

COUNTRY HOUSES

— FARMS & ESTATES —

EDITION 2 - 2024





Welcome

Welcome to the latest edition of *Country Houses, Farms & Estates*, providing you with valuable insights and expert commentary on the country property market. In a year marked by shifts in the broader market, prime country properties – those priced at £2 million and above – demonstrated remarkable resilience.

Noteworthy is that over half of exchanges in the £2 million and above category were conducted by cash buyers, underscoring the robust nature of this market. The enduring appeal of unique properties and country estates, positioned as ‘once-in-a generation’ opportunities, provides this market with an additional layer of protection from the broader downturn affecting the UK property sector.

Within these pages, our 30-strong Country Department team, headquartered in London, showcase their mastery in handling some of the most exceptional properties across the UK. See a curated selection of these properties, including our cover image, the captivating Stanton Court, on pages 38–39. Our regional offices benefit from the support of this dedicated team, ensuring specialist knowledge and unparalleled access to a global network of buyers.

Whether you are moving, investing or selling your property, this publication is designed to equip you with the latest insights. Explore our 10 key regional departments (starting on page 14) to get a well-rounded understanding of the specialist knowledge we bring to our clients. Furthermore, our agents from North Surrey, the Cotswolds, and the South West share what makes their local markets tick and the communities that are capturing buyers’ hearts pages 6–9.

If you’re ready to make a move, do reach out to our team – find their details on page 84. At Knight Frank, we believe our tailored, specialist advice uniquely positions us to support you on your property journey.

EDWARD ROOK
Head of the National Country Department



Ready for your next chapter?

From city lights to country walks,
we're here for where life takes you.

Start your journey



Your partners in property



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Country market review



KATE EVERETT-ALLEN
Head of International & Country Research

A resilient performance

Last year, the boom in the UK residential property market that began with the Covid pandemic came to an end. Not only did the ill-received mini-budget in the autumn of 2022 halt momentum, but a backdrop of 14 consecutive rate rises from the Bank of England stretched affordability, dampening sales activity.

Despite this, the high-end country homes market proved resilient. Exchanges at £2m+ were down 2% in the 12 months to October versus the five year average. By

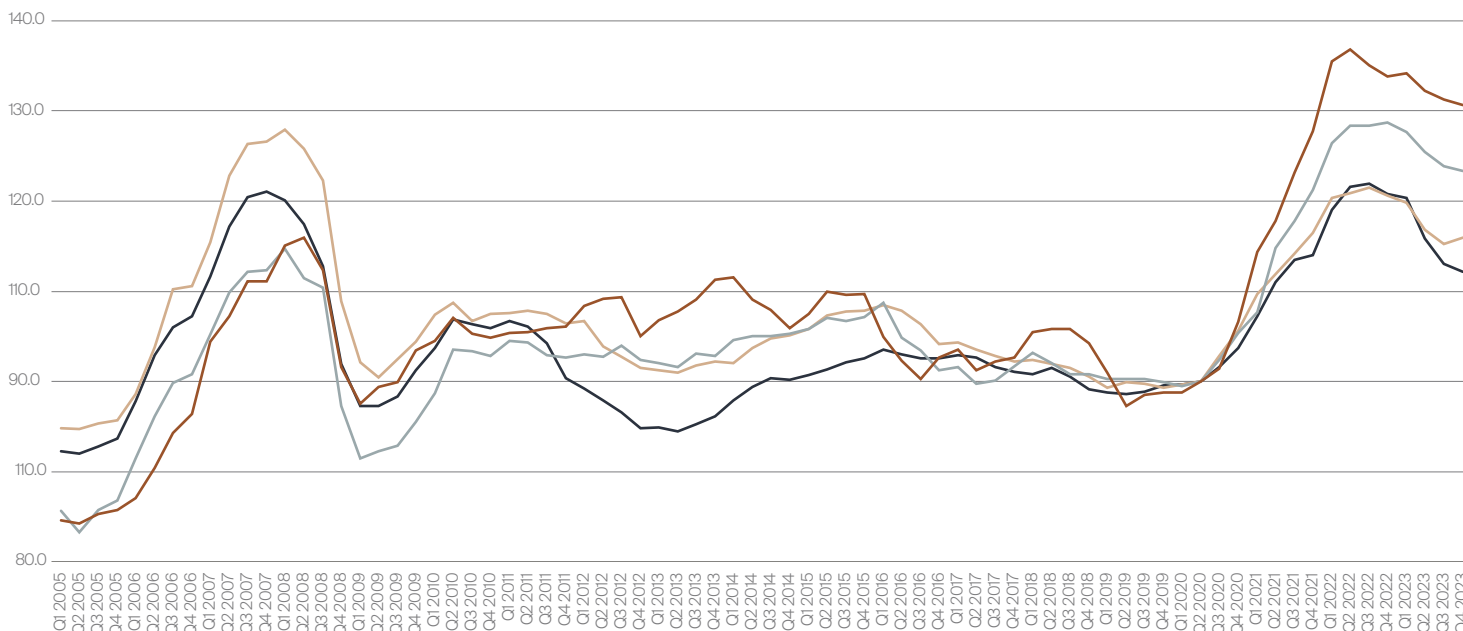
comparison, exchanges in the wider UK mainstream market were down 20% over the same period.

While not immune to the downturn in buyer sentiment felt across the UK property sector, higher value homes in the country market have been better insulated due to the sector's greater proportion of cash buyers (comprising around 35% of exchanges at £2m+). Plus, there is the rarity factor creating a 'once-in-a-generation' opportunity for buyers seeking unique and prestigious country estates.

Average values across all price brackets in the country houses market sit above pre-pandemic levels

Indexed, 100 = Q2 2020

■ £2m to £3m
 ■ £3m to £4m
 ■ £4m to £5m
 ■ £5m+



“There is a window of opportunity for buyers and sellers as the economy settles and before a general election is called in the second half of 2024.”

Recovery ahead

Economic data hints at an improving landscape in 2024. The mood music shifted markedly in December 2023 as UK inflation slowed faster than anticipated.

We expect sentiment to improve in 2024 as the economic picture brightens and interest rates peak, albeit pricing will remain under pressure and activity will be weaker than during the boom period of 2021/2022.

There is a window of opportunity for buyers and sellers as the economy settles and before a general election is called in the second half of 2024.

In the prime country house market, we now expect a narrower price decline this year of -2% (previously -3%) as the market comes down from the highs of the pandemic in recent years.

Realistic asking prices will remain important as the ‘race for space’ is no longer driving demand in the way it did during successive lockdowns.

£3.2m

The average budget of new prospective buyers in the country homes market (£2m+) in the year to October 2023.

35%

The proportion of cash buyers in the country homes market above £2m in the year to October 2023.

Farms & Estates sales figures



In 2023, the team have marketed over 50,000 acres of farmland

35,623

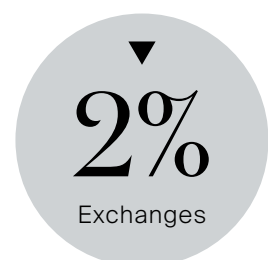
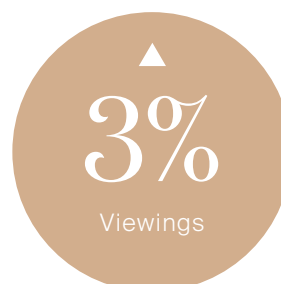
acres (70%) of this was off market

32%

of properties were £10 million

Market metrics

12 months to October 2023 versus the five year average (£2m+)



Our country property

Our dedicated Country Department is here to advise you on this thriving market, sourcing the best country houses, farms and estates around the UK. Here, three of our advisors share their insights on their local markets.



Sarah Brown
Partner, South West sales

What do you love about the South West?

It has been a joy to move back to where I grew up. The sheer variety of landscapes across the South West is breathtaking, from Dartmoor and Exmoor to the rolling hills of south Dorset, the glory of the City of Bath and the invigoration of our varied coastline. I am biased, but it is a beautiful region to be an agent for when you match these incredible landscapes and locations with properties in this area.

What are the local market trends?

A positive realignment towards less rigid working arrangements has meant that you can now live from Dorset through to Cornwall and remain connected to working life in London. We've also seen families moving to the area for the outstanding schools and witnessed the transformation of places such as in and around Bruton.



“The sheer variety of landscapes across the South West is breathtaking.”

What sets your team apart from the rest?

Clients often comment on our breadth of experience, professionalism, expert local knowledge, discretion and going the extra mile to tailor the sales process to their needs. They also acknowledge the genuine team effort, joined-up thinking within our teams and access to such an impressive variety of property services Knight Frank offers.

What lifestyle aspects make the South West an attractive destination for potential buyers?

Some brilliant local traditions include the New Year's Day swim at Lyme Regis and carrying tar barrels through the streets of Ottery St Mary. Some of the country's best restaurants, hotels and pubs are here - my favourites include The Newt, Coombeshead Farm and The Bradley Hare. You can enjoy the culture and style of Bath and Bristol, stunning sub-tropical gardens on the south coast and explore the region's outdoor activities - from world-class surfing to coastal trail running.





Stuart Cole
Partner, North Surrey sales

What makes North Surrey a unique place to live?

North Surrey is an extremely special place. It's close to London, has fantastic schools, superb infrastructure and connectivity, and easy access to major airports, roads and rail networks. There's also an abundance of green open spaces and some of the country's best sporting facilities, from golf, polo and shooting to world-class horse racing at Royal Ascot, Sandown and Epsom. There's also a superb range of Michelin-starred restaurants and idyllic country pubs. It has serenity, fresh air and all the facilities an international family would need and expect.

How has the local market evolved in recent months?

It has always been a busy market, with demand from domestic and international buyers. When Covid hit, we saw a huge influx of buyers who previously would have been solely city-based but decided to move in the so-called "race for space". It was important for them to enjoy the area's lifestyle while remaining close to the

"It has serenity, fresh air and all the facilities an international family would need and expect."

city. We are now seeing not just our traditional buyers but also more of the "city" group, who have seen what their friends who moved during Covid enjoy and want the same for themselves and their families.

Can you share a memorable recent sale?

We recently sold a lovely home on St George's Hill, Weybridge, for a family I have known for 18 years. The buyer had recently sold his company and was searching for a dream home. The house is a prime example of our best properties: a large family house with lots of entertaining space, staff accommodation, a swimming pool, gym, cinema, bar and golf simulator. The blend of living and entertaining space was perfect and very much what our buyers expect.

What do clients appreciate most about our service?

We do so much more than show people houses. We take our time to really understand our buyers and their family's needs - not just from the home but also the area. This can be anything from the local farm shop to the private school or introducing them to nearby private members' country clubs. Once they've moved in, our relationship does not end; many of our clients have become lifelong friends.



Peter Edwards
Partner, Cotswolds sales

What do you love about the Cotswolds market?

We are lucky enough to have a big presence in the region with an unrivalled track record of selling the finest houses in the Cotswolds. The region has AONB (Area of Outstanding Natural Beauty) status and, therefore, enjoys a degree of protection from unsightly development. The villages and towns are traditional, maintaining their charm while popular with tourists. The Cotswolds is conveniently located near the motorway network, relatively easily accessible from West London, and is bookended by the popular centres of Oxford to the east and Cheltenham to the west.

How has the market evolved in recent months?

The market is in transition but starting to settle into a new normal. After a buoyant two years post-lockdown, some of the pace and strength has been diluted. That said, if correctly priced, there is still plenty of demand, and properties are still selling well. Best-in-class

“The villages and towns are traditional, maintaining their charm while popular with tourists.”

homes and the most sought-after locations are holding up well, but properties needing substantial renovation are finding it harder due to increased building costs and a reduced appetite from buyers to embark on a long project.

What's a memorable recent sale?

Maces Farm is a recent highlight, a beautiful listed former farmhouse in the sought-after village of Wyck Rissington, just a few miles from Stow-on-the-Wold. The property has spectacular, uninterrupted views and had been beautifully renovated. It also offered a separate cottage, party barn and a few acres of land. It's the ideal family setup: the feel of a country house yet connected to the village with its range of fabulous pubs and only a short drive to the pretty towns of Stow, Burford and Bourton-on-the-Water.

What do clients typically find most appealing about our service?

We pride ourselves on being approachable, honest and authentic, and we have a genuine desire to help people with their onward move. The properties we offer are among the very best in the Cotswolds, generally set in fabulous grounds in the beautiful countryside.

Knight Frank's National Country Department specialises in marketing exceptional properties across the UK, Ireland and the Channel Islands. Our 30-strong team of professionals, based in London, is the largest national department of its kind and handles more country property sales than any other agent in the UK, providing unrivalled access to a vast pool of potential buyers.

Country Connections



A dedicated, collaborative approach

Our strength lies in our ability to work closely with your local Knight Frank office, pooling resources and knowledge to market your property effectively. This collaborative effort ensures that your property receives the widest exposure and benefits from the expertise of a team with a proven track record in matching buyers with their ideal properties. Additionally, you can tap into the specialised knowledge of our department, including experts in Super Prime properties, Farms, Estates and Equestrian properties.

Going the extra mile to find the right buyer

We connect with the extensive global Knight Frank network, seeking out suitable, ready-to-proceed buyers. With 487 offices in 53 territories worldwide, our reach acts as a global shop window, attracting buyers from major wealth sources. Our website is accessible in 24 languages, and we leverage our high-profile social media presence and content marketing strategies to maximise the visibility of your property.

Off-market sales

Around one-third of our property sales occur off-market. In other words, these transactions are conducted privately, without public advertising. This approach is particularly appealing to sellers who value discretion and enables buyers to access sought-after properties that are not typically available on the open market. Our team will happily make this option available, should you feel it's the right course for you, and we will diligently market your property within our discerning global network of buyers.

Connecting you to other services

We also offer both sellers and buyers access to a full range of property-related services, provided by Knight Frank and our trusted partners. These include our independent buying consultancy, The Buying Solution, our Building Consultancy, Rural Consultancy, Knight Frank Finance and insurance partners like A-Plan, among others.



Stepping up for a cause

Since 2013, Knight Frank's biennial Day of Giving has been dedicated volunteering and fundraising to support our local communities, charities and causes and raised over £1.3 million. In 2023 alone, teams raised over £250,000 for their charities and volunteered over 750 days.

Across the UK, teams from our regional offices took part in bake sales, beach cleans, cycle challenges, community gardening, clothing swaps, fancy dress fun runs and even volunteering at the zoo. Knight Frank's Day of Giving offers colleagues a fantastic opportunity to really bring to life our Group's purpose 'to enhance people's lives and environments' by giving back to our local communities.

With team member Stuart Cole, bravely battling cancer for the past seven years, the choice of charity for the Country Team was never in doubt according to Edward Welton, the team's Volunteering Champion. "Stuart Coles has shown immense resilience over the past seven years and the treatment and support he received from The Mount Alvernia Hospital has been unparalleled." The 25k timed walk challenge aimed to raise funds to put towards creating a healing garden at the hospital. "I'm immensely grateful to the whole team for reaching out to friends, colleagues and contacts for their support, and to the hospital for promoting the event. We raised over £9,500 for a project that's going to create a calming, relaxing space for patients and families alike."

On Knight Frank's Day of Giving he said, "Not only was it an incredibly fun experience, it was a powerful bonding opportunity for the team while doing a good thing for a good cause. For me, and the team, the two days of volunteering leave offered by Knight Frank is so important. Some people might say we just went on a walk, but with our heroic colleague by our side, for us it meant a lot more."



The Rothbury Estate

Our in-house PR and Marketing teams orchestrated a seamless strategy to maximise visibility and impact for the landmark launch of The Rothbury Estate.

This approach resulted in 80 pieces of coverage across both consumer and trade publications, including: *Financial Times*, *Tatler*, *Country Life*, *BBC News*, *ITV News*, *Property Week*, along with broadcast coverage on BBC North East.

The outcomes of this campaign showcase the power of PR and marketing in action. With the key metrics looking at the tangible impact on web traffic, lead generation, engagement and search engine visibility as follows:

- Total visits to the Knight Frank listing on our website: 9,681
- Leads directly generated from PR-driven website traffic: 8
- Since the campaign was launched, Knight Frank are now ranking at the top of Google organic search for the targeted keywords: "Rothbury Estate" and "Rothbury Estate for sale".
- The launch video received over 32,000 engagements and reached over 405,000 people on Knight Frank's social channels.

This case study serves as a compelling testament to our integrated approach to PR and marketing and in-house expertise.



CONNECTING THE RIGHT PEOPLE TO YOUR PROPERTY

We pride ourselves in knowing our buyers well so that our clients gain quality viewings. We offer outstanding professional photography and state-of-the-art videography, including drones (subject to local planning consent), to showcase your home in the best light in print and digital. From our eye-catching brochures and mailouts, to paid advertising and tailored alerts for our buyers, we are masters at property marketing.



QUALITY PRESS COVERAGE

Our in-house PR team has extensive experience generating positive and compelling editorial for our clients, which helps us drive sales leads, reaching a wider audience looking for their perfect home. We have established strong relationships with the press, with our core focus being the national property supplements such as *The Times Property*, *The Times Bricks & Mortar*, *FT House & Home* and *The Telegraph*. We also have a 125-year relationship with *Country Life*, the best place to showcase your country property to the right buyers domestically and abroad.



A POWERFUL DIGITAL PRESENCE

In addition to our website, which is viewed by more than 13 million people every year, we harness the full potential of online property portals such as Rightmove, Zoopla, OnTheMarket and PrimeLocation. We can also include your property in carefully targeted, bespoke email campaigns at a local, national and global level, capitalising on our extensive client and property database.



PLUGGED IN TO A GLOBAL AUDIENCE

We use social media to its full extent, harnessing our combined global reach of 32 million people to proactively engage with audiences looking for a property just like yours. We can showcase your property organically or as part of a targeted, paid promotion campaign on Facebook, X (formerly known as Twitter), Instagram, LinkedIn and YouTube.

SPEAK WITH A TEAM MEMBER

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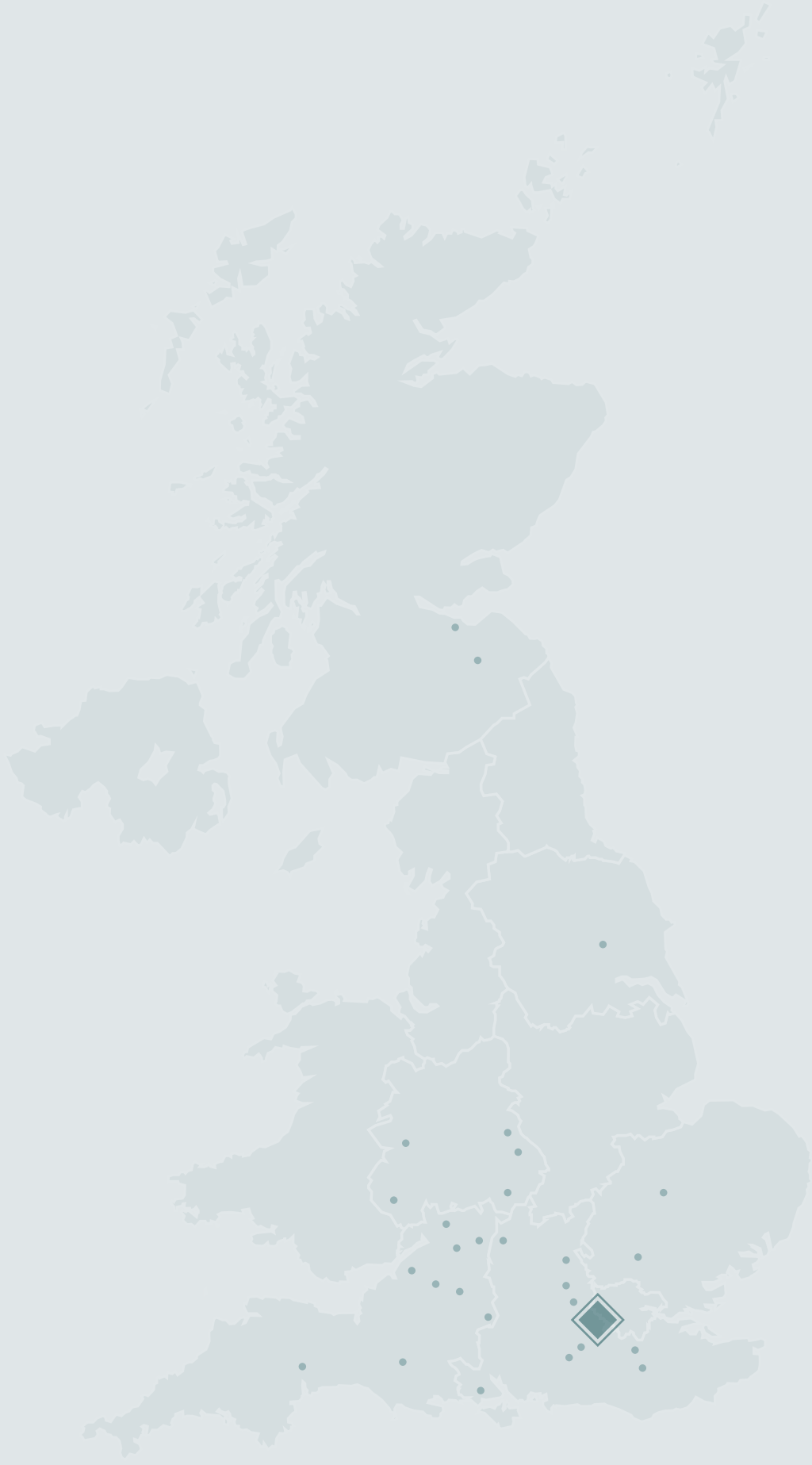
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North Surrey

14.

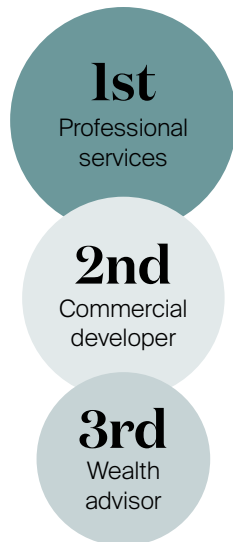


The market has been more cautious in 2023 for all the obvious reasons. We have, however, seen some interesting changes, with more international buyers buying than in recent years and from a more diverse global market rather than specific nationalities. The age of our buyers has also come down. Whilst some buyers are more cautious, best-in-class turnkey homes are still selling extremely well and at strong prices. Low stock levels remain, which will ensure the market remains buoyant. Buyers are drawn to the proximity to London, outstanding schools, restaurants (seven Michelin-starred establishments, including two three-stars), sporting facilities and country clubs such as Beaverbrook and Wentworth, and excellent transport links by road, rail and air.

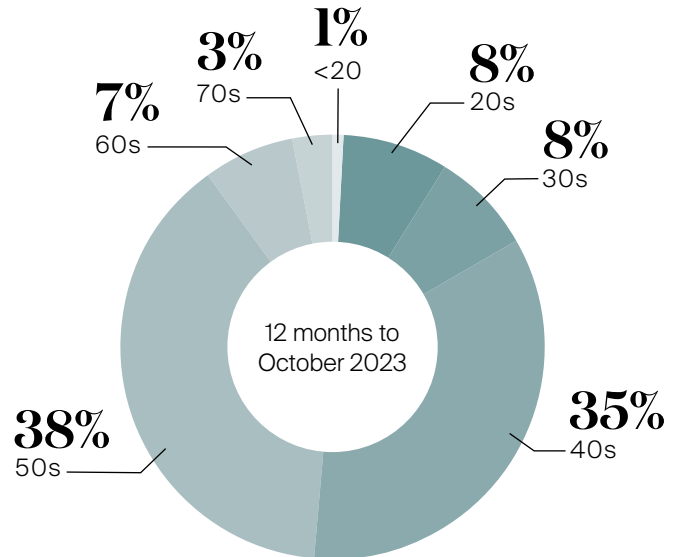
Stuart Cole
 Head of North Surrey Sales

“We have, however, seen some interesting changes, with more international buyers buying than in recent years and from a more diverse global market rather than specific nationalities.”

Top three most popular buyer professions



Buyers by age group



Origin of buyers in 2023



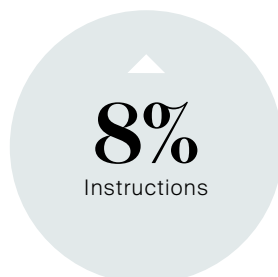
33
 Schools rated 'outstanding'



7
 Michelin-starred restaurants

Market metrics

12 months to October 2023 versus the five-year average (£2m+)





Charters

St George's Hill, Weybridge

- ▶ 7 bedrooms ▶ 7 bathrooms ▶ 5 reception rooms ▶ Cinema ▶ Leisure facilities
- ▶ EPC C ▶ Freehold ▶ Council Tax band H

One of St George's Hill's finest with far-reaching views over the golf course and the estate's lush landscape.

Guide price £6,950,000

Property Number: CHO150028

stuart.cole@knightfrank.com | 020 3797 8052
matthew.scott@knightfrank.com | 01932 548001



Old Whitelocks

Warfield, Berkshire

- ▶ 8 bedrooms ▶ 7 bathrooms ▶ 8 reception rooms ▶ Paddock ▶ Swimming pool ▶ Tennis court
- ▶ EPC E ▶ Freehold ▶ Council Tax band H

An expansive country house in exceptional grounds and gardens with separate cottage, indoor pool, tennis court and garaging.

Guide price £6,500,000

Property Number: ASC110192

edward.shaw@knightfrank.com | 01344 293140

tom.hunt@knightfrank.com | 020 8106 1409



Heather Ridge

Chestnut Avenue, Wentworth

- ▶ 6-7 bedrooms ▶ 6-7 bathrooms ▶ 5-6 reception rooms ▶ Golf course ▶ Annexe
- ▶ EPC B ▶ Freehold ▶ Council Tax band H

A unique family home on The Wentworth Estate backing on to the 17th green of the Championship Course.

Guide price £8,925,000

Property Number: CHO012227966

stuart.cole@knightfrank.com | 020 3797 8052
edward.shaw@knightfrank.com | 01344 293140



Tangle Copse

Sherbourne Drive, Wentworth

▶ 5 bedrooms ▶ 6 bathrooms ▶ 4 reception rooms ▶ Gym ▶ Sauna ▶ Steam room ▶ Swimming pool ▶ Freehold

A 1.67 acre building plot on the main island of the Wentworth Estate with full planning consent for a 15,047 sq ft new build mansion.

Guide price £6,950,000

Property Number: CHO012204155

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edward.shaw@knightfrank.com | 01344 293140



Harwood House

Princes Drive, Oxshott

▶ 7 bedrooms ▶ 8-9 bathrooms ▶ 7 reception rooms ▶ Gym ▶ Swimming pool ▶ Annexe
▶ EPC B ▶ Freehold ▶ Council Tax band H

A brand new home with both style and substance, Harwood House will delight even the most discerning of palates.

Guide price £8,500,000

Property Number: CBM012259942

stuart.cole@knightfrank.com | 020 3797 8052
charles.davenport@knightfrank.com | 01932 591602

S O L D



STOKE HOUSE Oxshott, Surrey

Stoke House is a grand and superbly finished Palladian-influenced mansion built in 2007, within a one acre plot, located within the prestigious and private Crown Estate, Oxshott.

- ▶ 6 bedrooms
- ▶ 6 bathrooms
- ▶ 6 reception rooms
- ▶ Patio
- ▶ Terrace

stuart.cole@knightfrank.com
020 3797 8052

Guide price £7,250,000



GARDEN REACH St George's Hill, Weybridge

An unrivalled opportunity constructed of stunning Portuguese limestone to shell and core. A magnificent house of about 26,000 sq ft with 4m to 5m ceiling heights.

- ▶ 7 bedrooms
- ▶ 7 bathrooms
- ▶ 7 reception rooms
- ▶ Cinema
- ▶ Gym
- ▶ Sauna

stuart.cole@knightfrank.com
020 3797 8052

Guide price £12,000,000

22.

South East



The 2023 market was notably delayed in the South East, mainly due to the late spring weather and sellers holding off until interest rates stabilised. At one point, we experienced a surplus of country houses, but the autumn market gained momentum, coinciding with a cooling of interest rates and inflation. What attracts buyers to this region is its exceptional connectivity to the capital, coast and mainland Europe, coupled with the allure of Areas of Outstanding Natural Beauty such as the High Weald, Surrey Hills and the South Downs National Park, providing abundant green spaces. Many of our clients are seeking relocation for schooling but still require proximity to London. A shortened supply is driving strong prices for top-tier properties, with Georgian houses leading the demand. Despite a slower pace in traditional hotspots, we anticipate a resurgence in demand for these markets in 2024.

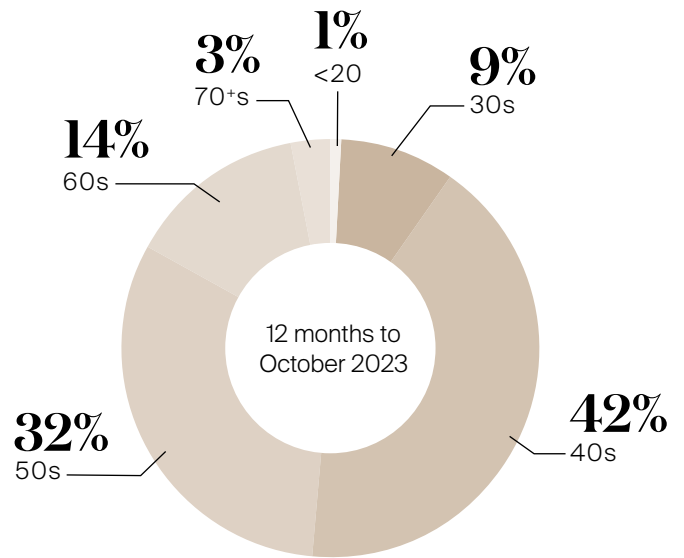
Oliver Rodbourne
 Head of South East Sales

“What attracts buyers to this region is its exceptional connectivity to the capital, coast and mainland Europe, coupled with the allure of Areas of Outstanding Natural Beauty.”

Top three most popular buyer professions



Buyers by age group



Origin of buyers in 2023



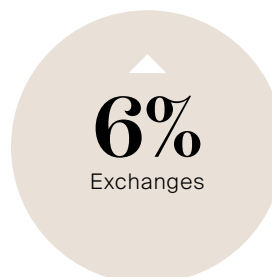
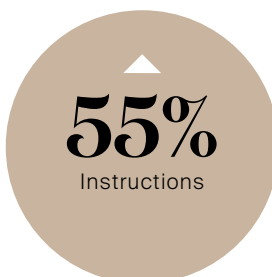
148
 Schools rated 'outstanding'



4
 Michelin-starred restaurant

Market metrics

12 months to October 2023 versus the five-year average (£2m+)



Nature's playground

Historic Folkington Manor occupies its own hamlet at the foot of the spectacular South Downs and is situated within its own park.



Folkington Manor is a beautifully restored and architecturally rare Grade II listed flint manor house with seven bedrooms, five bathrooms and six reception rooms. While the site dates back to the Domesday Book, the existing manor was built in 1843 by the architect WJ Donthorne. It's a design masterpiece, distinctly Gothic in style, with squared and knapped flint elevation. It's been the home of nobility, VIPs and important parliamentary figures.

The approach is via a long gravelled drive lined with mature parkland trees. The house is surrounded by the most breathtaking verdant landscapes. The home's parklands themselves are spectacular. But if that wasn't enough, the outstanding South Downs provide a breathtaking backdrop.

The setting provides your own natural playground. The South Downs host extensive walking trails as well as horse riding tracks. Folkington Manor has a Victorian stableyard with an outdoor menage. The south coast is within easy reach, offering some of the UK's best sailing. In addition, an outbuilding at the manor has been converted into a gym, and another flint building has planning permission for an indoor pool.

Inside Folkington Manor, there are refined yet welcoming reception rooms. A grand staircase leads upstairs to four impressive bedroom suites with en-suite bathrooms, three further bedrooms and a family bathroom.

The kitchen stands out as an attractive blend of traditional style with modern attributes. The space has been opened up to provide an airy open plan area, ideal for family living or casual entertaining.

East Sussex benefits from excellent schools, including Roedean, Eastbourne College, Brighton College, Hurst, Lancing College, St Bede's at Upper Dicker, Moira House, St Leonards, Mayfield and St Andrew's Prep.

Folkington Manor makes an exceptional home with endless opportunities for outdoor pursuits that would suit active families. Its own gardens are sublime, and the backdrop of the beautiful South Downs is the icing on the cake.

Folkington Manor has a guide price of £10,000,000. Please contact your local Knight Frank country expert, Oliver Rodbourne with any enquiries - oliver.rodbourne@knightfrank.com



BINTON HALL Farnham, Surrey

A superbly renovated and expanded modern home with scenic views of farmland and Crooksbury Common.

- ▶ 6 bedrooms ▶ 5 bathrooms
- ▶ 4 reception rooms ▶ Stabling
- ▶ Swimming Pool ▶ Tennis court ▶ EPC C
- ▶ Freehold ▶ Council Tax band E

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Guide price £6,500,000



THE POSTERN Postern Lane, Tonbridge

The Postern is an extremely attractive Grade II* listed country house constructed of brick under a tile roof dating back to 1757.

- ▶ 8 bedrooms ▶ 4 bathrooms ▶ 5 reception rooms
- ▶ Equestrian ▶ Swimming pool ▶ Tennis court
- ▶ Freehold ▶ Council Tax band H

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Guide price £4,750,000



BUSBRIDGE LAKES HOUSE Godalming, Surrey

Busbridge Lakes House is positioned in a stunning setting with 34 acres of Grade II* listed parkland. The estate is complete with two further cottages and another eight acres.

- ▶ 7 bedrooms ▶ 3 bathrooms
- ▶ 2 reception rooms ▶ Paddock ▶ Lake
- ▶ EPC F ▶ Freehold ▶ Council Tax band H

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Guide price £4,600,000



HIGHAM HOUSE Salehurst, East Sussex

An exceptional country house centrally positioned in glorious gardens and grounds, with spectacular views over the Sussex countryside.

- ▶ 6 bedrooms ▶ 6 bathrooms
- ▶ 7 reception rooms ▶ Swimming pool
- ▶ Tennis court ▶ EPC E ▶ Freehold
- ▶ Council Tax band H

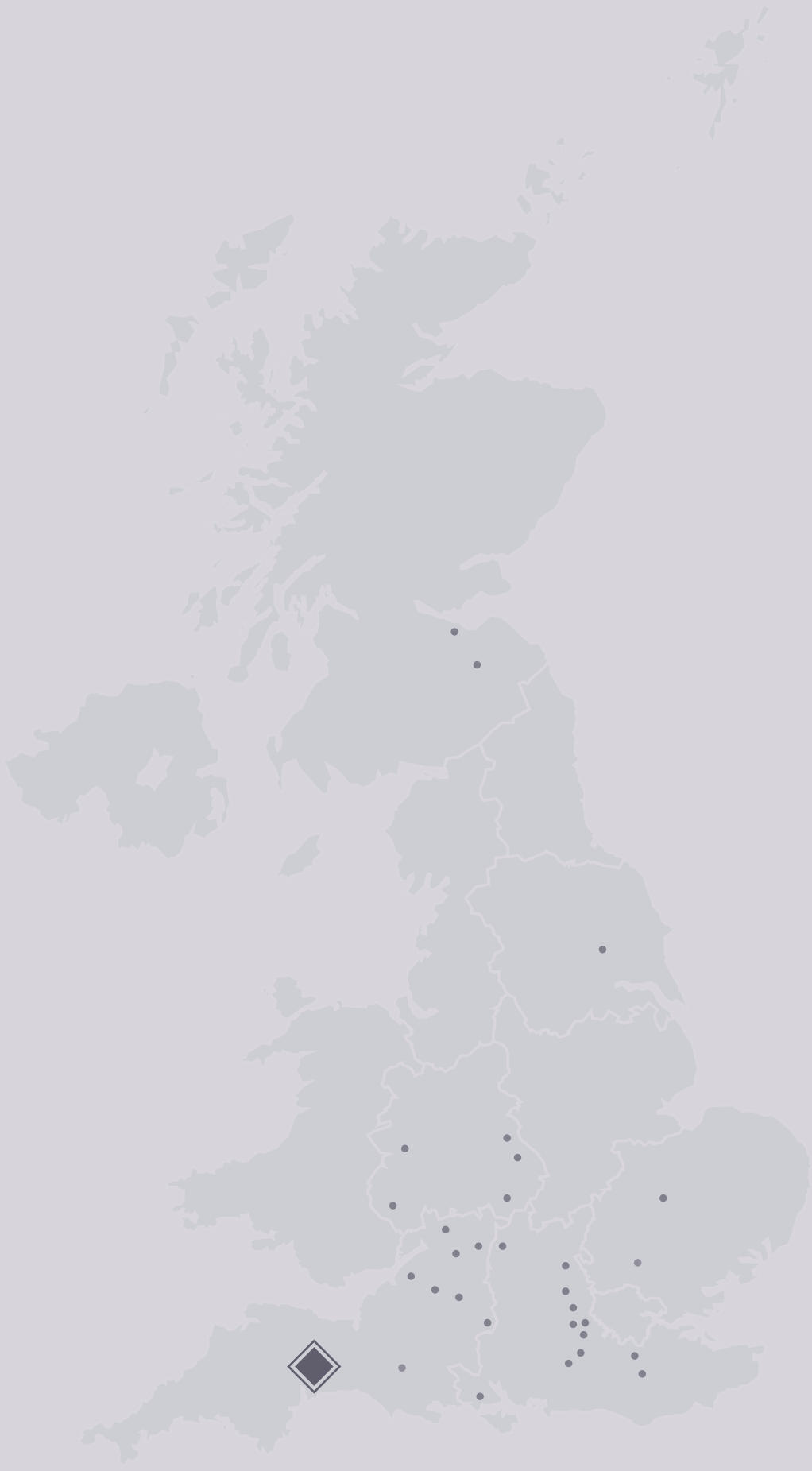
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Guide price £4,850,000



28.

South West

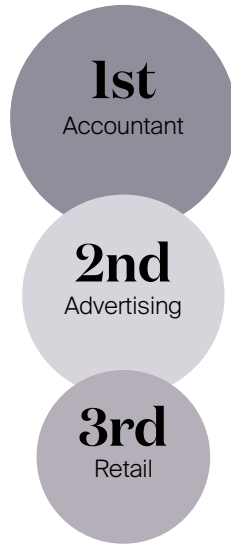


In the South West, despite a challenging market, the past year has seen some impressive activity. Where guide prices have aligned with market expectations, we've seen properties sell swiftly, sometimes even above their guide prices. With 36% of buyers hailing from London and the South East, there's an enduring demand for the idyllic lifestyle this area has to offer. This year, 78% of buyers were in their forties and fifties, with families seeking serenity, space and the excellent education opportunities highlighted by some 126 outstanding rated schools. The influx of professionals, drawn by the stunning homes and top-tier amenities, reflects a trend towards a lifestyle that blends luxury with the rustic charm of the South West. Whether it's the lure of privacy, green spaces, dramatic coastlines or tranquil estuaries, the region promises a haven for discerning buyers.

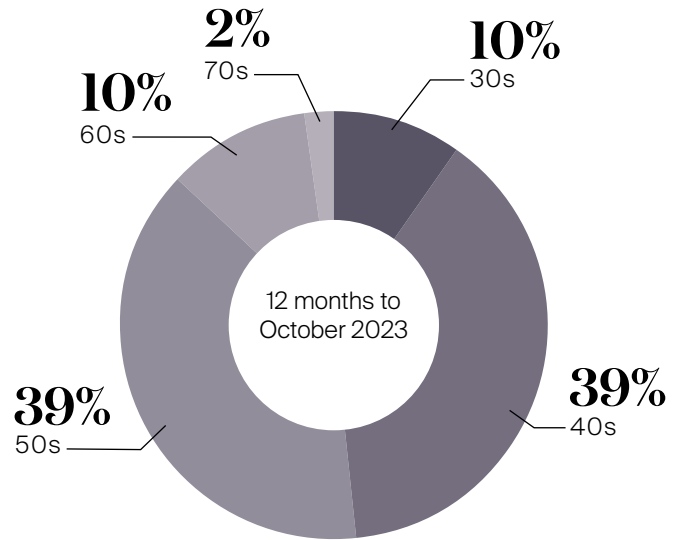
Hamish Humfrey
Head of South West Sales

“The influx of professionals, drawn by the stunning homes and top-tier amenities, reflects a trend towards a lifestyle that blends luxury with the rustic charm of the South West.”

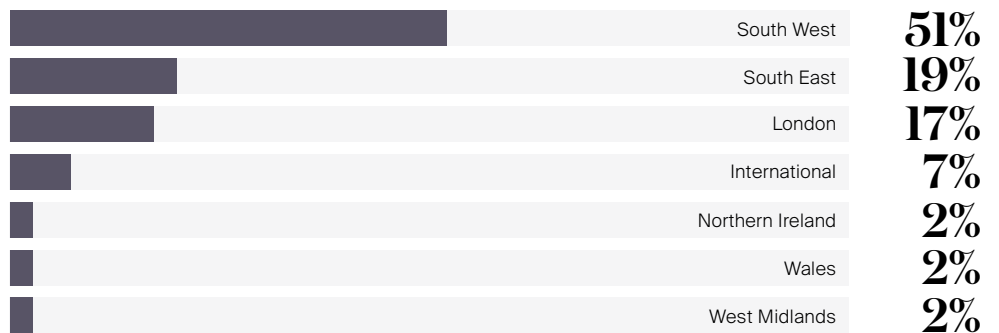
Top three most popular buyer professions



Buyers by age group



Origin of buyers in 2023



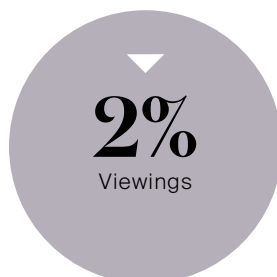
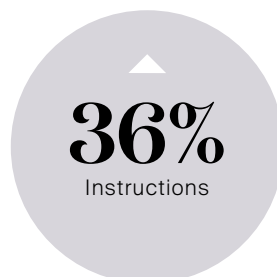
126
Schools rated 'outstanding'



9
Michelin-starred restaurants

Market metrics

12 months to October 2023 versus the five-year average (£2m+)



A river runs through it

Lyddon House has undergone a personal transformation and is now one of the finest country houses in Dorset. This latest iteration of Lyddon House has exceptional accommodation with views over the remarkable riverside grounds and a converted mill.

The River Lydden winds its way through the lush, unspoilt countryside of the Blackmore Vale in Dorset. Alongside a gorgeous stretch of this river, you'll find Lyddon House and its accompanying mill.

Formerly an unassuming mid-19th century farmhouse, Lyddon House has been skilfully transformed into a modern Georgian country home. The exquisite 5,660 sq ft house faces south west, fronting the river. Vast sash windows in the large rooms with high ceilings ensure the house feels spacious and light. The three main reception rooms enjoy views into the garden and on to the property's own woodland and pasture. The exceptional kitchen really is the heart of the home; everyone will want to spend time in it. Three sides of the room overlook the garden, the mill and mill stream and the parterre garden. The main bedrooms upstairs also boast spectacular countryside views.

There's around 48 acres of glorious formal gardens. The current owners are passionate gardeners and have established an incredible landscape to surround and enhance the property. The extended grounds allow a feeling of seclusion and privacy; the perfect environment for tranquil relaxation.

A charming converted mill offers additional accommodation with three double bedrooms, two reception rooms and a small garden. It's a wonderful self-contained cottage which would work for guests or relatives.

Lyddon House is less than a mile from the small Dorset village of King's Stag, with its popular local pub. Sturminster Newton is five miles away, with the larger town of Sherborne just over eight miles away. Lyddon House offers wonderful riverside, country living at its finest.

Lyddon House has a guide price of £6,500,000. For enquiries, please contact our waterfront property expert, Hamish Humfrey - hamish.humfrey@knightfrank.com







Mardon

Moretonhampstead, Dartmoor National Park

- ▶ 10 bedrooms ▶ 4 bathrooms ▶ 3 reception rooms ▶ Stables ▶ Outbuildings ▶ Vegetable garden ▶ Formal lawns
- ▶ Tennis court ▶ Agricultural land ▶ Approximately 31 acres ▶ EPC G ▶ Council Tax band H

An elegant country house and separate cottage within established grounds in the heart of Dartmoor National Park.

Guide price £3,500,000

Property Number: EXE012389989

hamish.humfrey@knightfrank.com | 020 4502 8570

mark.proctor@knightfrank.com | 01392 914671



BURHUNT FARM Selborne, Hampshire

A group of Grade II listed properties, including a farmhouse and converted barn, situated in the tranquil and beautiful countryside of East Hampshire, within the South Downs National Park.

- ▶ 8 bedrooms ▶ 3 bathrooms ▶ 3 reception rooms
- ▶ Party barn ▶ 3 bedroom annexe ▶ Oast
- ▶ Swimming pool ▶ Granary ▶ Gardens & grounds
- ▶ Approximately 4.21 acres ▶ Freehold
- ▶ Council Tax band H

edward.cunningham@knightfrank.com
020 3797 4947
george.clarendon@knightfrank.com
01962 677234

Guide price £4,850,000



TOWER HOUSE Woolton Hill, Berkshire

A well-presented country house situated in this enviable and quiet position close to Highclere and Newbury.

- ▶ 8-9 bedrooms ▶ 6-7 bathrooms
- ▶ 7 reception rooms ▶ Flat ▶ 3 garages
- ▶ Wine store ▶ Garden ▶ Vegetable garden
- ▶ Pasture ▶ Lake ▶ Approximately 7.62 acres
- ▶ EPC E ▶ Freehold ▶ Council Tax band H

edward.cunningham@knightfrank.com
020 3797 4947
mark.potter@knightfrank.com
01488 757436

Guide price £4,950,000



Pythouse

Tisbury, Wiltshire

- ▶ 16 bedroom suites ▶ Range of state rooms ▶ Cellars ▶ Lodge ▶ 2 cottages ▶ 2 staff apartments ▶ Stable block
- ▶ Garaging ▶ Parkland ▶ Farmland ▶ Approximately 93.21 acres ▶ Freehold ▶ Council Tax band H

One of the finest houses in the South of England. A magnificent Grade II* listed Palladian mansion with stunning far-reaching views approached via an impressive carriage drive.

Guide price £18,000,000

Property Number: SHE130311

james.crawford@knightfrank.com | 020 3813 5154
simon.barker@knightfrank.com | 01935 548480



Fox Hall

Kingsclere, Hampshire

- ▶ 6 bedrooms ▶ 4 bathrooms ▶ 4 reception rooms ▶ Wine cellar ▶ Annexe ▶ 3 stables ▶ Outbuildings ▶ Double garage
- ▶ Gymnasium ▶ Parkland & pasture ▶ Tennis court ▶ Approximately 9 acres ▶ EPC D ▶ Freehold ▶ Council Tax band H

An immaculately presented country house situated in an elevated position with far-reaching, southerly views over the village of Kingsclere.

Guide price £6,750,000

Property Number: BSK012158105

edward.cunningham@knightfrank.com | 020 3797 4947

mark.potter@knightfrank.com | 01488 757436

36.

Oxford & the Cotswolds



Recent months have seen the Oxford & Cotswolds market in transition, settling into a new normal after two buoyant post-lockdown years. Despite a slight dilution in pace and strength, accurately priced properties in prime locations continue to draw significant demand and sell well. Best-in-class homes will always attract buyers, while properties requiring substantial renovation face challenges due to increased building costs and reduced buyer appetite for extensive projects. With its Area of Outstanding Natural Beauty status, buyers are attracted to the region's many charming traditional villages. At the same time, its location near the motorway network means the area is easily accessible from West London and neatly situated between the bustling centres of Oxford to the east and Cheltenham to the west.

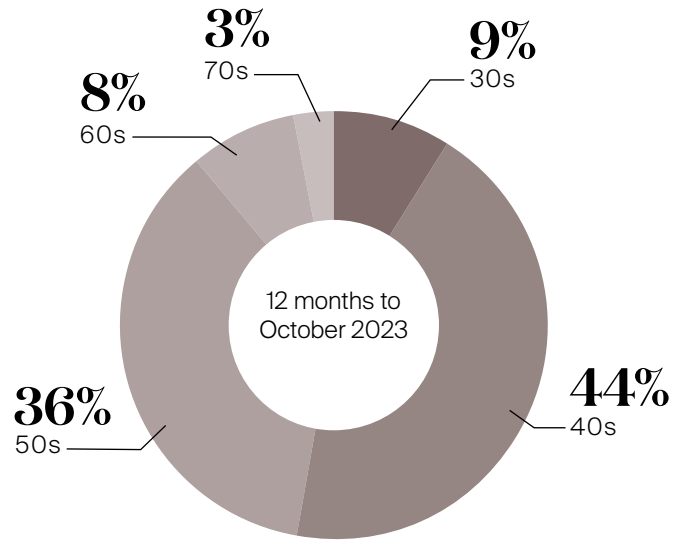
Peter Edwards
Head of Oxford & Cotswolds Sales

“Best-in-class homes will always attract buyers, while properties requiring substantial renovation face challenges due to increased building costs and reduced buyer appetite for extensive projects.”

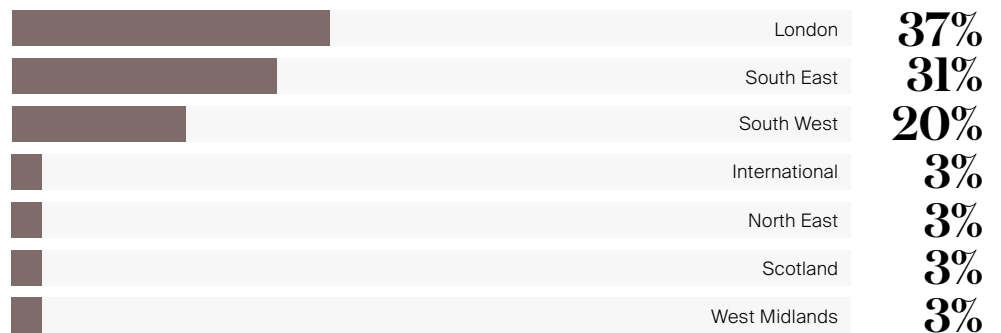
Top three most popular buyer professions



Buyers by age group



Origin of buyers in 2023



50
Schools rated 'outstanding'



3
Michelin-starred restaurants

Market metrics

12 months to October 2023 versus the five-year average (£2m+)





Magnificent manor house

The impressive Jacobean manor house, Stanton Court, offers families a wonderful slice of Cotswolds life. The mix of a beautiful, restored home surrounded by incredible gardens with woodland and its own cricket pitch certainly ticks the boxes for idyllic country living.

Grade II listed Stanton Court stands proudly amidst its 12.5 acre setting on the edge of the pretty village of Stanton. The 17th century house is built of Cotswold stone and has been sensitively restored and renovated. Rupert Sweeting, Partner in the Country Department at Knight Frank, regards Stanton Court as “a rarity these days”.

With ten bedrooms, seven reception rooms and four cottages, Stanton Court makes an exceptional family home and an ideal place to entertain friends. With an indoor swimming pool, billiards room, gym, cinema room and playroom, there are plenty of activities on offer here. In winter, the ornate open fireplaces will warmly welcome your guests, and in summer, the 12 acres of gardens designed by the Chelsea Gold medallist, Rupert Golby, will entice guests outside.

The glorious gardens have been carefully designed to offer year-round colour. They come into their own in spring and autumn. Beyond the garden, views stretch out towards the Malvern Hills, Bredon Hill and on to the Black Mountains of Wales.

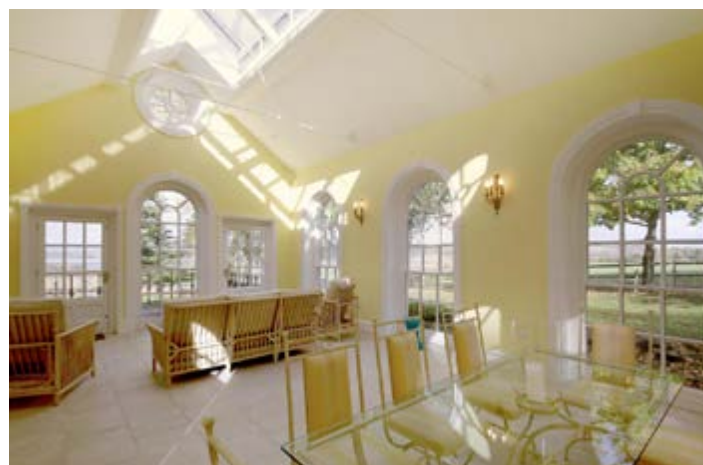
In front of the house is a cricket pitch, which the current owner permits local clubs to use. The sound of leather on willow in the summer months enhances the very English feel of this exceptional country house and also builds links with the village community.

Stanton Court stands on the edge of the village of Stanton. The popular Cotswold village of Broadway is only four miles away, and the larger spa town of Cheltenham is 12 miles away.

This distinguished historic home is perfect for families who love to entertain. In fact, you control the volume here - enjoy the quiet rural seclusion, then fill the spacious manor house with friends to increase the fun factor. Dip into buzzing Cotswolds community life, then retreat to the tranquil countryside surrounding the property. Stanton Court presents a rare opportunity - a magnificent country house on the edge of one of the finest villages in the Cotswolds.

Stanton Court has a guide price of £14,000,000. Any enquiries, please contact rupert.sweeting@knightfrank.com





Lake View House

Cumnor, Oxfordshire

- ▶ 7 bedrooms ▶ 5 bathrooms ▶ 4 reception rooms ▶ Double garage ▶ Formal lawned gardens ▶ EPC D ▶ Freehold
- ▶ Council Tax band H

An impressive family home close to Oxford with far-reaching views over Farmoor Reservoir.

Guide price £3,000,000

Property Number: POD012227761

edward.welton@knightfrank.com | 020 3925 1426

damian.gray@knightfrank.com | 01865 989384



Old Greenhouse Farm

Near Painswick, Gloucestershire

- ▶ 6 bedrooms ▶ 3 bathrooms ▶ 3 reception rooms ▶ 2 bedroom cottage ▶ 2 Victorian stable flats ▶ Coach house
- ▶ 4 Victorian stables ▶ Paddock ▶ Pastureland ▶ Woodland ▶ Approximately 7.62 acres ▶ Freehold ▶ Council Tax band G

A fabulous Grade II listed Cotswold stone farmhouse with additional accommodation in a wonderful position just outside the historic town of Painswick.

Guide price £2,750,000

Property Number: CIR130233

peter.edwards@knightfrank.com | 020 4502 8201

james.walker@knightfrank.com | 01285 300133

READY TOKEN HOUSE Ready Token, Gloucestershire

A stunning Cotswold stone house with 17th century origins with later additions and panoramic views. The entire property has been subject to an extensive but sympathetic renovation programme.

- ▶ 5 bedrooms ▶ 5 bathrooms ▶ 3 reception rooms
- ▶ Gym ▶ Swimming pool & pool house
- ▶ 2 bedroom cottage ▶ Parkland ▶ Pasture
- ▶ Stables ▶ 4 car garaging
- ▶ Approximately 57.5 acres ▶ EPC E
- ▶ Freehold ▶ Council Tax band H

peter.edwards@knightfrank.com

020 4502 8201

james.walker@knightfrank.com

01285 300133

Guide price £5,000,000



CONDERTON MANOR Conderton, Gloucestershire Borders

A beautiful Grade II listed village manor house with ancillary accommodation, fabulous gardens and arboretum within approximately eight acres of grounds.

- ▶ 8 bedrooms ▶ 4 bathrooms ▶ 5 reception rooms
- ▶ Self-contained 2 bedroom staff/guest flat
- ▶ 1 bedroom loft ▶ Swimming pool
- ▶ Tennis court ▶ Natural woodland
- ▶ Approximately 7.8 acres
- ▶ Freehold ▶ Council Tax band H

peter.edwards@knightfrank.com

020 4502 8201

charles.probert@knightfrank.com

01905 885364

Guide price £3,500,000





The Round House

Paxford, Gloucestershire

- ▶ 5-6 bedrooms ▶ 4-5 bathrooms ▶ 5 reception rooms ▶ Self-contained 1 bedroom annexe ▶ Double garage
- ▶ Swimming pool ▶ Formal mature gardens ▶ Orchard ▶ Approximately 5 acres ▶ Freehold ▶ Council Tax band H

An exceptional Grade II listed Cotswold stone house, beautifully maintained with pretty rural views.

Guide price £3,750,000

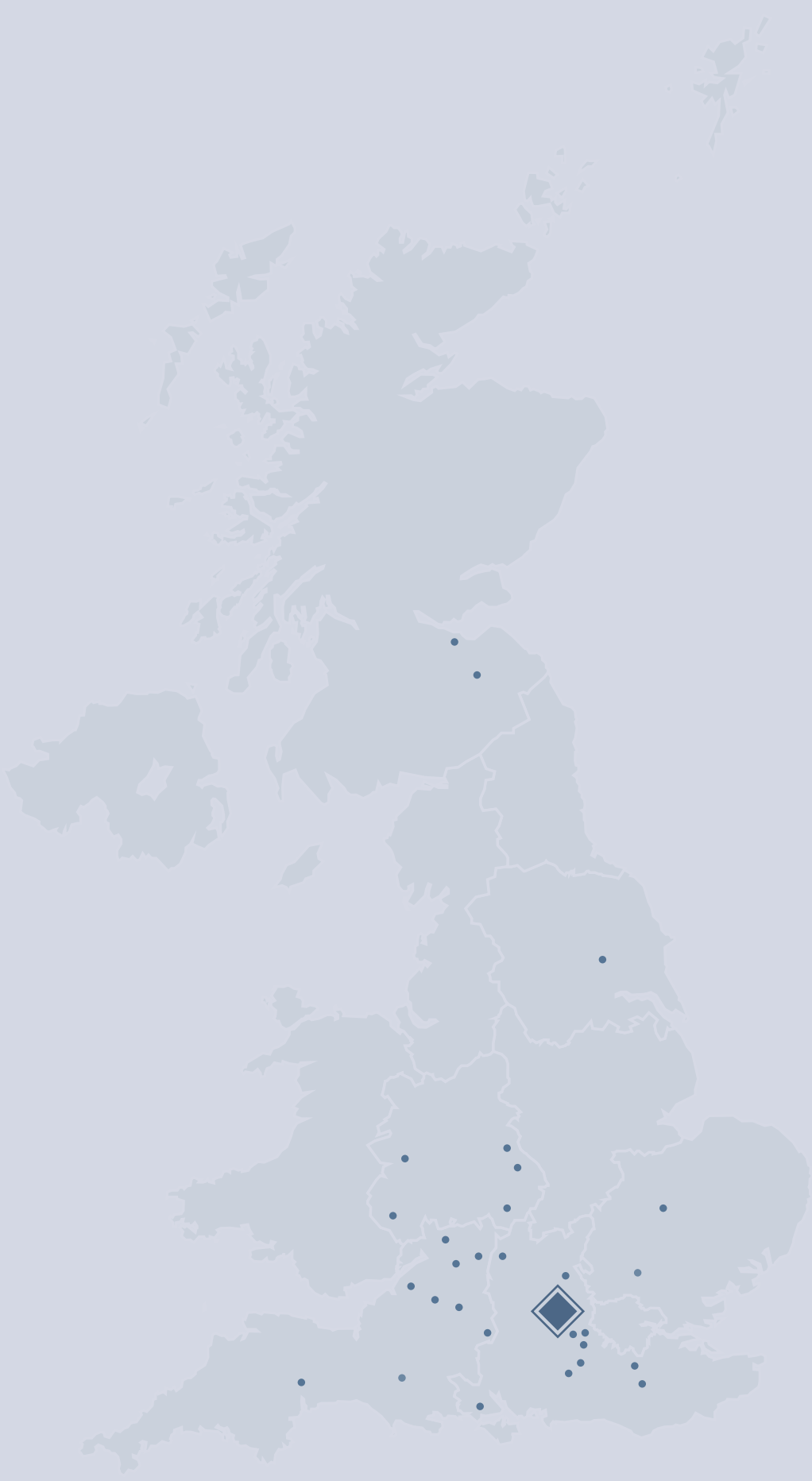
Property Number: CHO012295479

peter.edwards@knightfrank.com | 020 4502 8201

leigh.glazebrook@knightfrank.com | 01451 888133

44.

North Thames & Chilterns



REGIONAL INSIGHT

Source: Knight Frank Research, year to October 2023, £2m+ unless stated otherwise
 Source: Schools data Ofsted, 31 Aug 2023

The North Thames & Chilterns market has performed admirably over the past year. While prices have seen a slight dip, realistic guide prices have ensured strong final sale prices, particularly for quality houses that enter the market. Schooling remains a key attraction for buyers in the region, coupled with easy access to London and the charm of the beautiful countryside. We regularly help families relocating from London seeking spacious homes with large gardens and often a small annexe for a home office or guests. Downsizers are still prevalent, and the areas close to major communications continue to draw the greatest demand, including Henley-on-Thames and Beaconsfield, which benefit from access to the Elizabeth line.

Edward Welton
 Head of North Thames & Chilterns Sales

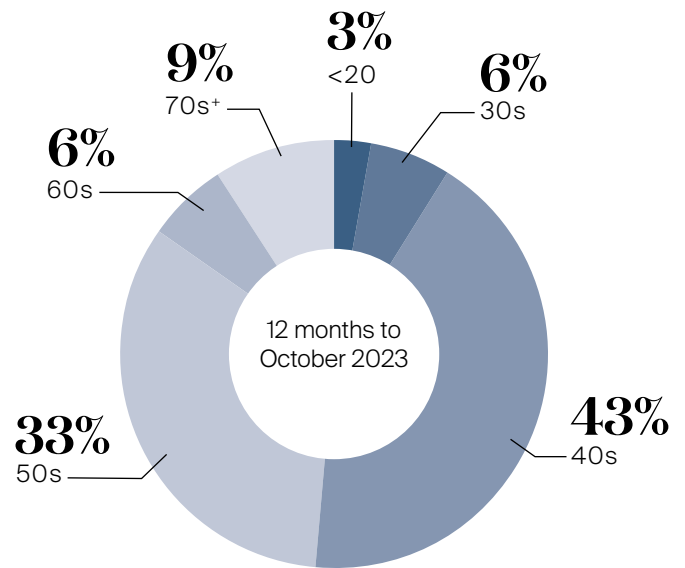
“We regularly help families relocating from London seeking spacious homes with large gardens and often a small annexe for a home office or guests.”



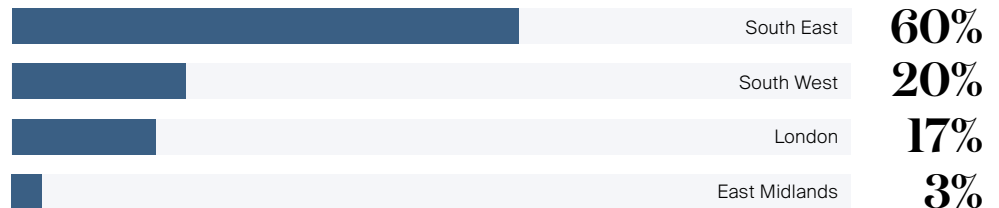
£3.2m

The average sales price in the 12 months to October 2023 (£2m+)

Buyers by age group



Origin of buyers in 2023



63

Schools rated 'outstanding'

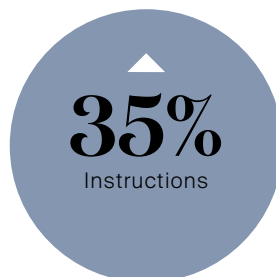


3

Michelin-starred restaurants

Market metrics

12 months to October 2023 versus the five-year average (£2m+)



Write the next chapter

If walls could talk, this handsome former farmhouse would be well worth listening to. With a history dating back to 1827, Troy in Ewelme, Oxfordshire has gone through various reincarnations.

This Regency farmhouse has a tremendous visual appeal with its symmetrical Georgian exterior. The front of the house has four Georgian windows with a central arched window surrounded by local blue glazed bricks and a red brick reveal. The arched window is further enhanced by a pretty, Venetian curved entrance way.

Named Troy, this delightful house is believed to date back to 1827, but its story didn't begin there. It's understood that this site formerly housed a monastery. An ancient yew tree still stands proud on that land.

The end of the 19th century saw a particularly significant period in Troy's history. Celebrated author Jerome K Jerome lived here with his family, and the house provided a source of inspiration for his work. Jerome's legacy remains evident as he added two theatres to the property used for charitable performances today.

It wasn't all work for Jerome K Jerome, though. Troy was the location for many legendary literary parties in Edwardian times. Renowned writers, including HG Wells and Arthur Conan Doyle, attended parties here and stayed in the ancillary accommodation over the summer months. Jerome's final resting place is in the nearby Ewelme churchyard, a testament to the place's importance to him.

Today, Troy has undergone a sensitive and stylish renovation by Alex Cochrane Architects. The upgraded home perfectly combines grand entertaining spaces and inviting, less formal family accommodation. Alongside the nine bedroom, five bathroom home is a self-contained one bedroom apartment.

With its new look, Troy is set up for its next chapter. The various reception rooms and outbuildings could provide creative inspiration, and the attractive social spaces are ready for more legendary parties.

Troy is for sale inviting offers in excess of £6,000,000. Any enquiries, please contact edward.welton@knightfrank.com





FORTUNA Gerrards Cross, Buckinghamshire

Fortuna is an impressive recently built (2018) contemporary family home, which has been constructed to the most exacting standards, in an excellent location close to Gerrards Cross.

- ▶ 6 bedrooms ▶ 6 bathrooms ▶ 3 reception rooms
- ▶ Gym ▶ Home office ▶ EPC B ▶ Freehold
- ▶ Council Tax band H

edward.welton@knightfrank.com
020 3925 1426
james.townsend@knightfrank.com
01494 689273

Guide price £6,500,000



HURLEY MANOR Hurley, Berkshire

An outstanding period village home situated in beautiful grounds. Hurley Manor is a 1920s Lutyens-style manor home with a contemporary glass and timber extension.

- ▶ 7 bedrooms ▶ 8 bathrooms ▶ 6 reception rooms
- ▶ Lake ▶ Roof terrace ▶ Annexe
- ▶ EPC E ▶ Freehold ▶ Council Tax band G

edward.welton@knightfrank.com
020 3925 1426
nick.warner@knightfrank.com
01491 815258

Guide price £4,500,000



BROADLEAVES **Seer Green, Buckinghamshire**

A 'New England' style home with the opulence of The Hamptons, newly constructed by Knights Developments and situated in one of the most sought-after private roads in Buckinghamshire.

- ▶ 6 bedrooms ▶ 5 bathrooms ▶ 5 reception rooms
- ▶ Multi-purpose entertainment room
- ▶ Wellness suite with steam room
- ▶ Oversized double garage
- ▶ EPC B ▶ Freehold ▶ Council Tax band H

edward.welton@knightfrank.com

020 3925 1426

james.townsend@knightfrank.com

01494 689273

Offers in excess of £5,500,000



LITTLEWICK HOUSE **Littlewick Green, Berkshire**

An impressive and well-presented village house overlooking the village green.

- ▶ 7 bedrooms ▶ 6 bathrooms
- ▶ 6 reception rooms ▶ Detached double garage
- ▶ Chalet ▶ Brick outhouse/gym
- ▶ Swimming pool ▶ Approximately 1.87 acres
- ▶ EPC E ▶ Council Tax band G

edward.welton@knightfrank.com

020 3925 1426

nick.warner@knightfrank.com

01491 815258

Guide price £3,250,000



THE RECTORY Hambleton, Oxfordshire

A pretty former rectory in need of some modernisation, situated in a peaceful and sought-after location.

- ▶ 7 bedrooms ▶ 2 bathrooms ▶ 3 reception rooms
- ▶ Former tennis court ▶ Garage
- ▶ EPC E ▶ Council Tax band G

edward.welton@knightfrank.com
020 3925 1426
nick.warner@knightfrank.com
01491 815258

Guide price £3,250,000



HURST PLACE Cookham, Berkshire

A magnificent period house in picturesque grounds with beautiful interiors nestled in countryside on the edge of Cookham.

- ▶ 8 bedrooms ▶ 7 bathrooms ▶ 5 reception rooms
- ▶ Wine store ▶ Former stables and stores
- ▶ Terrace with outdoor kitchen
- ▶ EPC F ▶ Council Tax band H

edward.welton@knightfrank.com
020 3925 1426
william.furniss@knightfrank.com
01494 857090

Guide price £6,000,000





NORTH DEAN HOUSE **North Dean, Buckinghamshire**

An impressive, attached Grade II listed country house in an edge of hamlet setting.

- ▶ 5 bedrooms ▶ 3 bathrooms ▶ 6 reception rooms
- ▶ Wine cellar ▶ Ballroom
- ▶ Annexe/pool house ▶ Garaging
- ▶ EPC F ▶ Council Tax band H

edward.welton@knightfrank.com

020 3925 1426

william.furniss@knightfrank.com

01494 857090

Guide price £2,850,000



THE OLD RECTORY **Hoggeston, Buckinghamshire**

A stunning Georgian former rectory, set in a mature and private setting.

- ▶ 5 bedrooms ▶ 3 bathrooms ▶ 4 reception rooms
- ▶ Converted coach house
- ▶ Secondary cottage/recording studio
- ▶ Swimming pool ▶ Tennis court
- ▶ Approximately 3 acres
- ▶ EPC F ▶ Council Tax band H

edward.welton@knightfrank.com

020 3925 1426

damian.gray@knightfrank.com

01865 989384

Guide price £2,700,000

East of England

52.



The East of England market has thrived over the past year, drawing families and couples from London seeking spacious countryside living. Areas with city connectivity in less than one hour and access to exceptional schools remain in high demand, while the picturesque coastline and pretty market towns further add to the region's appeal. Our clients include families relocating from London, South West buyers attracted by coastal value, and those over fifty seeking community-centric living. Coastal hotspots like North Norfolk, Southwold, Walberswick and Aldeburgh continue to attract buyers, alongside areas like Framlingham and Woodbridge, within a 30-minute drive of numerous schools rated 'outstanding'. Excellent train links into central London also attract buyers in Hertfordshire, Essex and Cambridge, where we've established an office due to increased demand in the city and the surrounding countryside.

Georgie Veale
 Head of East England Sales

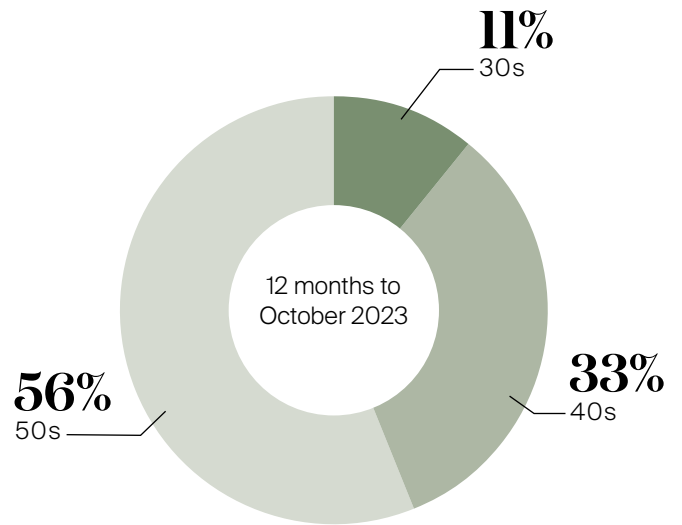
“Areas with city connectivity in less than one hour and access to exceptional schools remain in high demand, while the picturesque coastline and pretty market towns further add to the region's appeal.”



£2.8m

The average sales price per head of new prospective buyers in the 12 months to October 2023. An increase of 2.1% on the previous year.

Buyers by age group



Origin of buyers in 2023



101

Schools rated 'outstanding'

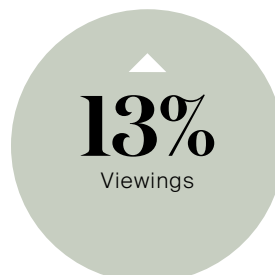
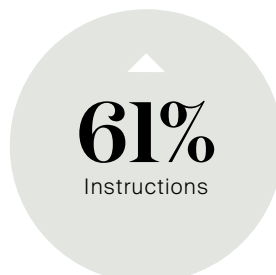


2

Michelin-starred restaurants

Market metrics

12 months to October 2023 versus the five-year average (£2m+)







An equine enthusiast's dream

Sitting beautifully in its own verdant parkland, Thurston House is both a grand country house and a well-equipped equestrian property. This presents a perfect opportunity for families wanting to embrace the outdoor lifestyle in the Suffolk countryside.

Just six miles from the popular Suffolk market town of Bury St Edmunds, Thurston House is a quintessential English country house. Surrounded by exceptional gardens, the expansive family home is a wonderful place to raise children in relative privacy. The ability to roam freely and run wild in secure, walled grounds is a real privilege in today's screen-based world. "With around 36 acres, including aged oaks and 15 acres of parkland dotted with mature specimen trees, it's a magical place to bring up children", reflects Christine Spencer, the current owner.

In addition to the gardens, there are exemplary equine facilities including stables, a horse walker, all-weather menage and well-fenced paddocks. Thurston House was previously an equine stud, but the current owners returned it to its role as a family home with facilities for horses and ponies.

This historic home dates back to the 1300s, with most of the current house built in the 1760s. After serious remodelling in the 1990s, the current owners have enhanced and updated it. "Our aim with the interiors was always to enhance the historic feel of the house while also making it ideal for modern family life", says Spencer.

The four reception rooms downstairs provide ample space for family living and socialising. "This is a house made for entertaining", Spencer remarks, "We've seated 40 guests for lunch parties".

Within the grounds is a two bedroom coach house flat above a workshop, along with several other well-maintained outbuildings. With a swimming pool, a gym, pool room and expansive natural environment, there are plenty of opportunities to play at Thurston House.

Thurston House has a guide price of £5,250,000. For enquiries, please contact our local expert, Georgie Veale - georgie.veale@knightfrank.com

MOCKBEGGARS HALL Claydon, Suffolk

An imposing and historic Jacobean Grade II* listed hall with a two bedroom cottage in an elevated setting overlooking the Gipping Valley. For sale as a whole or in two lots.

- ▶ 7 bedrooms ▶ 4 bathrooms ▶ 3 reception rooms
- ▶ 1 bedroom studio ▶ Garaging for 8 cars
- ▶ Heated swimming pool ▶ Paddock
- ▶ Approximately 3.72 acres ▶ Freehold
- ▶ Council Tax band G

georgie.veale@knightfrank.com

020 4586 2547

paddy.pritchard-gordon@knightfrank.com

01279 213343

Guide price for Lot 1 £1,450,000



THE RYES Little Henny, Essex

A fine Grade II listed Georgian country house offering 12,156 sq ft of accommodation with two cottages, situated in an elevated position overlooking rolling countryside.

- ▶ 7 bedrooms ▶ 7 bathrooms ▶ 5 reception rooms
- ▶ 1 bedroom cottage ▶ 2 bedroom cottage
- ▶ Coach house available by separate negotiation
- ▶ EPC E ▶ Freehold ▶ Council Tax band H

edward.welton@knightfrank.com

020 3925 1426

paddy.pritchard-gordon@knightfrank.com

01279 213343

Guide price £4,000,000



EDINBURGH HOUSE Aldeburgh, Suffolk

A striking and contemporary Victorian house with excellent sea views, located on the popular Crag Path.

- ▶ 4 bedrooms ▶ 3 bathrooms
- ▶ 2 reception rooms ▶ 1 bedroom annexe
- ▶ Terrace ▶ EPC C ▶ Freehold
- ▶ Council Tax band G

georgie.veale@knightfrank.com

020 4586 2547

paddy.pritchard-gordon@knightfrank.com

01279 213343

Guide price £1,500,000



SOLD - COLNE PRIORY Earls Colne, Essex

An impressive Grade II listed country house in an edge of village setting, situated in historic grounds.

- ▶ 7 bedrooms ▶ 7 bathrooms ▶ 7 reception rooms
- ▶ Library ▶ Treatment room ▶ Gym ▶ Lake
- ▶ Swimming pool ▶ Staff/guest flat ▶ Cottage
- ▶ Stabling ▶ Council Tax band H

edward.welton@knightfrank.com

020 3925 1426

paddy.pritchard-gordon@knightfrank.com

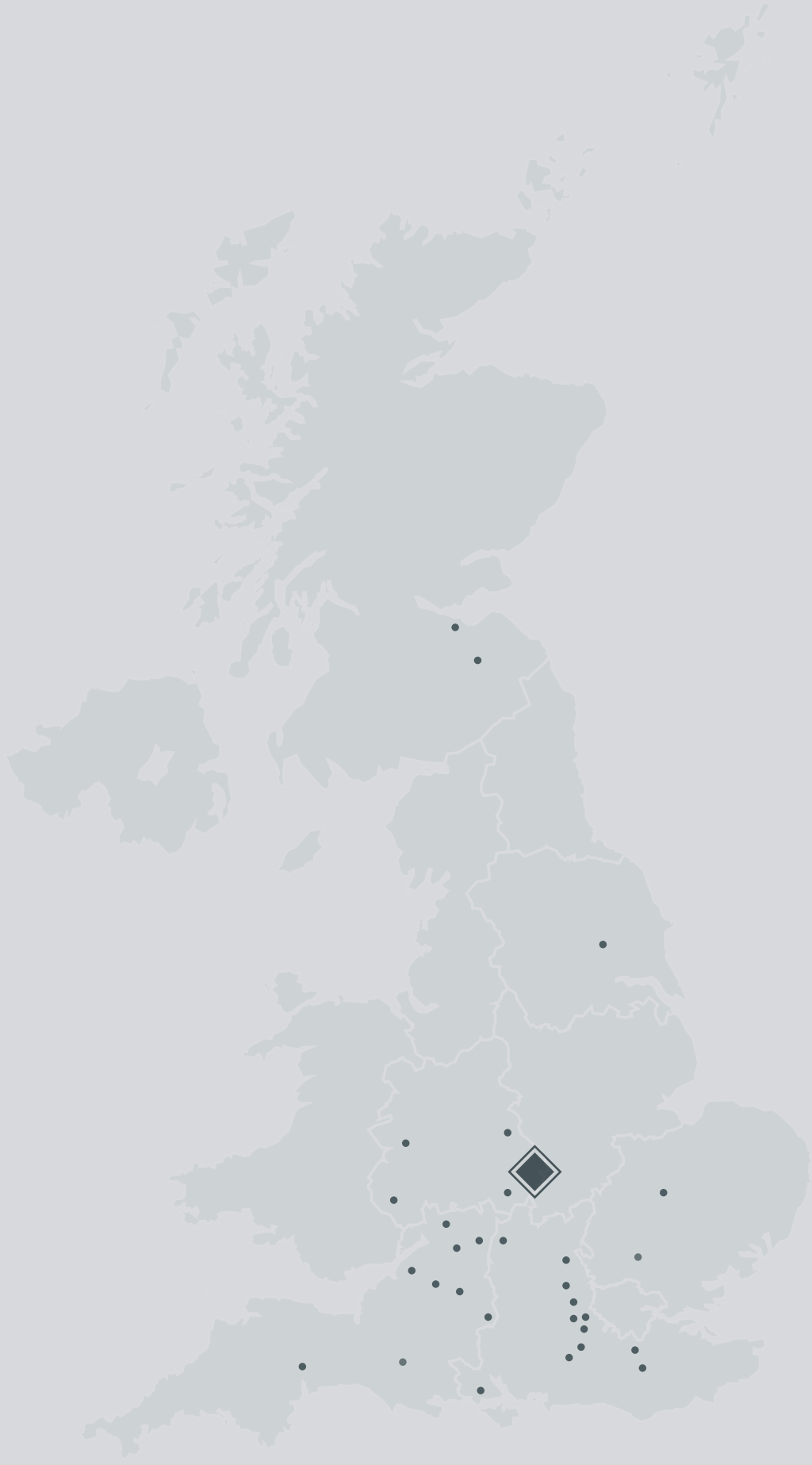
01279 213343

Guide price £6,250,000



58.

The Midlands



The Midlands market has experienced a notable shift over the past 18 months, marked by fewer buyers and reduced transaction levels. While recent months have shown improvement, overall activity remains below the peak witnessed in the summer of 2022. Buyers are drawn to the region for its stunning countryside, offering a more traditional rural lifestyle and the opportunity to acquire larger homes with additional amenities at a more affordable price. Our clients range from local upsizers and downsizers to buyers from London and even some international interest, particularly for properties with land. There's demand for charming houses with a bit of land and functional outbuildings, with well-maintained properties now more appealing as buyers have less time and inclination for extensive renovations amid rising costs.

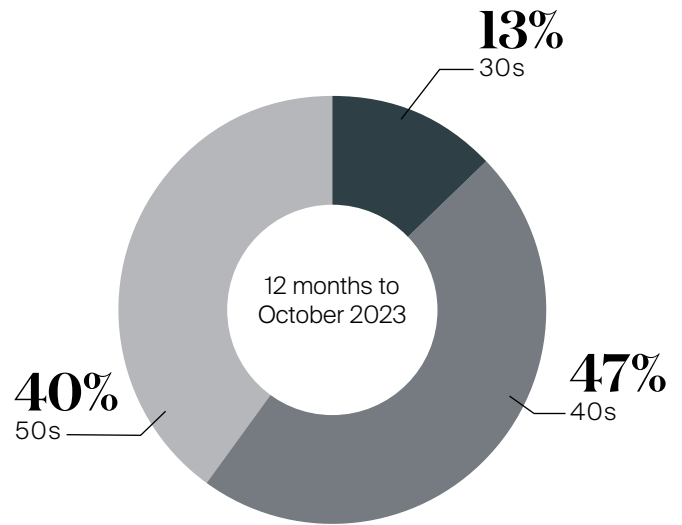
Peter Edwards
Head of Midlands Sales

“Buyers are drawn to the region for its stunning countryside, offering a more traditional rural lifestyle and the opportunity to acquire larger homes with additional amenities at a more affordable price.”

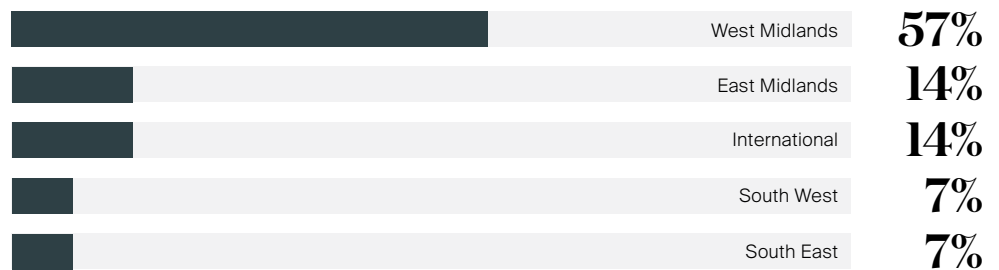
Top three most popular buyer professions



Buyers by age group



Origin of buyers in 2023



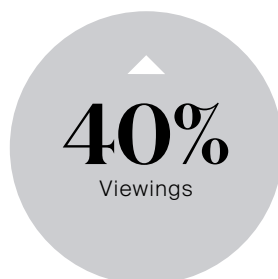
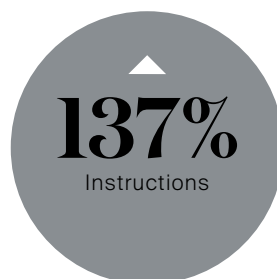
195
Schools rated 'outstanding'



12
Michelin-starred restaurants

Market metrics

12 months to October 2023 versus the five-year average (£2m+)



Choose your own adventure at Baston Hall

This impressive private estate in a beautiful Worcestershire valley presents a myriad of opportunities to its future owners. With an Elizabethan hall, an array of outbuildings and secondary accommodation, as well as farmland on offer, the potential possibilities are immense.

At first glance, Baston Hall appears to be an attractive private estate with a Grade II listed hall at the heart of its 138 acre plot. And it is. But scratch beneath its impressive surface, and you'll soon uncover a wealth of valuable opportunities for potential investors.

Split into three lots, the estate comprises the Elizabethan home, land, agricultural buildings (lot two), and Keeper's Cottage (lot three). The estate can be sold in its entirety or individual lots.

The 8,000 sq ft of accommodation has been refurbished to a high standard. Keeper's Cottage is currently being marketed as an attractive holiday let. The farmland has improved significantly in terms of its infrastructure, ecology, and soil health. The current owners have created an impressive estate.

But what next for this beautiful Worcestershire estate? There are diverse and interesting business opportunities with Baston Hall. Its natural capital is one of these. The estate boasts wildlife meadows, bucolic pasture and woodland, and regenerative farming.

Options for Baston Hall could include carbon offsetting, flood mitigation measures, or biodiversity initiatives. As a rural landowner, it makes sense to partner with another expert in the field, and our Knight Frank Rural Team is here to help you identify and value your natural capital and work out how best to turn it into attractive opportunities.



Baston Hall has a guide price of £4,250,000. Please contact your local expert, Peter Edwards, with any enquiries Peter Edwards - peter.edwards@knightfrank.com





Hopton Court

Alfrick, Worcestershire

- ▶ 6 bedrooms ▶ 4 bathrooms ▶ 5 reception rooms ▶ 3 bedroom annexe ▶ Stables ▶ 4 garages
- ▶ Swimming pond ▶ Tennis court ▶ Approximately 17.6 acres ▶ Freehold ▶ Council Tax band H

A classic Grade II listed late Georgian country house in a peaceful and secluded location.

Guide price £3,250,000

Property Number: CHO012238115

peter.edwards@knightfrank.com | 020 4502 8201
christopher.dewe@knightfrank.com | 020 7861 1779



HATHERTON LODGE **Hatherton, Cheshire**

A wonderful Grade II listed Georgian house standing in beautifully landscaped gardens with far-reaching views over a lake and offered for sale with a multitude of other buildings.

- ▶ 6 bedrooms ▶ 5 bathrooms
- ▶ 6 reception rooms ▶ 2 bedroom coach house
- ▶ The Old Stables with 5 bedrooms
- ▶ Garaging for several cars
- ▶ Approximately 20 acres ▶ Freehold
- ▶ Council Tax band H

jamie.robson@knightfrank.com
020 4502 3222
peter.edwards@knightfrank.com
020 4502 8201

Guide price £3,750,000



AUSTONS DOWN **Claverdon, Warwickshire**

An imposing Queen Anne style modern country house in an elevated position.

- ▶ 7 bedrooms ▶ 6 bathrooms
- ▶ 5 reception rooms
- ▶ Paddocks ▶ Farmland ▶ Woodland
- ▶ Approximately 21.22 acres
- ▶ EPC C ▶ Freehold
- ▶ Council Tax band H

jamie.robson@knightfrank.com
020 4502 3222
william.ward-jones@knightfrank.com
01789 869298

Guide price £2,950,000

64.

Scotland & North England



The past year has presented a mixed bag in Scotland and North England. Top-tier properties in prime locations maintained robust sales, while secondary properties faced challenges, particularly those with compromises. The market, marked by fewer cash buyers, has been thinner. Buyers are drawn to the region for privacy, superb views, proximity to quality schooling, or properties with extensive grounds, including forestry or agricultural land. Our clientele primarily comprises downsizers and probate sales. Waterfront residences and properties in scenic locations remain highly desirable, while estates and farms are witnessing increased demand fuelled by a strong environmental buyer sentiment.

Edward Douglas-Home
Head of Scotland Residential

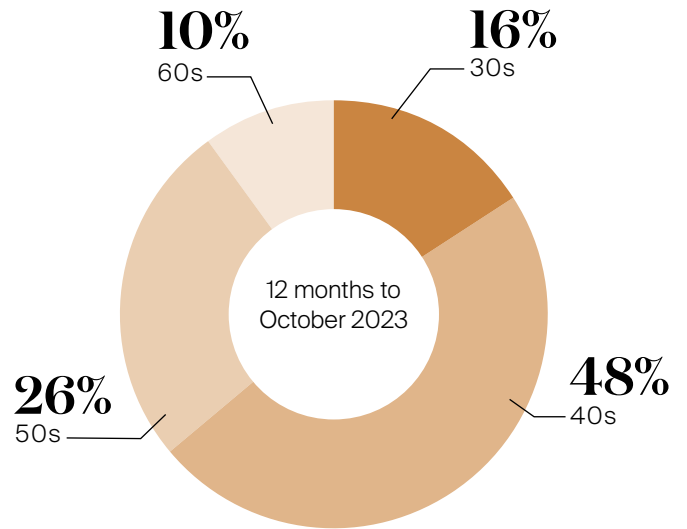
“Buyers are drawn to the region for privacy, superb views, proximity to quality schooling, or properties with extensive grounds, including forestry or agricultural land.”



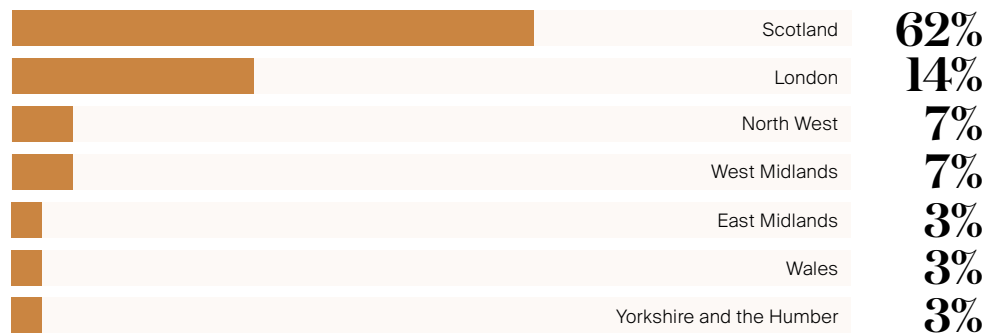
£1.7m

The average spend per head of new prospective buyers in the 12 months to October 2023. An increase of 3.3% on the previous year.

Buyers by age group



Origin of buyers in 2023



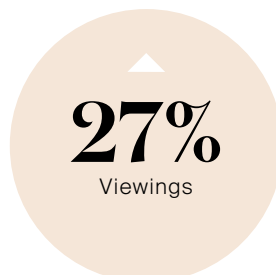
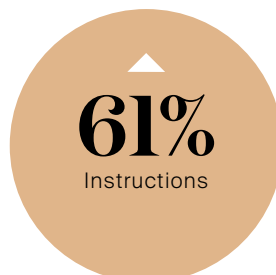
96
Schools rated 'outstanding'



17
Michelin-starred restaurants

Market metrics

12 months to October 2023 versus the five-year average (£2m+)





The Rothbury Estate in Northumberland needs new owners for the first time in over 650 years. Do you have the passion to preserve and protect this incredible, diverse landscape?

Passing on the baton



A unique opportunity to acquire 9,486 acres of spectacular Northumberland rural landscape has arisen. The remarkable country estate incorporates a section of Northumberland National Park and the summit of Simonside. Two burns are running through the estate, an old railway line, open access footpaths, and parts of it are registered as a Site of Special Scientific Interest. With grassland, moorland, woodland and a portfolio of farms and cottages, the potential for this estate is immense.

The challenge for the next owner of the Rothbury Estate is striking the balance of preserving the history and legacy attached to this vast landscape while ensuring a future that protects and enhances the diverse ecosystem and explores its potential.

Claire Whitfield, a Knight Frank Partner working in the Rural Consultancy team, explains: "We have what the generations past did behind us. What we do is provide the knowledge landowners need on how to own and manage land in the context of the wider challenges we face now. What we decide to do today, we are passing on to the next generation for the future".

As a private buyer, you'd have the privilege of preserving the rich

ecosystem on the Rothbury Estate. You'd be the custodian of a habitat that's the breeding ground of endangered species. It's also the largest ring-fenced carbon offsetting opportunity to come to the open market in England for decades. This presents enticing possibilities for businesses, global corporations and individuals striving to meet the government-prescribed environmental targets.

As Whitfield points out, "For decades, landowners have been told their main purpose is food production. Now, it's over to them to decide what purpose their land should serve and to understand the impact their land can have on people and the planet".

Whether you're driven by environmental, economic, philanthropic or even sporting interests (the estate supports salmon fishing, pheasant and grouse shooting for starters), the next chapter of the Rothbury Estate is there to be written by a new custodian.

The Rothbury Estate has a guide price of £35,000,000. Any enquiries, please contact will.matthews@knightfrank.com



Milbourne Hall

Newcastle upon Tyne, Northumberland

- ▶ 7-16 bedrooms ▶ 3-7 bathrooms ▶ 8 reception rooms ▶ Ample secondary accommodation ▶ Garaging
- ▶ Stables ▶ Approximately 24 acres ▶ Freehold ▶ Council Tax band H

An exquisite Grade I listed Georgian property with guest apartment and carriage houses, designed by the Scottish architect John Paterson, within gardens and grounds of 24 acres.

Guide price £3,500,000

Property Number: LAU012261377

DRUIMAVUIC HOUSE Appin, Argyll and Bute

An attractive lodge with beautiful scenery, situated at the head of Loch Creran, approximately 17 miles northwest of Oban.

- ▶ 8 bedrooms ▶ 7 bathrooms ▶ 3 reception rooms
- ▶ Steading ▶ Walled garden
- ▶ Approximately 11.46 acres ▶ EPC D ▶ Freehold
- ▶ Council Tax band H

tom.stewart-moore@knightfrank.com
0131 516 1721

Offers over £1,450,000



KIRBY KNOWLE CASTLE Nr Thirsk, North Yorkshire

An immaculately refurbished Grade II listed castle situated within 65 acres with outstanding views.

- ▶ 6-7 bedrooms ▶ 5 bathrooms
- ▶ 3 reception rooms ▶ Cinema room ▶ Gym
- ▶ Wine cellar ▶ 2 bedroom cottage ▶ Ponds
- ▶ Outbuildings ▶ Car storage ▶ Woodland
- ▶ Paddocks ▶ Freehold ▶ Council Tax band H

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020 4502 3222
melissa.lines@knightfrank.com
01904 937 553

Guide price £6,950,000



70.

Farms & Estates



The UK's Farms & Estates market has demonstrated resilience despite a shortage of stock. We've seen quality assets trading in competitive situations, emphasising the market's price sensitivity. Overall, the UK continues to be a secure investment haven, especially in land, with buyers increasingly drawn to ownership as they continue to look at natural capital as a safe bet. The demand for quality landed estates remains consistent, with bare land maintaining its market leadership. However, estates boasting quality amenities and diverse landscapes also feature prominently on buyers' wish lists, reflecting a sustained interest in premium properties with enduring value.

Will Matthews
Head of Farms & Estates Sales

“The absence of forced sellers has certainly created a unique market dynamic. A persistent low supply makes it challenging to envision farmland trading at levels below those we've witnessed. The robust demand and intense competition among affluent buyers frequently pushes values to £10,000 per acre, and large blocks can even exceed £15,000 per acre.”

£9,152

The average price of farmland in September 2023. An annual increase of 8%.

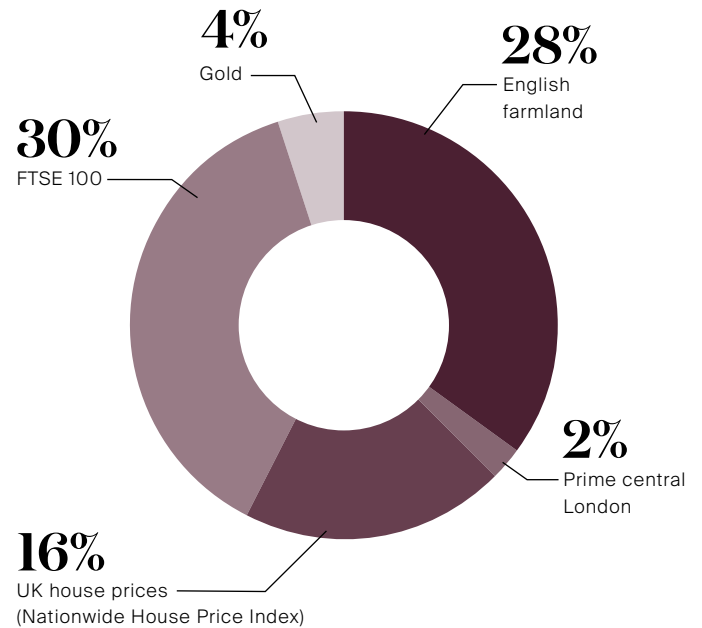


66%

Of rural businesses surveyed think that land values will continue to rise over the next two years.

Source: Rural Sentiment Survey 2023

Farmland 3-year performance versus other assets (to September 2023) % change



Market metrics

12 months to October 2023 versus the five-year average (£2m+)



Our Rural Consultancy Team provide management and advisory services tailored to owning, investing in, and running farms and rural estates.

Our teams offer expertise across the rural sector, from viticulture and regenerative agriculture to solar farming and forestry. We work in partnership with landowners and farmers to create thriving, connected communities and thriving, sustainable estates where people want to live, work, visit and stay. If you would like support with your farm or estate, please visit knightfrank.co.uk/rural.



Keep up to date

Access our quarterly Farmland Index here



Luxury waterfront living on a private peninsula

The Gullet Estate on the sought-after Salcombe Estuary presents a dream chance for a slice of luxury Devon life. With stunning waterfront views, a beautifully renovated home and ample potential income generation from the estate, this is a rare and life-changing opportunity.



Located on a private peninsula in the Salcombe Estuary, the Gullet Estate is one of the most prestigious properties in the South Hams area. The ten bedroom waterfront house has recently undergone extensive renovations. It's retained its Arts and Crafts styling, enhanced internally with details that include magnificent oak panelling, parquet floors, open fireplaces and exposed beams. The property itself is steeped in history; the earliest records of Gullet date back to 1632.

Gullet House is extremely private. Set on nearly ten acres of land, the gardens are truly special. There's a stunning array of trees, shrubs and flowers, with formal paths winding through terraced areas, enchanting lily ponds, a formal rose garden and a croquet lawn. The swimming pool and its pool house are located within a beautiful old cutting garden. All of this is set against a breathtaking backdrop within the valley.

The Gullet Estate's second lot comprises the farm and outbuildings. Here is the income-generating opportunity. The buildings and extensive land offer plenty of natural capital potential. It's currently used as mixed organic farmland. Our team of rural experts are partnering increasingly with landowners to explore the many new ways to generate further income through their land. For example, schemes such as biodiversity or carbon offsetting can present substantial income streams.

With undulating farmland, spectacular waterfront views and luxury living accommodation on a private peninsula, The Gullet Estate presents a highly desirable opportunity.

The Gullet Estate has a guide price of £8,000,000. For enquiries, please contact our local agent in Devon, Sarah Jane Bingham-Chick - Sj.Chick@knightfrank.com

For advice on natural capital, please contact our team of rural experts - www.knightfrank.co.uk/rural-property/nature-based-solutions



Saddlewood Manor

Leighterton, Gloucestershire

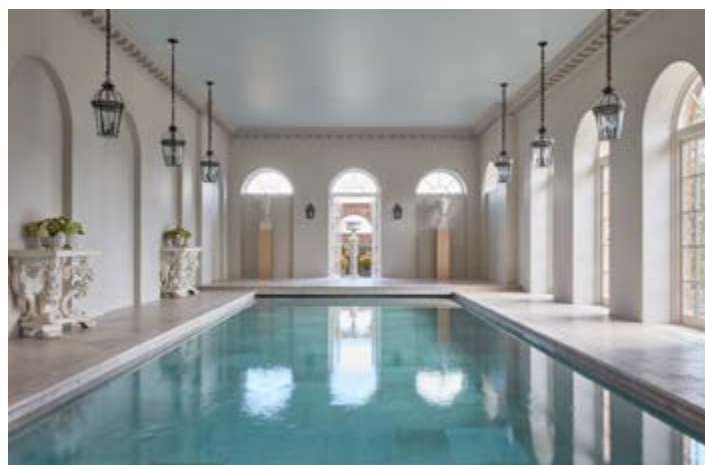
- ▶ 6 bedrooms ▶ 6 bathrooms ▶ 5 reception rooms ▶ 2 cottages ▶ Indoor pool with sauna ▶ Tennis court
- ▶ Cotswold stone buildings ▶ Arable land ▶ Pasture ▶ Approximately 172 acres ▶ EPC F ▶ Freehold ▶ Council Tax band H

A superb ring-fenced residential and equestrian estate in one of the most sought-after Cotswold locations with extensive equestrian facilities.

Guide price £8,750,000

Property Number: CIR060015

will.matthews@knightfrank.com | 020 4502 9295
georgie.veale@knightfrank.com | 020 4586 2547



Poston Court Estate

Vowchurch, Herefordshire

- ▶ Principal house ▶ Orangery & pavilion with swimming pool ▶ 3 bedroom lodge ▶ 4 bedroom cottage
- ▶ Studio office ▶ Tennis court ▶ Parkland & woodland ▶ Approximately 266 acres ▶ Council Tax band H

A classical Grade II* listed country house and estate, recently renovated to an exceptionally high standard in a unique tranquil position in the Golden Valley, with some of the finest views in England.

Guide price £9,550,000

Property Number: CH0012172130

will.matthews@knightfrank.com | 020 4502 9295
charles.probert@knightfrank.com | 01905 885364



Highbrook Hall

Liss, Hampshire

- ▶ 9 bedrooms ▶ 7 bathrooms ▶ 5 reception rooms ▶ 3 cottages ▶ Office/cottage ▶ Swimming pool ▶ Tennis court
- ▶ Party barn ▶ Outbuildings ▶ Stabling ▶ Indoor arena ▶ Manège ▶ Freehold ▶ Council Tax band H

A striking Grade II listed period property, in a beautiful setting of approximately 2,023 acres with the original hall dating back to the 14th century.

Guide price £15,000,000

Property Number: WIN012026044

will.matthews@knightfrank.com | 020 4502 9295
george.clarendon@knightfrank.com | 01962 677234



The Ballamanaugh Estate

Sulby, Isle of Man

- ▶ Principal 5 bedroom house ▶ 2 farmhouses ▶ 6 cottages ▶ Farmyard ▶ Farm buildings
- ▶ Extensive sporting potential ▶ Arable ▶ Woodland ▶ Pasture ▶ Freehold

One of the finest estates on the Isle of Man, extending to 932 acres. Available as a whole or in six separate lots.

Guide price £17,500,000

Property Number: CHO012323514

james.crawford@knightfrank.com | 020 3813 5154

will.matthews@knightfrank.com | 020 4502 9295

78.

Channel Islands



In the Channel Islands, our prime property market has maintained stability with limited large transactions. The UK's economic conditions have temporarily paused the usual influx of buyers to the islands as many take the time to assess and restructure their businesses before making significant moves. High-net-worth individuals are primarily drawn to the islands due to tax-efficient policies, though Jersey and Guernsey also offer serene living, low crime rates, tight-knit communities and stunning beaches. Our clients comprise mainly retired professionals and successful entrepreneurs seeking a different lifestyle, often lured by the coastal aspects of island living. New residents requiring a 2(1)e permit have remained consistent, but there's been a shift towards renting or purchasing stop-gap properties, possibly influenced by upcoming changes in the tax structure. Finished high-end properties with sea views continue to dominate interest, while the option to build from scratch remains viable, with attractive plots available in prominent positions.

Oliver Rodbourne
Head of the Channel Islands Sales

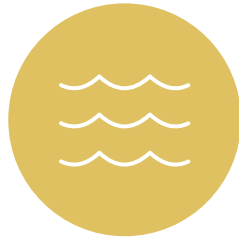
“Finished high-end properties with sea views continue to dominate interest, while the option to build from scratch remains viable.”



£1.4m

The average price of a 4-bedroom house in Jersey.

Source: Jersey House Price Index Q3 2023



There are miles of scenic coastline and beaches, charming small towns and villages full of character and plenty of open spaces.

80%

The number of Jersey High Value Residency applicants who hold a British passport.

70%

The number of people applying for residency in Jersey that are under the age of 60.

Source: Locate Jersey



The minimum purchase price of a house for those granted entitled status under Jersey's High Value Residency scheme.

£3.5m

Source: Locate Jersey



If you own property in the Channel Islands, we have strong relationships across Jersey and Guernsey and our team can support with your property or business requirements. Please don't hesitate to get in touch.

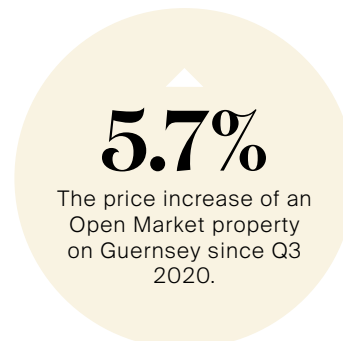
£1.44m

Average price of an Open Market property (available for purchase by non-islanders) on Guernsey.

Source: Guernsey Quarterly Residential Property Prices Bulletin Q3 2023



Source: Jersey House Price Index Q3 2023



Source: Guernsey Quarterly Residential Property Prices Bulletin Q3 2023

The internationally renowned Maison de la Valette is one of Jersey's most important private estates. With exquisite interior design and immensely impressive neo-classical style, it's one of the finest private residences to have been created in Britain in recent years.

The impressive Maison de la Valette estate

The stylish and ornate home is surrounded by around 18 acres of attractive gardens, managed woodlands and equine grasslands. Its position in the centre of the stunning estate emphasises the exquisite home's seclusion and privacy.

You'll find luxurious design and exceptional attention to detail throughout this remarkable home. Commissioned by an international property developer as his primary residence, Maison de la Valette was intricately constructed over five years. That was in 2014, and it underwent a further internal renovation in 2019 using designers including Ralph Lauren. As a result, the 21,000 sq ft property is in virtually new condition.

With the boundaries between professional and home life blurring ever closer, this private estate offers incredible facilities for work and play. There's an executive office suite with an impressive boardroom, general office and dedicated kitchen space. An exceptional palladium style entertaining complex overlooks the swimming pool and includes a spacious sitting room, dining areas, a dedicated kitchen and a bar. Further zones for entertaining include vast games rooms, a cinema and a large health and fitness complex.

Outside, there are ample tranquil spaces within the grounds to press pause on a busy life and take time to relax and unwind while admiring the

spectacular views. There are lakes and water features, equine facilities, beautifully landscaped gardens and ancillary accommodation.

The island of Jersey may only be 120km², but it has plenty to offer. Explore its glorious countryside and incredible coastline. Enjoy family time on the sandy beaches. Jersey is renowned for its safe, secure environment. It's fully recognised by HM Government as an independent low tax jurisdiction. There are scheduled flights to UK airports as well as exemplary private jet facilities. By sea, there are links to Portsmouth and Poole. Remain connected or disconnect and unwind, in Jersey, the decision is yours.

Maison de la Valette has a fixed price of £32,000,000. Please contact Oliver Rodbourne on 020 4502 8120 with your enquiries.







Maison de la Valette

Jersey

► 9 bedrooms ► 14 bathrooms ► 4 reception rooms ► Cinema ► Swimming pool complex ► Woodland ► Freehold

This immensely impressive neo-classical inspired property is situated in beautiful tranquil country surroundings.

Offers in excess of £32,000,000

Property Number: Maison de la Valette

LE VAL LODGE Jersey

Introducing an exquisite coastal residence that showcases vistas of the golden sands of Ouaisne and the bay of St. Brelade, recently renovated in 2017.

- ▶ 7 bedrooms ▶ 7 bathrooms ▶ 7 reception rooms
- ▶ Infinity pool ▶ Tennis court ▶ Freehold

oliver.rodbourne@knightfrank.com
020 4502 8120
aimee@wilsons.je
01534 877977

Guide price £16,250,000



LANDSCAPE FARM Jersey

Set within parkland style grounds with feature lake, this magnificent newly constructed and very substantial family mansion, stands located on the south of the island.

- ▶ 8 bedrooms ▶ 10 bathrooms
- ▶ 4 reception rooms ▶ Swimming pool
- ▶ Tennis court ▶ Freehold

oliver.rodbourne@knightfrank.com
020 4502 8120
aimee@wilsons.je
01534 877977

Guide price £8,950,000



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Country Houses Farms & Estates 2024

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Our global network

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If we can help, our client services phone number is +44 20 3869 4758. Alternatively, you can contact us at clientservices@knightfrank.com



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Australia | Cambodia | Chinese Mainland | Fiji | Hong Kong SAR
India | Indonesia | Japan | Malaysia | New Zealand | Philippines
Singapore | South Korea | Taiwan | Thailand | Vietnam

Europe

Austria | Belgium | Bulgaria | Czech Republic | Denmark
Finland | France | Germany | Greece | Hungary | Iceland
Ireland | Italy | Netherlands | Poland | Portugal | Romania
Serbia | Spain | Sweden | Switzerland

The Middle East

Bahrain | Qatar | Saudi Arabia | UAE

United Kingdom

England | Scotland | Wales | Jersey

Your partners in property