



## Blenheim Palace – Vineyard Opportunity

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A **unique opportunity**  
to produce wine in a  
brand partnership with  
Blenheim Palace.

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### Introduction

Knight Frank are delighted to present to the market a unique opportunity for a wine producer to rent up to 150 acres and produce a co-branded wine with Blenheim Palace on the Blenheim Estate. The wine will be sold through the Blenheim Palace's numerous direct to consumer channels. There is also an opportunity to plant a 0.66 acre show vineyard within the Palace's walled garden near to the gift shop, and within the UNESCO world heritage site, which receives over 1 million visitors a year.



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## History

Blenheim Palace dates back to 1705 when it was built as a gift, from Queen Anne and a grateful nation to John Churchill, 1st Duke of Marlborough, for his success in the 1704 Battle of Blenheim. Today, Blenheim Palace and its 'Capability' Brown landscape is enjoyed by over one million visitors each year. In 2017, Blenheim Palace announced 10 goals to deliver, over a 10 year period, which includes tripling their economic contribution to the local area. Rural diversification assists Blenheim Palace with its ambitious goals and since 2017 Blenheim has welcomed more than 2.7m visitors, contributing almost £400m to the economy. Blenheim Palace is uniquely placed to support the local economy and capitalise on new income streams in the ever changing rural landscape.

Blenheim Palace has multiple sales channels across the Estate including The Walled Garden Pizzeria and The Orangery Restaurant, both suitable outlets for vineyard produce.



## Situation

Blenheim Palace, situated in the Cotswold Area of Outstanding Natural Beauty, lies approximately 20km to the northwest of Oxford and borders the western edge of the rural village of Woodstock. The Estate comprises:

12,000 acres of predominantly arable farmland landscape and is characteristically defined as the open limestone wolds with land lying between 80m and 120m above sea level.

The A44 provides fast access to Oxford, the M40, London and Birmingham. Communications are excellent with the M40 approximately 11 miles to the east giving access to London and the Midlands with a choice of mainline railway stations at Charlbury, Long Hanborough, Oxford and Bicester.

## The Opportunity

Blenheim Palace is offering an opportunity for a wine producer to enter a long-term tenancy to establish a vineyard over up to 150 acres of land identified as being suitable for a vineyard by Vineworks. A copy of the suitability report is available on request. It is not a requirement for the full 150 acres to be included in the tenancy, and applications for a tenancy over a smaller area will be given equal consideration as those over the full area. The Estate will also welcome proposals for other forms of agreement other than a farm business tenancy, including joint ventures and share farming agreements.

## Acorns and Oaks

This opportunity is an extension of the Acorns and Oaks Initiative, which comprises the economic arm of Blenheim Palace's Land Strategy. By partnering with producers and artisans who share their values, the partnership aims to cultivate new opportunities, skills, jobs and drive economic benefits locally. The successful wine producer will join the numerous other businesses which trade on the Blenheim Estate and form the economic element of the Land Strategy. There will be an opportunity for the wine producer to sell their wines through Blenheim Palace's numerous direct to consumer channels, including via the Walled Garden retail space and through the various events that take place at Blenheim including Game Fair, Horse Trials, Food Festival etc.



## Lower Westfield Farm

Up to 150 acres (+0.66ac) acres of southeast-facing, evenly sloped, free draining limestone wold in one block that would serve as the commercial vineyard. There is also an opportunity to plant a show vineyard (circa. 0.66 acres) within the palace's walled garden within the UNESCO world heritage site.

Altitude – 110m – 75m whole site

Slope Orientation - South south east

Gradient – Gently sloping

Soil Type – Sandy silt loam over chalk and limestone

Services & Access – The Estate are willing to connect services and improve access subject to use and requirement.

Buildings – Foxholes Barn – concrete framed agricultural building (approx. 3000 sq ft).

Additional buildings may be available by separate negotiation.

## Climate & Soil Analysis

A suitability analysis was conducted across the entire Estate, which identified Lower Westfield Farm as being the most suitable for viticulture. A summary of the findings are below.

Summary of Results	10 Year Averages
Growing Season Average Temperature	13.8°C
Growing Degree Days	894
Average Frost Days* 15th March – 14th April	7.5 days
Average Frost Days* 15th April – 31st May	3.1 days
Average Frost Temperatures (15th March – 31st May)	-0.7°C
Growing Season Rainfall	373mm
June Rainfall (Flowering Season)	54mm
Sunlight Hours	1,222 hours

\*Frost is defined as recorded temperatures below 0°C. The day relates to the number of days where a temperature below 0°C was recorded.

Further suitability information is available in the Vineworks Report.

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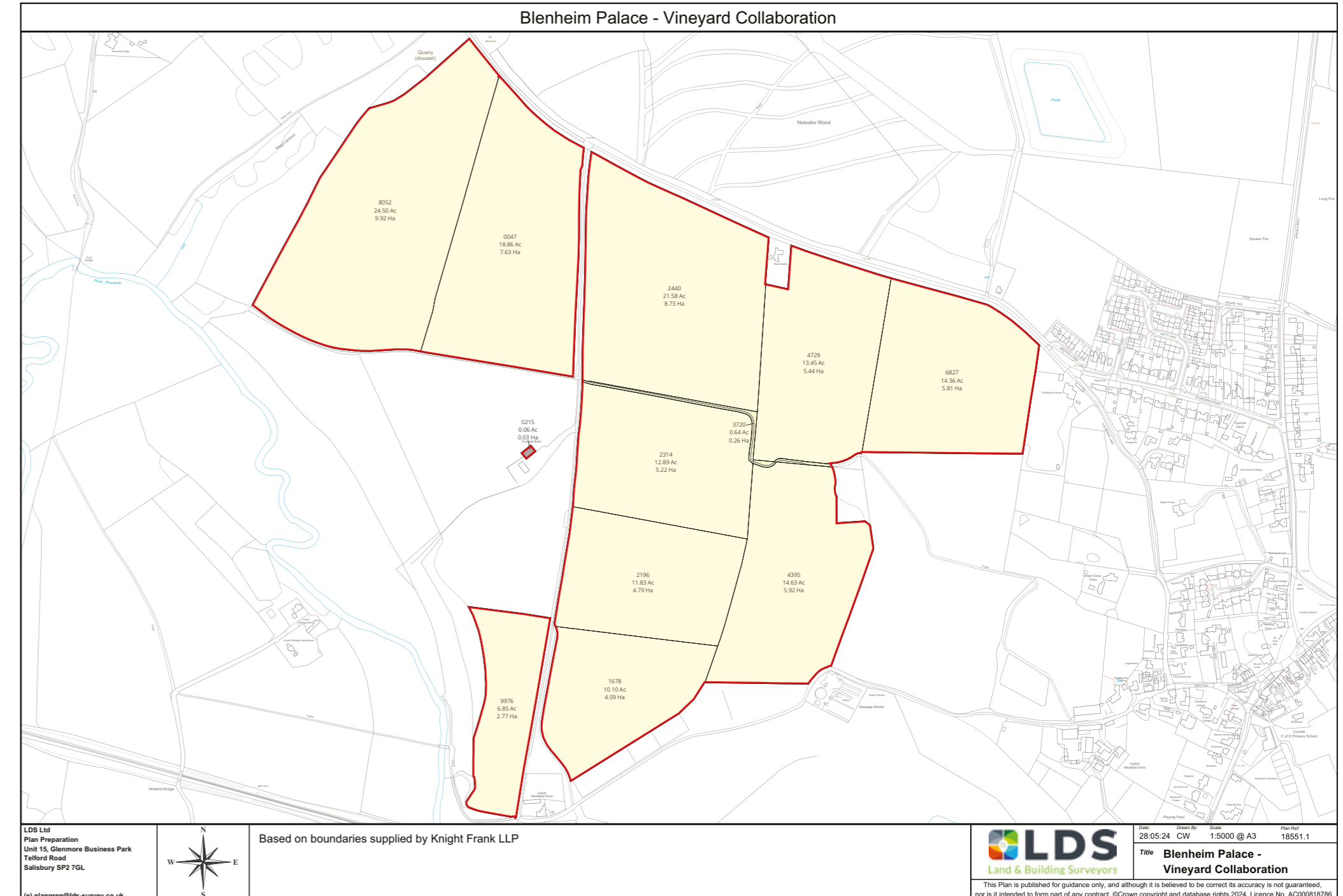
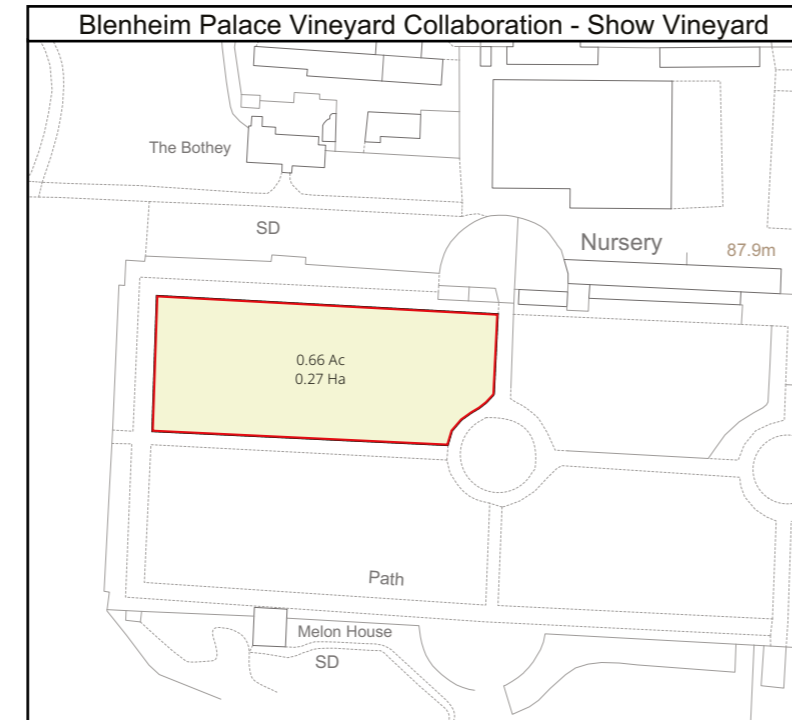


## General Remarks and Stipulations

**Sporting:** There is game shooting that operates across the Blenheim Palace Estate and there may be risk of birds entering the vineyard.

**Accommodation:** Blenheim Palace have a significant portfolio of residential properties that may be available by separate negotiation.

**Viewings:** By appointment with the Landlord's Agent only



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Based on boundaries supplied by Knight Frank LLP



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