. G.H. Hodgson, a wealthy textile merchant made substantial changes in the next 18 years to the Estate and renovated the Manor. He removed the single-storey wings, rebuilding the village, restoring and spending

on the gardens and grounds, building follies and bridges. He lavished great time, expense and imagination on creating a very wondrous estate. Many of his commissions are still evident today such as Pegsdon Lodge and Hexton Lodge - found at either entrance of the long drive, and the iron railings in the park and woods. In 1918, the Estate was sold to the wool merchant and politician, Sir James Hill. Since which time it has changed hands just twice in a hundred years, including most recently from the Ashley-Cooper family to the current owners.



Hexton Manor circa 1905



Hexton Manor and Hexton Village circa 1905



2018 -2022

Hexton is very much a private family home with a diverse income stream from the Estate's own farmland, superb high bird shoot managed in-hand, let property income from both commercial and residential assets and in more recent years filming and photo shoots. Previously the Manor and walled garden have been used to host weddings. Since 2018, the estate infrastructure has undergone major upgrading and investment including the

Manor being connected to a mains water supply, repaving the pool area, removal of asbestos, enhanced security across the Estate with electric gates to all drives and main entrances and a CCTV system installed. In addition, there has been recent upgrade of the stables offices and investment in a number of the cottages including installing modern kennels, a game chiller and the building of a lodge used to host shoot elevenses.

Lot 1 HEXTON MANOR & PARK

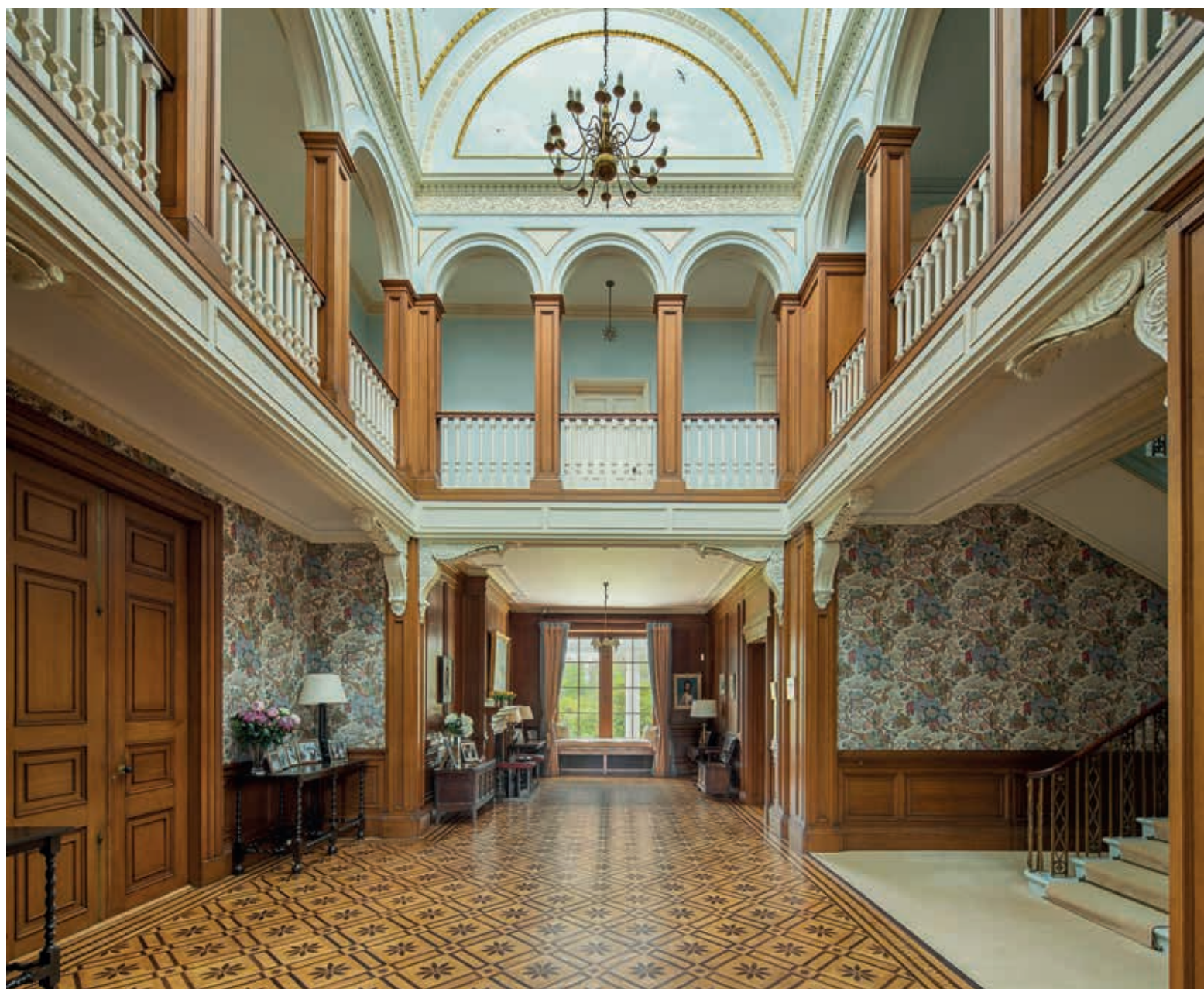
- ▶ Grade II Listed Manor House
- ▶ Beautiful landscaped park, walled garden and lakes
- ▶ Six houses and cottages
- ▶ Planning permission to create two further residential units
- ▶ Four office units providing let income in converted stable block.
- ▶ Trout fishing lakes
- ▶ In all about 186.69 acres (75.57 hectares)

THE MANOR

The house, originally built of brick, was stuccoed with stone effect in around 1820 for the de Latour family, when late Georgian and Regency architecture was prevalent. The formal entrance on the western side leads into a wonderful Reception Hall with cupola above. The reception hall has a magnificent parquet floor in an Italianate style from the Exhibition of Brussels, hand blocked wallpaper which is thought to date back to the late 1800's and depicts the vibrant 'tree of life' with exotic birds, combined with oak panelling. There

are pillared arches with a balcony and balustrade above, which give way to a hand painted domed ceiling depicting swallows with gold leaf and clouds. At the far end, facing eastwards is a large window overlooking the lake. In front of the window is an oak panelled seating area with a large fireplace and oak surround. From the Reception Hall, doors lead to the Morning Room, Dining Room, Drawing Room, Sitting Room, Cloakroom, Inner Hallway and Staircase.

The east facing Morning Room is both beautiful and elegant with ornate cornicing. The room enjoys the morning sun and is very light, with large sash windows including a wide central bay with triple sash windows, looking out towards the garden and lake. A classical marble fireplace decorated with Greek figurines adds to the elegance. French doors lead out to the veranda with views of the lake stretching beyond.



From the reception hall, a door leads into a large formal Dining Room, which has three sash windows looking out to the front of the Manor. There is low level panelling to the floor, ornate cornicing and a fireplace (not used). A spacious Drawing Room occupies the north east corner of the Manor with dual aspect and large sash windows - some of which have shutters - and enjoys fabulous views across the park and lake. This room is believed to include an earlier entrance to the Manor. The north west corner of the Manor is home to a cosier Sitting Room which has a large central sash window looking out to the park, a marble fireplace depicting a grapevine and pillars. There are French doors which lead into a wooden framed conservatory.

The three main reception rooms have undergone extensive redecoration by leading interior designers and a Ruckus wifi system has been installed throughout the ground floor and principal bedroom suite of the Manor.

At the south of the Manor, accessed via its own entrance or by using the Inner Hallway from the reception hall and dining room, is a wonderful large Family Kitchen which has views of the lake and into the rear enclosed courtyard. It includes an Aga and food sitting area with a log burning stove, and a dining area. There are French doors which lead out to the garden with a York stone terrace. Within the kitchen is a Pantry including French doors which give access to the rear courtyard. Near the south door and by the kitchen are a number of service rooms including Larder, Utility Room, Inner Hall with silver and china cupboards which all lead off a passageway.

From the reception hall, there is a cloakroom including a Waverly Doyton and Co Ltd marble washstand with hand painted floral basins and a separate WC. Throughout the house are beehive wooden doorknobs with an unusual push and pull mechanism. A sweeping staircase leads up to the first floor. Midway it parts, giving way to two cantilevered sections which reach the first floor landing and balcony - with hand painted ceiling above.

'The east facing Morning Room is both beautiful and elegant with ornate cornicing.'





FIRST FLOOR

The Principal Bedroom is a wonderful large room with four sash windows overlooking the lake. It has its own dressing room and bathroom. The Guest Bedroom is dual aspect, with views of the park, a fireplace and marble surround. It has an en suite bathroom including an original marble hand basin. There is a third bedroom suite including a dressing area and en suite bathroom with a large walk in shower, called West Guest Bedroom, which is positioned at the front of the Manor. Lake Bedroom and Spring Head Bedroom are two large corner rooms, with dual aspect outlooks, fireplaces and wash basins. These, along with three other bedrooms, share a family shower room, which has been recently updated. In addition, the first floor includes a laundry room, second utility room and WC. There is a lift shaft to all floors, and a secondary staircase in the south west corner.

SECOND FLOOR

The secondary staircase gives access to the top floor which offers versatile space, good ceiling heights and exceptional views of the park and lake to the east. There are three bedrooms, a Jack and Jill bathroom and further rooms used for storage. The secondary stairs lead from the top floor all the way down to the Cellar, which is made up from eleven store rooms, including a plant room and wine cellar.



The lake flat has a kitchen, sitting room, family room, en suite master bedroom and a second occasional bedroom/ dressing room. This could be incorporated into accommodation as part of the main house but would equally

lend itself to being occupied by staff or a third party as it has its own access via the secondary stairs and separate entrance. The garden flat provides scope for a second smaller one bedroom flat.



Lake Flat

FLOOR PLANS

- Manor House
- Lake Flat
- Garden Flat



Approximate Gross Internal Floor Area:
 Manor House - 14,589 sq ft (1,355 sq m)
 Lake Flat - 2,505 sq ft (232.8 sq m)
 Garden Flat - 632 sq ft (58.8 sq m)
 Cellar - 5,124 sq ft (476 sq m)

For identification only, not to scale.



OUTSIDE

Hexton Manor brings together all that you would hope for with a house of this grandeur in its setting: large expanses of lawn, beautiful spring fed lakes, an arboretum, prominent specimen trees, a long drive and historic parkland.

Records show that by the late- 18th century there were pleasure grounds and gardens at Hexton with lakes, including a canal and walled garden. Between about 1809 and 1819 many improvements were carried out by the de Lautour family, resulting in the current layout of the park and grounds. Work on the park continued until about 1869. From 1901, George Hodgson continued to lavish great

thought and care over the gardens and grounds as well as the wider Estate. The arboretum and all year round interest and colour in the gardens is attributed to the current family. In front of Hexton Manor, to the west is a gravel parking area and croquet lawn edged with mature trees including a splendid copper beech and box hedging. To the south is an enclosed courtyard in front of the kitchen where an outbuilding housing the biomass boiler and other stores including WC and wood store can be found. The eastern façade of the house is the most handsome with a veranda and terrace. In front of the terrace is a lawn which includes two fountains from the early 19th and early 20th century. Stone steps lead

down to the lake, which begins with a deep gorge and spring head opening out under a newly installed wooden carved bridge and into the four acres of lake including weirs, cascades and two ornamental islands. These lakes are chalk based and can be fished for trout and remain similar to their description in 1837.

Above the spring head, lies the southern pleasure ground which includes shrubs, many mature specimen trees including a magnificent Cedar of Lebanon - and in the Spring the area has an abundance of bulbs and flowers.

The formal garden and wild gardens beyond are laid out with walk ways including one

through the arboretum to The Rookery woodland which takes you past a rotating summer house and over the Japanese-style Nikko Bridge. The path continues past the remains of an early 20th century gothic summerhouse before crossing over the canal to the lower lake which is a naturalists paradise attracting a wealth of wildlife and birds, including kingfishers. This lake has been stocked with trout and is fished. The walk takes you back through opening glades with flowers and wooded areas before returning to the top lake and park, catching glimpses of the Manor before arriving at the southern pleasure garden and crossing the wooden bridge overlooking the spring head.





THE WALLED GARDEN, BOTHY & OLD GENERATOR HOUSE

In the south west corner of the park, closest to the village is a large and impressive walled garden. Divided into four main sections, the southern section is laid largely to rough grass with orchard trees and contains Crossways House. Above this, is a large open area which has previously been used for weddings and events and includes potting sheds.

The compartment north of this contains a tennis court and heated swimming pool with electric cover, whilst the northernmost, smallest compartment, reached off the west drive to the north, contains further outbuildings. These gardens are thought to date back to the 1830's and form part of the listed park and garden.



The Bothy is a detached building close to the Walled Garden which is used as a shoot room but could suit alternative uses (subject to the necessary consents).

On the edge of the park close to the village, is a rendered building known as the Old Generator House and has most recently been used as a stable and storage building. In 2019, planning permission was granted (subject to conditions) to change the use and convert to create two one-bedroom mezzanine apartments for occupation by the estate game-keepers (19/02051/FP).

THE STABLES

Approached from a tree lined drive of lime trees, the Stables is on the southern boundary of the park.

Converted in the eighties and nineties and renovated in 2020, this traditional brick courtyard now includes four commercial units which are let providing useful income.

CROSSWAYS

Adjacent to the Stables, accessed from Hexton village is an attractive detached property set in a generous plot. Crossways includes a kitchen, utility, living room, dining room, office and four bedrooms with an upstairs bathroom. Outside is a large walled garden and garage.

HEXTON LODGE

Refurbished in 2019, this quintessential detached gate lodge is situated at the entrance of the western drive, it has a kitchen, dining room, sitting room, three bedrooms and a family bathroom.



The Stables



Hexton Lodge



Crossways



1 & 2 Meg Cottages



Pegsdon Lodge

1 & 2 MEG COTTAGES, MEG BUNGALOW & BUILDINGS

A collection of three properties enjoying an idyllic position to the south of the park drive and surrounded by beautiful parkland.

1 and 2 Meg Cottages are a pair of semi-detached half timbered cottages offering three bedrooms. 1 Meg Cottages was refurbished in 2020. 2 Meg Cottages has also been upgraded in recent years and has a great open plan kitchen

space. Meg Bungalow has two bedrooms and is detached with a driveway and carport. All three properties have good sized gardens. To the west of the cottages are a number of buildings including a game larder and kennels which are currently used by the shoot. These were upgraded in 2019.

PEGSDON LODGE

Refurbished in 2019/20, Pegsdon Lodge is positioned at the end of the eastern park drive and is a detached house with a kitchen, dining

room, sitting room, three bedrooms, utility room and family bathroom.

Lot 2

HEXTON SHOOT & WILDERNESS

- ▶ Incredible private countryside
- ▶ Steep wooded valleys
- ▶ Private enclosed glades
- ▶ 336 acres of woodland
- ▶ 220 acres of arable land
- ▶ Home to the outstanding high bird pheasant and partridge shoot
- ▶ Timber framed lodge used for “Elevenses”
- ▶ Scheduled ancient monument
- ▶ In all about 586.40 acres (237.30 hectares)

SHOOT

The Hexton Manor Estate provides the backdrop to one of the finest high bird shoots in the Home Counties. Recently described as ‘Little Devon’ in Fieldsports Magazine, Hexton’s deep wooded valleys are akin to those found in Yorkshire and the West Country. Situated at the foot of the Chiltern Hills, Hexton and shooting have been synonymous for centuries. The steep hillsides were planted for shooting at the beginning of the 20th century. The woodlands are now mature and

provide a good variety of ages and species. These wooded valleys level out on top where they join cover strips and then turn to large arable fields beyond.

Lot 2 extends to 586 acres with sporting rights over additional land surrounding this. Hexton shoot has two separate beats and can provide back-to-back days shooting across its thirteen drives. The land rises from 260 feet to nearly 500 feet above sea level over a very short

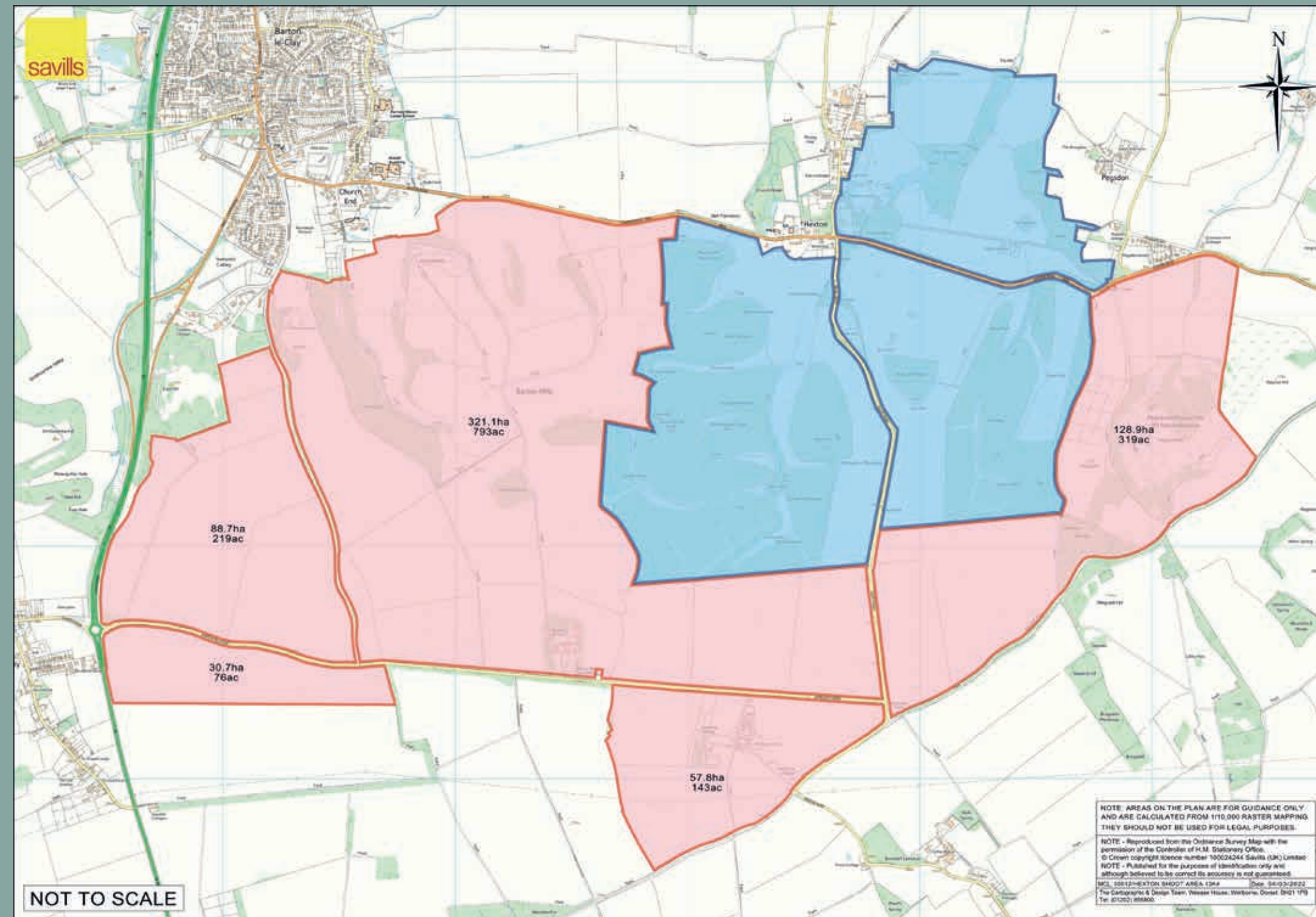
distance which creates extremely challenging high birds and provides stunning views. There are a series of valleys with streams running through making for an exceptional mixed bird shoot. Days typically range from 200 300 birds upwards, with around 25-30 days held per season. The shoots infrastructure is well established; the drives are accessed via a network of tracks, there are a number of pens in place and there is a water supply to these. Tucked away along one of the tracks, is

a beautiful shoot lodge. It is possible to drive across much of the Estate by 4WD vehicle, allowing easy access for sport, management or simply enjoyment of the natural environment.

As well as the driven quarry, both Fallow and Muntjac can be found at Hexton and the steep terrain and wooded landscape can make for excellent stalking.



SPORTING RIGHTS PLAN



FARMLAND

North Hertfordshire boasts excellent chalk based soils classified as both Grade 2 and 3. In addition to the undulating ground, there are large open arable fields which are let on a Farm Business Tenancy and cropped in a traditional cereal rotation. The permanent pasture is grazed by sheep on a short term grazing arrangement. There are cover crops and fallow which could be ploughed and incorporated into the farming rotation. Lot 1 includes 43 acres of arable land and 71 acres of pasture, whilst Lot 2 includes 220 acres of arable land and 28 acres of permanent pasture. The soils are described as Wantage 2 in the Soil Survey of England and Wales, which are shallow well drained calcareous silty soils over argillaceous chalk, deeper well drained coarse loamy soils in places.



HABITAT & WILDLIFE

The countryside at Hexton is incredibly private and unspoilt. Wildlife rich species of grassland, including cowslips and orchids can be seen on the chalky soils throughout the woodlands. In a recent farmland bird survey, some 20 red and amber listed species along with an impressive number of wild grey partridge were recorded. This diverse habitat and mix of species is likely to make Hexton well placed for new stewardship schemes within the drive for nature recovery.

There is a chalk pit let on a ten year lease to the Wildlife Trust who manage much of the surrounding land to the Estate. There is also the historic site of Ravensburgh Castle, which is a scheduled ancient monument perched up on the wooded hillside. These natural and historical assets may provide interesting opportunities for possible income generation and capital growth.

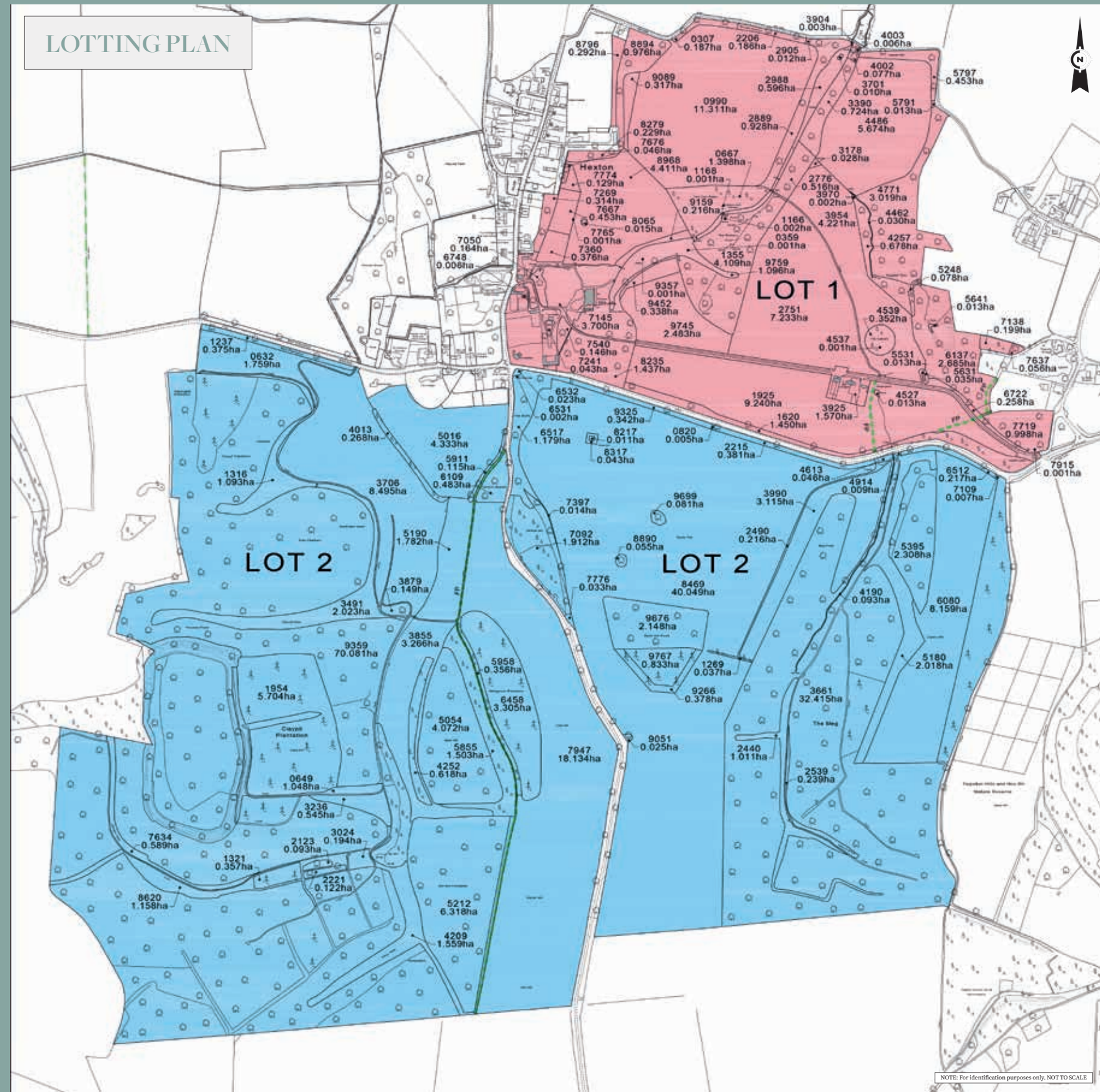
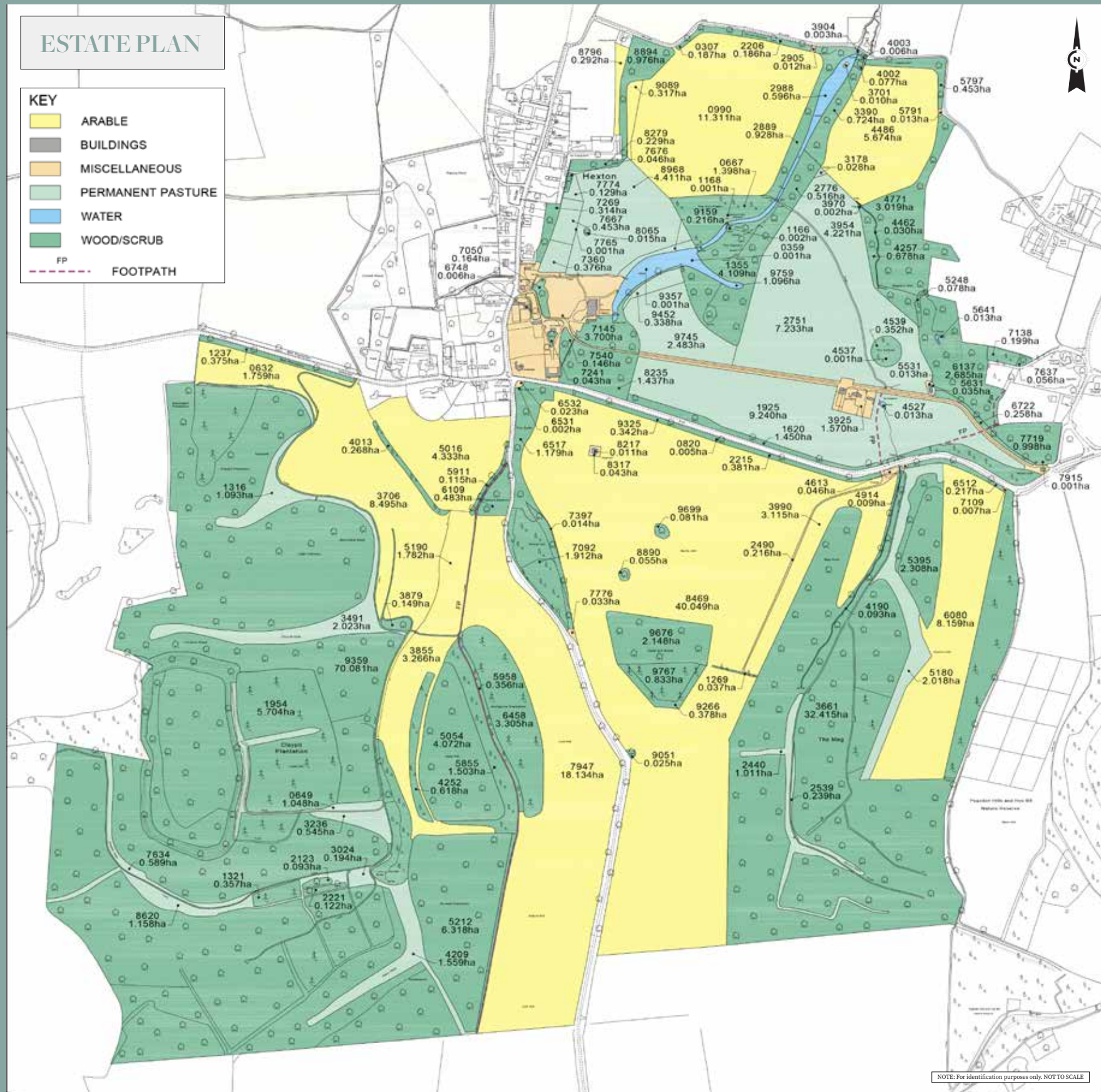
WOODLAND

Much of the woodland was planted in the early 20th century, although some of it is older and includes ancient woodland. There is a mixture of hardwoods and conifers, some nurse crops and much of it is edged with shrubs including box and laurel, before a hedgerow border. Since 2019, a new woodland management plan has helped to drive the improvement and general health of the woodland, while also improving habitat for game and farmland birds. The woodland encompasses forest rides, open glades and an extensive network of routes and tracks for one to explore by foot, horseback or estate vehicle. Lot 1 includes around 53 acres of woodland, whilst Lot 2 includes 336 acres. The woodlands also provide a useful source of timber for the biomass boiler at the Manor and may provide opportunities for mitigating carbon in the future.

'Wildlife rich species of grassland, including cowslips and orchids can be seen on the chalky soils throughout the woodlands.'







GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

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

DIRECTIONS & POSTCODE

The postcode is SG5 3JH, which will take you to the Hexton crossroads. From the B655 (Between Hitchin and Barton le Clay), please turn in towards the village of Hexton and the gates to Hexton Manor are on the right hand side after 200 yards or so. Once through the gates, follow the drive past the gate lodge on the left, then as the drive forks, stay left and continue to the Manor House. For users of the What3Words app, the precise 3m sq location for the village entrance (Hexton Lodge): interviewer.coast.mammoths

PLANNING & DESIGNATIONS

The property is offered for sale subject to new development plans, tree preservation orders, ancient orders and public rights of way. In particular, the Estate lies within a designated Area of Outstanding Natural Beauty (AONB) and a Nitrate Vulnerable Zone (NVZ). There are two designated scheduled ancient monuments and areas of ancient woodland.

The following structures are listed as being of historic or architectural interest;

- ▶ Hexton Manor ~ Grade II
- ▶ Hexton Manor ~ Parks and Gardens ~ Grade II
- ▶ Walled Garden listing ~ Grade II
- ▶ Medieval Cross Base ~ Grade II
- ▶ Ravensburgh Castle ~ scheduled ancient monument
- ▶ Moated site in Pegsdon Belt ~ scheduled ancient monument
- ▶ Entrance Gates at Pegsdon Lodge ~ Grade II

SERVICES, NON-DOMESTIC RATES & COUNCIL TAX

PROPERTY	HEATING	WATER	DRAINAGE	ELECTRIC	COUNCIL TAX & RATES
Hexton Manor	Woodchip Boiler, Oil, AGA	Mains	Private	Mains 3 Phase	H
The Stables (Office 1)	OFCH	Mains	Mains	Mains	RV: £11,750
The Stables (Office 2)	OFCH	Mains	Mains	Mains	RV: £11,750
The Stables (Office 3)	OFCH	Mains	Mains	Mains	RV: £10,750
Stable Flat	OFCH	Mains	Mains	Mains	D
Hexton Lodge	OFCH	Mains	Mains	Mains	F
Crossways	OFCH	Mains	Mains	Mains	G
Pegsdon Lodge	OFCH	Mains	Private	Mains	E
Meg Bungalow	OFCH	Mains	Private	Mains	D
1 Meg Cottages	OFCH	Mains	Private	Mains	E
2 Meg Cottages	OFCH	Mains	Private	Mains	E
Meg Buildings	-	Mains	-	Mains	-
Park	-	Troughs - Private & Mains	-	-	-
Shoot	-	Spring Fed	-	-	-
Old Generator House	-	-	-	Mains	-
The Bothy	Woodchip Boiler	Private	-	Mains	RV:£3,400
Walled Garden	-	Private	-	Mains	-
Swimming Pool	Air source heat pump	Private	Mains	Mains	-
Telecom Mast	-	-	-	Mains	-

GRANT SCHEMES

Entry Level Stewardship has now ended but the Estate is well suited to a new scheme should a new owner wish to apply.

RENEWABLE HEAT INCENTIVE

Hexton Manor and The Bothy benefit from support payments for eligible heat until 24/6/2034.

MINERAL, SPORTING & TIMBER RIGHTS OVER FREEHOLD LAND

It is intended that the timber, sporting and mineral rights for the freehold land in the sale are sold with it along with standing timber (not felled or stacked timber), in so far as they are owned.



ADDITIONAL SPORTING RIGHTS OVER THIRD PARTY LAND

The vendor owns sporting rights over additional third party owned land, whilst not integral to a small scale shoot, they have proven very useful for the delivery of a commercial shoot. These will be made available to the buyer of Lot 2 at additional cost.

BASIC PAYMENT SCHEME

The farmland is registered with the Rural Payments Agency. The income from the current claim year will be retained by the vendor. The vendor will use reasonable endeavours to transfer the entitlements for future Basic Payments to the purchaser(s). Any VAT attracted by the sale/transfer of entitlements will be paid by the purchaser(s). NB: The Basic Payment Scheme is being phased out and new schemes are being piloted and introduced.

HOLDOVER

Depending upon the date of completion, the vendors may require holdover for agricultural and/or sporting operations, access to and collection of any felled or stacked timber.



TENANT RIGHT

If applicable, and subject to the date of completion, in addition to the purchase price the purchaser(s) will take over and pay for all growing crops, cultivations, seeds, fertilisers and chemicals applied, 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 where applicable and invoiced costs of seed, fertiliser and sprays applied. Enhancement of £30 per acre will be charged monthly from the drilling date.

FIXTURES & FITTINGS

The purchaser should assume that all of the fixtures and fittings, light fittings, electrical appliances and garden statutory are specifically excluded from the sale. The purchaser should also be aware that let property may benefit from tenants improvements and fixtures. Clarification on any specific items should be sought from the vendors' agents. Some items may be available by separate negotiation.

CHATELS & CONTENTS

Some items of furniture, curtains and carpets may be available by separate negotiation.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

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. For further information, please ask the selling agent.

EMPLOYEES

The purchaser(s) will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations. Details of current employees are available from the selling agent.

TENURE & OCCUPATION

The table below shows a brief summary of the Estate, which is available for sale with vacant possession on completion, subject to the anticipated occupancies shown.

PROPERTY	TENURE	TERM	EPC
Hexton Manor, Walled Gardens & Bothy	Vacant Possession	N/A	N/A
The Stables (Unit 1)	Vacant - being marketed for rent	TBC	D
The Stables (Unit 2)	Commercial (contracted out)	02/02/2026	E
The Stables (Units 3)	Commercial (contracted out)	31/08/2025	E
Hexton Lodge	AST	10/08/2021	E
Crossways	AST	16/01/2023	E
Pegsdon Lodge	AST	31/08/2022	E
Meg Bungalow	Rent Act (rent bearing)	N/A	E
1 Meg Cottages & Buildings	AST	31/08/2022	E
2 Meg Cottages	Rent Act (rent bearing)	N/A	E
Parkland - Grass	Grazing Licence	30/09/2022	F
Shoot	In hand	N/A	N/A
Farmland - Arable	FBT	28/09/2024	N/A
Old Generator House	Vacant Possession	N/A	N/A
Telecom Mast	Long Lease	2070	N/A
Fanny's Spinney	Landlord & Tenant Act 1954 lease (contracted out)	31/07/2030	N/A
Sporting Rights	In hand	N/A	N/A



SOLICITORS

BDB Pitmans LLP. One Bartholomew Close, London EC1A 7BL. Contact: Paddy Lynam.

VAT

In the event that the sale of the property, 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. The Telecom Mast and The Stables have been opted for tax.



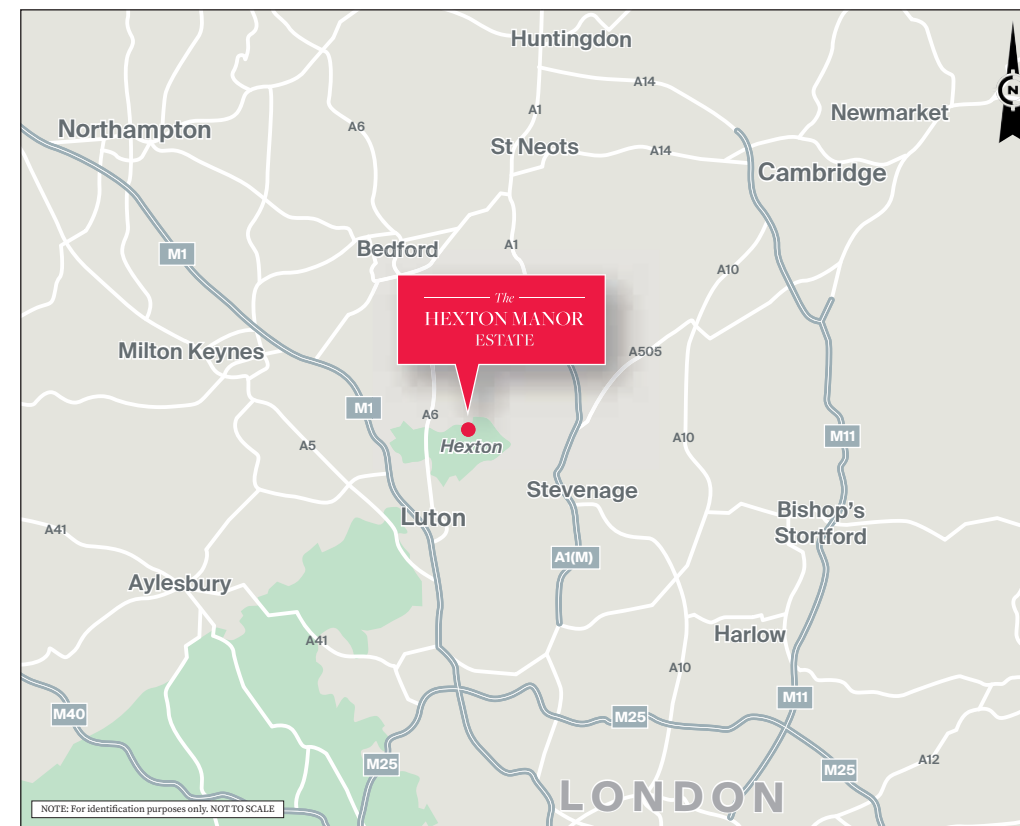
IMPORTANT NOTICE

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VIEWING & YOUR SAFETY

All viewings must be accompanied and arranged through Knight Frank or Savills. In keeping with the nature of the property, we advise that all viewers bring sensible footwear and clothing to view the property and grounds.



Viewing is strictly by prior appointment. Please contact:

Knight Frank
Country Department
55 Baker Street
London W1U 8AN
www.knightfrank.com

Will Matthews
+44 (0) 20 7861 1440
will.matthews@knightfrank.com

George Bramley
+44 (0) 20 7861 1069
george.bramley@knightfrank.com

Savills
National Farms & Estates
33 Margaret Street
London W1G 0JD
www.savills.co.uk

Louise Harrison
+44 (0) 20 7016 3780
lharrison@savills.com

Savills
Central Farms & Estates
Unex House, 132-134 Hills Road
Cambridge CB2 8PA
www.savills.co.uk

Oliver Carr
+44 (0) 1223 347 274
ocarr@savills.com

