



BERGH APTON
NORFOLK

CHET VALLEY VINEYARD

BERGH APTON, NORFOLK, NR15 1BT

For sale by private treaty as a whole

DESCRIPTION

A well-established vineyard, equipped winery, bottle store, and holiday let together with further land set in the picturesque Chet Valley, extending to 9.57 hectares (23.65 acres) in total.

Since planting the first vines over a decade ago, owners John and Bridget Hemmant have followed the motto “Audax at Fidelis” which means “Bold but Faithful”. Taking bold strides in technique and the use of varieties but remaining faithful to the skills prevalent in the making of good wine. This approach has served them well with National and International recognition for many of the wines including the House of Hemmant Blanc De Noirs Brut.

Chet Valley supplies wine to private and corporate buyers alike, including some prestigious names.

LOCATION

Located in the parish of Bergh Apton, Chet Valley Vineyard is conveniently situated circa 1.5 miles west of the A146 providing easy access to the market town of Loddon to the south east and which offers good local shopping and eateries. Whilst the property is set in a quiet rural position it has excellent access into the Cathedral City of Norwich, the regional centre of East Anglia, which provides extensive shopping and leisure facilities.

From Norwich there is a regular rail service to London Liverpool Street with the fastest journey time about 1hr 40mins. Norwich airport, on the northern outskirts of the City, has regular flights to the continent via Schiphol (Amsterdam).

The What3Words reference for the entrance to the winery is: [///remains.august.iteration](#)

VINEYARD & LAND

The vines cover approximately 6.52 ha (16.11 ac), planted in 2.4m spacings on metal trellis to optimise light and air flow. The land is gently undulating and is



cropped with both red and white grape varieties including Solaris, Pheonix, Schonberger, Seyval blanc, Pinot Noir, Pinot Meunier, Cabernet Noir, and Regent.

There is also an additional parcel of land extending to 2.61 ha (6.45 ac) providing further opportunity for expansion. This parcel has been farmed by contractors as part of an arable rotation.

The majority of the vines are between 8 and 15 years old, in fruit, offering maturity and a long useful life remaining.

The land is mostly classified as Grade 3, with small pockets of grades 2 and 4. The soils are described as slightly acid loamy and clayey soils with some lighter sandy soils above gravel.

On parcel 9582, there are 16 x 250w ground fixed photovoltaic modules on Mounting consoles supplying sustainable power to the winery.

WINERY

Built in 2019 the winery has a steel profile sheet insulated roof, lignacite fairfaced blockwork to ground floor and powder-coated aluminum windows and doors.

The fully equipped winery has been carefully designed to provide space for; 20 fermenter tanks, pressing bottling and labelling facilities, bottle store, welfare facilities, office and first floor entertaining area with bifold doors to a balcony which offers views across the vineyard.

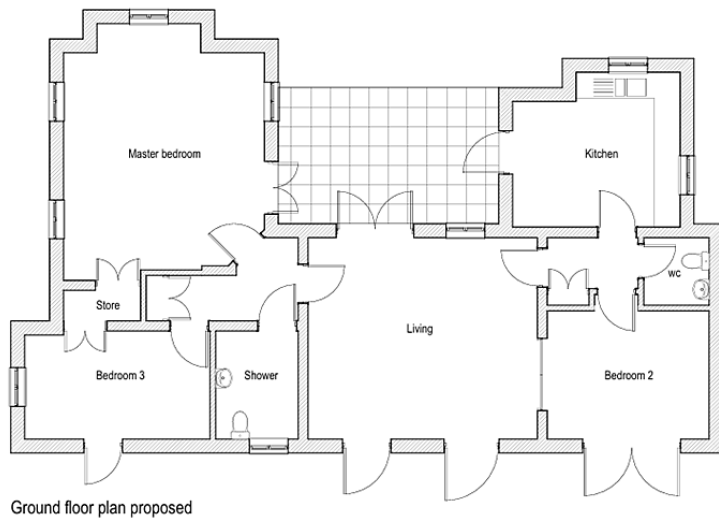
Details of current stock which is available as part of the going concern is available from the selling agent.

VINE HOUSE

Vine House is a converted stable and dairy, which has operated as a successful holiday let for many years. The house has been sympathetically converted into a 3 bedroom dwelling with comfortable living room and well-designed kitchen. There are character features throughout including exposed timber beams, a wood burner, and a courtyard patio to enjoy the views of the vines and the afternoon sun.

The property benefits from air source heating, a shared klargester drainage system, and double-glazed windows throughout.





METHOD OF SALE

The property is offered for sale by private treaty as a whole.

TENURE & POSSESSION

The property is offered for sale freehold with vacant possession upon completion.

The business itself is available as a going concern by separate negotiation.

EXCHANGE OF CONTRACTS & COMPLETION

Exchange of contracts will take place within 21 days of receipt by the purchasers' solicitor of a draft contract with completion no later than 28 days thereafter. A deposit of 10% of the purchase price will be payable on exchange of contracts.

SERVICES

Mains water and mains electricity is connected to Vine House, with three phase power to the Winery. A shared klarkgester unit services the whole site. Solar panels provide additional sustainable energy. There is automatic irrigation available to field 4887.

TUPE

There are three full time members of staff and a further part time member. The staff are unaware of the proposed sale and must not be contacted. Further information is available from the selling agents.

The seller is prepared to remain available to the buyer on a consultancy basis to facilitate a smooth handover, or input on systems and the processes generally.

OUTGOINGS

The property including the holiday let are assessed for business rates.

All outgoing will be apportioned on completion.

SPORTING, MINERAL & TIMBER

These are included in the sale so far as they are owned, subject to statutory exclusions.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the help and benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. In particular, an overhead power line crosses parcel 9989.

VALUE ADDED TAX

Should any sale of the land or right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser in addition to the contract price.

FIXTURES & FITTINGS

All fixtures and fittings that are required to enable the functionality of the going concern are included in the sale, save for personal effects as necessary.

TOWN & COUNTRY PLANNING

The purchaser/s will be deemed to have full knowledge and have satisfied themselves as to any planning matters that may affect the property. Relevant applications include reference numbers: 2012/1366, 2018/0118, 2022/0875, 2024/0499 (pending consideration), 2018/0906. For further information please contact the selling agents.

AGENTS' NOTE

Vine House is subject to a holiday occupancy condition stating:

No person shall occupy any part of the development hereby permitted for a period exceeding six weeks. Furthermore, no person shall occupy any part of the development hereby permitted within a period of three weeks following the end of a previous period of occupation by that same person of any part of the development hereby permitted.

PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey scale plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

DISPUTES

Should any dispute arise as to the boundaries or any points concerning these particulars, schedules, plans or interpretation of any of them, the question will be referred to an arbitrator appointed by the selling agent, whose decision acting as expert shall be final.

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Sellers' Agents will be responsible for defining the boundaries or the ownership thereof.

VIEWING

By appointment with the sole selling agents Brown & Co.

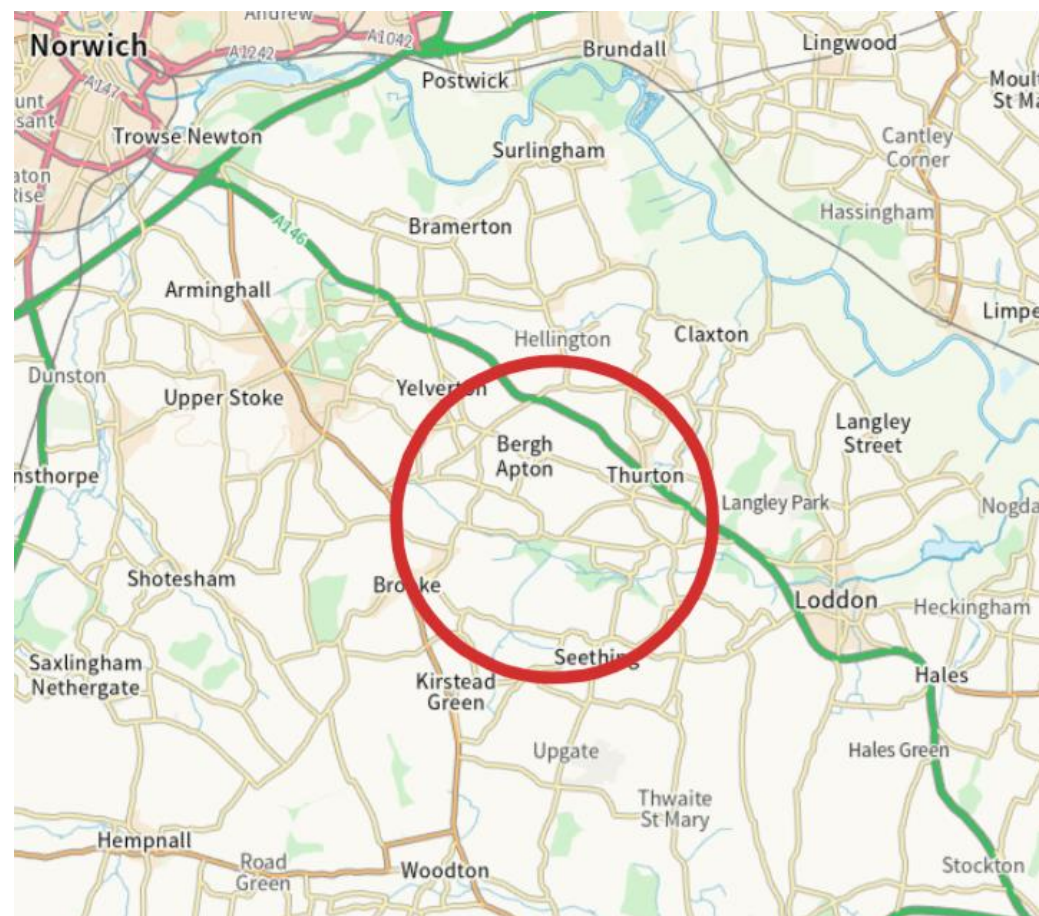
Please contact Edward Plumb or Sarah Lucas on 01603 629871.

HEALTH & SAFETY

The property is a working vineyard and therefore viewers should be careful and vigilant whilst on the land. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

ANTI-MONEY LAUNDERING

In accordance with the recent Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the Selling Agents once an offer is submitted and prior to the solicitors being instructed.





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in October 2024.