

An aerial photograph of a large farm complex. In the foreground, there are two large, two-story brick houses with white-framed glass extensions. A paved road curves around them. Behind the houses is a dense line of green trees. Further back, a large cluster of industrial-style farm buildings with grey roofs is visible. To the right of the buildings is a large, flat, light-brown field, possibly a plowed area or a dry pond. The background shows a vast landscape of green and yellow fields under a blue sky with scattered clouds.

Manor & Auckland Farms

Upton Lovell, Wiltshire

Manor Farm

Upton Lovell, Warminster BA12 0JN

Auckland Farm

Chitterne Road, Codford, Warminster, BA12 0LZ

A commercial dairy and arable farm of outstanding proportions, scale and quality.



Distances

Warminster 6 miles
Westbury 9.5 miles
Frome 13 miles
Salisbury 16 miles

Features

- Circa 145,000 square feet of mostly steel frame farm buildings
- DeLaval 32-point rotary parlour currently milking up to 400 cows
- Lucrative Arla milk contract
- Modern slurry separation, storage and handling facility
- Grain storage for approx. 2,000 tonnes and Svegma continuous flow dryer
- Four substantial detached houses
- Three bungalows
- Superb valleys and high bird shoot
- 925 acres of arable land
- 55 acres of woodland

*About 1,013 acres (410 ha) in total
For sale as a whole or in five lots*

Available as a going concern



Situation

Manor & Auckland Farms are excellently located in the renowned Wylde Valley in Wiltshire, an area of wide, open landscapes and productive chalk downland. Manor Farm is situated off the A36 around 6 miles south-east of Warminster and 16 miles north-west of Salisbury. Both conurbations offer a wide range of day-to-day facilities and amenities. The farm has excellent communication links, fronting onto the A36, and is just 5 miles from the A303 which provides access towards London (via the M3) and the West Country.

Locally the farm lies north of Upton Lovell, a quaint village sitting in the bottom of the valley which was the original location of the farmhouse and buildings that supported the farm.

Manor & Auckland Farms

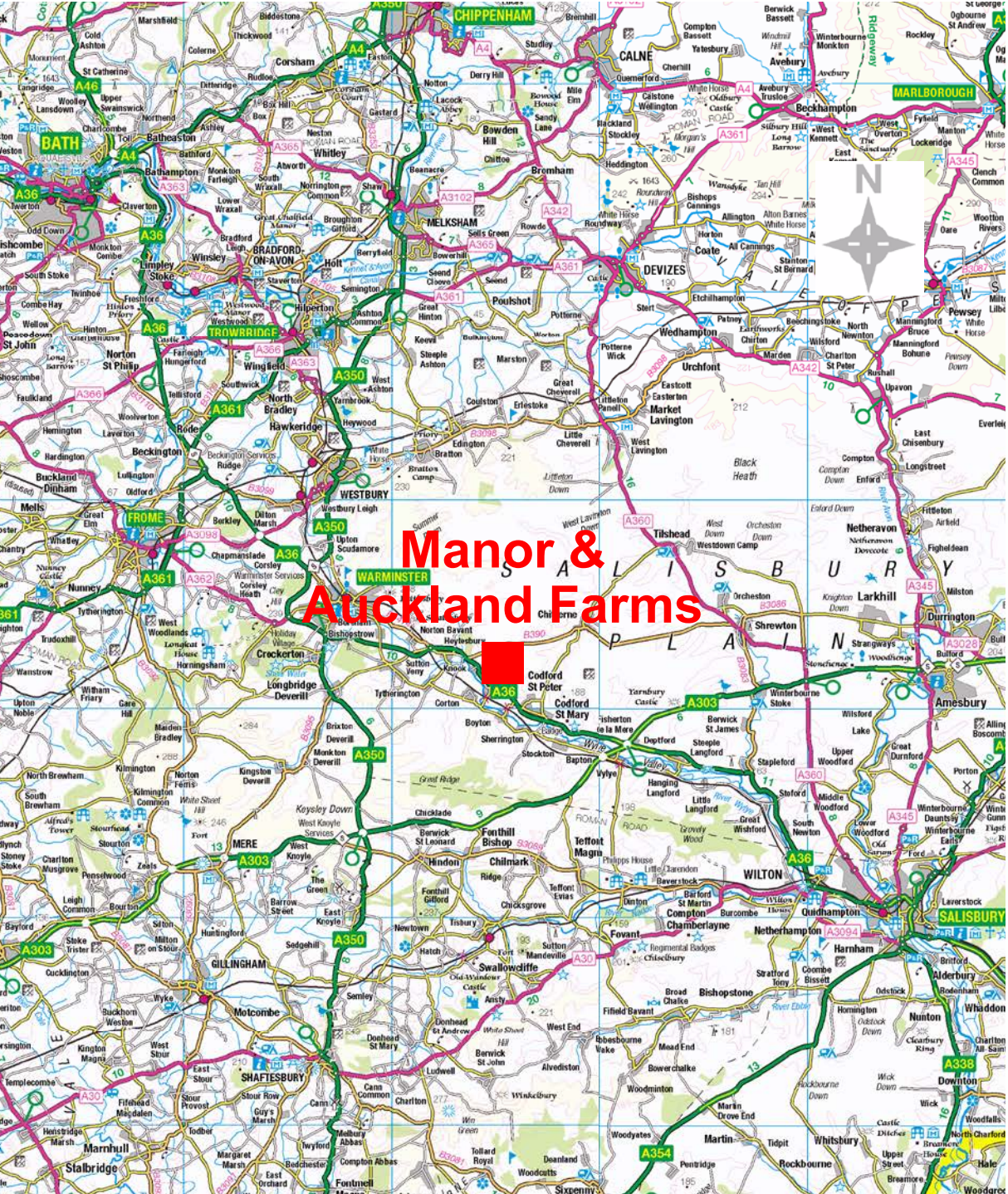
Manor and Auckland Farms are a superb example of a commercial mixed farm that brings together large-scale downland arable farming with a closed herd of Holstien Friesians, to produce milk sold through a lucrative Arla contract. The farming base is at Manor Farm located north of Upton Lovell village with a designated access through traffic lights from the A36. Manor Farm was bought by the vendors in 1990, the same year as Auckland Farm, which together with some additional land at Knook (bought in 2000) make up the component parts of the farm.

The vendors have invested and developed the farm vastly since the business was founded; at Manor Farm they have built two farmhouses and three bungalows, redeveloped and extended the farm buildings and tracks. At Auckland Farm the farmhouse has been extended, they have built another dwelling (49A Chitterne Road) and added

buildings and tracks to create a superb residential farm that neatly supports the main unit. Whilst the current owners operate a successful dairy and arable operation from the farm, the asset also lends itself to a less intensive uses such as through converting the vast range of buildings for alternative uses (e.g. for storage or workshop uses).

The fields across the farm are of a large, commercial size and the soils have been improved over several decades through the application of organic matter and regular testing. There are some wonderful shelter belts and parcels of woodland, and valleys hidden from public view which create for a formidable pheasant and partridge shoot.

Following the joint owner's decision to retire, the family look forward to passing the farm in good health, to the new custodians. They are flexible to this being on a "lock, stock and barrel" basis or for the asset alone.



Lot 1 - Manor Farm

About 648 acres (262 ha)

At present the in-hand farm partnership can accommodate up to 400 cows through their 32-point rotary parlour, which was installed in 2012. The average annual yield for the herd is 10,046 litres per cow based on twice a day milking, and sold through an Arla contract which includes a premium for supplying Tesco. This contract can be transferred to the ingoing owners, subject to terms and conditions.

The buildings at Manor Farm have been carefully laid out to maximise efficiency and animal welfare and allows part of the herd to graze outdoors. The facilities include a slurry separator, dirty water lagoon and handling facility which aids the effective management of slurry. North of the livestock buildings and calf rearing area lies seven clamps which together hold approximately 6,000 tonnes of silage, a machinery store, straw

store and dry stores. Between the farmhouses and dairy buildings lies the grain stores which house a Svegma continuous flow dryer (bought in 2006) and four grain bunkers which are filled by way of an overhead conveyor system.

There is another steel portal frame building located on the central farm track, north of the farm buildings. This has been used as a straw store of late but owing to its remote and elevated location, presents an opportunity for conversion into residential use subject to the necessary planning permission.

A description of the various buildings at Manor Farm and their approximate sizes are laid out in the table and plan.



Manor Farm Houses & Buildings

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Not to Scale. Drawing No. W17905-04 | Date 01.05.25



	Buildings descriptions	sq ft
1	Grain store with cleaner, dryer and 2,000t storage	100ft x 100ft
2	Implement shed and lean-to	45ft x 40ft
3	Workshop and shoot room	60ft x 30ft
4	Parlour, bulk tank, office and facilities	100ft x 60ft
5	Collecting yard, handling race, pump room and generator	140ft x 70ft
6	Calf/implement building incorporating farm office	80ft x 40ft
7	Calf rearing shed	80ft x 20ft
8	Weaned calf straw yard	60ft x 30ft
9	Dry cows straw yard	100 ft x 40ft
10	Calving straw yard	60ft x 30ft
11	Straw yards, bull pens and calving boxes	120ft x 50ft
12	Cubicle building, 108 cubicles	140ft x 60ft
13	Cubicle building, 128 cubicles	160ft x 105ft
14	Straights building with roller shutter doors	60ft x 30 ft
15	Hiefer straw yard	100ft x 45ft
16	Cubicle building, 104 cubicles	130ft x 90ft
17	Cubicle building, 85 cubicles	135ft x 78ft
18	Slurry separator/manure storage building	120ft x 88ft
19	Concrete tank with cover, 703,000 gallon capacity	
20	Storage building with roller shutter door	32ft x 30ft
21	Machinery storage building	100ft x 100ft
22	7 silage pits with 6,000t capacity	
23	Straw barn with lean-to	100ft x 50ft





Land

The land at Manor Farm extends to around 648 acres (262 ha) and consists of highly productive Grade 2 & 3 soils mostly in arable and grass rotation and ranging from 300ft (92m) to 578ft (176m) height above sea level. Fields are of an excellent commercial scale, shape and size with several large and very large fields ranging from 45 to 63 acres each. The land is in a ring fence with arterial routes and stone tracks throughout

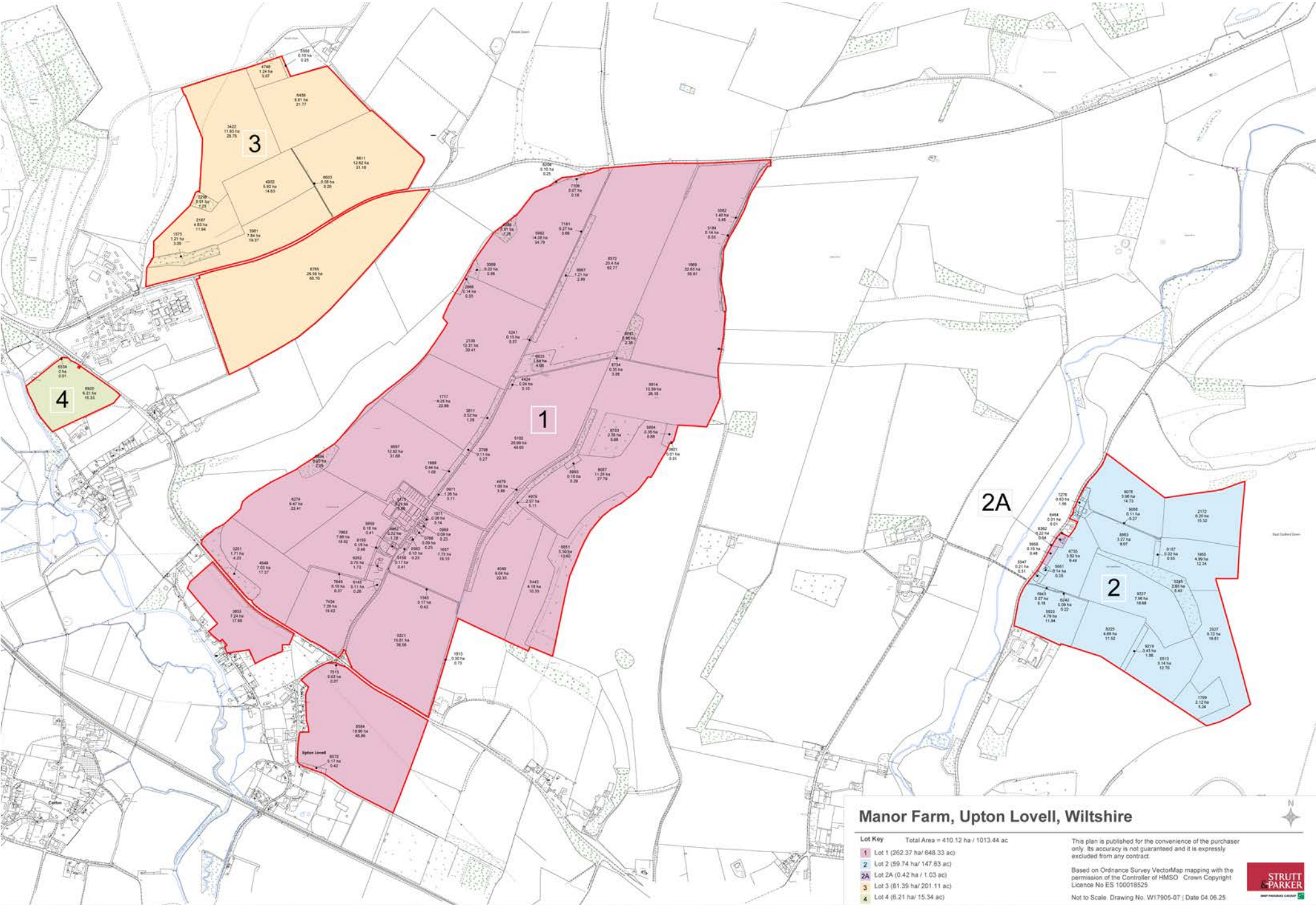
providing easy access around the farm.

Two fields are located on the opposite side of the A36, flanking the village of Upton Lovell. A private water supply rises in one of these fields and is pumped to a reservoir at the top of Manor Farm, from where it is fed down to the houses, yard and fields.

There may be some development potential on

land adjacent to the village, but this has not been explored, and buyers are encouraged to undertake their own planning enquiries.

There are various shelter belts and pockets of mixed woodland across the farm, many of which are used as part of the farm shoot.



High View

High View is one of two principal houses on the farm which are located together on the left-hand side of the main drive up to Manor Farm. Built in 1993, this detached four-bedroom house sits in superb position with far reaching views across the surrounding landscape in all directions.



On the ground floor, a generous entrance hall leads into a large reception room and adjoining sunroom that stretches across the full width of the house. A central fireplace built by masons who worked on Salisbury Cathedral is a particular feature. Also on the ground floor is an open plan kitchen / dining room, utility

room, conservatory and two cloakrooms. On the first floor there are four en-suite bedrooms, all enjoying commanding views across the farm.

Beside the house lies a double garage and separate sauna, surrounded by a landscaped garden. The house is subject to an Agricultural Occupancy Condition.



The Hangings

The Hangings lies to the east of High View and being built at the same time, is of a similar layout and finish. The entrance hall leads to a large living room and separate kitchen / dining room which both connect into a large conservatory on the south side of the house. There is a utility room, shower room and WC as well as access into the integral double garage.

On the first floor lies four bedrooms (one en-suite) and a family bathroom. The house has large lawns to the south and enjoys more tremendous views of the surrounding landscape. The house is subject to an Agricultural Occupancy Condition.



1, 2 & 3 Manor Dairy

Between the grain stores and dairy buildings on the right-hand side of the main drive lie three bungalows built between 1994 and 2014. They are all subject to Agricultural Occupancy Conditions and currently occupied by farm workers. Each bungalow comprises a reception room, kitchen / dining room, two or three bedrooms, a bathroom and garage. They have gardens and enjoy beautiful views over the farm and valley beyond.



Lot 2 - Auckland Farm

About 147 acres (59 ha)

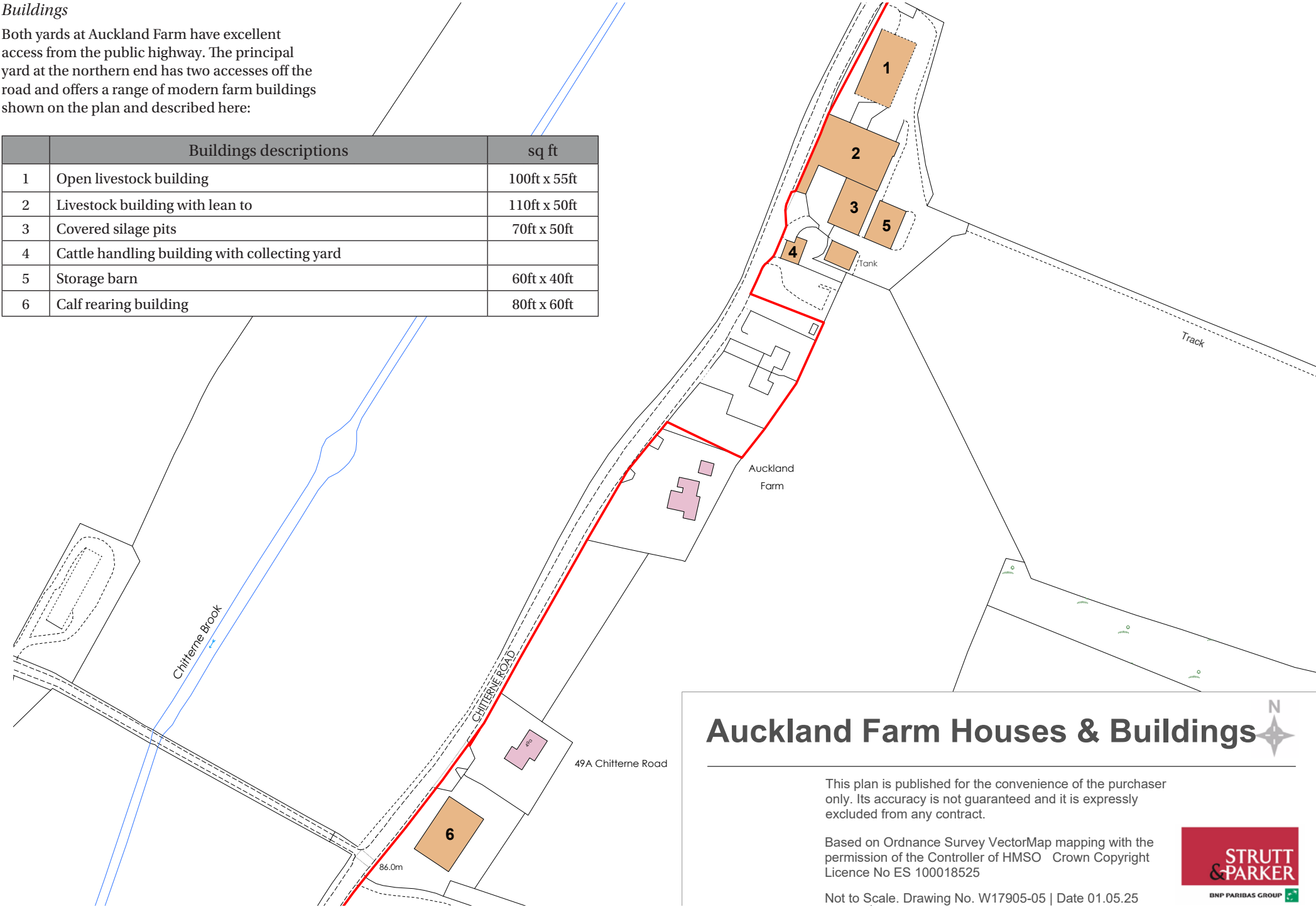
Auckland Farm operates as an excellent followers unit within the current dairy business. It lies a short distance to the east of Manor Farm and is easily accessed via the A36 and other local highways. In total it extends to about 147 acres (59 ha) fronting Chitterne Road on its western boundary and offers two houses (one available separately as Lot 2A) and two farmyards.



Buildings

Both yards at Auckland Farm have excellent access from the public highway. The principal yard at the northern end has two accesses off the road and offers a range of modern farm buildings shown on the plan and described here:

	Buildings descriptions	sq ft
1	Open livestock building	100ft x 55ft
2	Livestock building with lean to	110ft x 50ft
3	Covered silage pits	70ft x 50ft
4	Cattle handling building with collecting yard	
5	Storage barn	60ft x 40ft
6	Calf rearing building	80ft x 60ft



Auckland Farm Houses & Buildings

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Not to Scale. Drawing No. W17905-05 | Date 01.05.25



49A Chitterne Road

An attractive detached four-bedroom house with an Agricultural Occupancy Condition. The house was built in 2023 and is yet to be occupied and is therefore offered in prime, 'as new' condition and with the remainder of its new build warranty. The house offers an extensive area of over 2,000 square feet (including the attached double garage) and sits in a prominent position in the corner of the farm.

On the ground floor there is an open plan kitchen / breakfast room with fitted units and new, electric appliances, a utility room, shower room, cloakroom, plus a sitting room / dining room with a log burning stove. Two sets of patio doors lead from the ground floor to the rear terrace and a garden which wraps around the house. On the first floor there are four bedrooms (one en-suite) plus a family bathroom.

The house has the benefit of an air source heat pump and mains water and electricity.





Lot 2a - Auckland Farmhouse

About 1 acre (0.42 ha)

A detached farmhouse with six bedrooms which has been significantly improved and extended over recent years.

On the ground floor there is a modern kitchen / breakfast room, a separate dining room and living room each with a fireplace or wood burning stove, plus a utility room, conservatory, two cloakrooms and a study.

On the first floor there are six bedrooms and two bathrooms. The house is tastefully decorated throughout with a modern, fresh feel and plenty of natural light and views over farmland.

Outside, a private entrance leads to a tarmac driveway with detached double garage and ample room for parking. A pleasant garden wraps around the house including a grass lawn, planted borders and several patios/terraces. An adjacent paddock offers excellent additional outside space or grazing land for horses.



Land

In all about 147 acres (59 ha) in a single block and sub-divided with livestock fencing into good sized fields with very good interconnectivity. The fields have frontage to Chitterne Road, surround and include an impressive grass valley and benefit from a new stone track which has recently been laid to improve access. The land is classified as Grade 3 soils with height above sea level ranging from 283ft (86m) to 518ft (158m) and has been in a rotation of grass, wheat, barley and maize.

Lot 3 - Land at Knook

About 201 acres (81 ha)

The farmland at Knook lies a short distance to the west of Manor Farm and can be accessed via a short section of local highway or via the A36. The land comprises a number of commercial arable fields which support the overall farming enterprise. In all the Land at Knook extends to about 201 acres (81 ha). It has a mains water supply, Grade 2 & 3 soils and the height above sea level ranges from 318ft (97m) to 573ft (175m).



Lot 4 - Field at Knook

About 15 acres (6 ha)

A single arable field located in the centre of Knook, positioned south of the A36 with direct road access.



The Shoot

The current owner runs a small family pheasant and partridge shoot across the 55 acres (22.2 hectares) of woodland at Manor Farm, along with some game cover and wild bird cover. Usually, 8 days are held in a season, including a beaters' day, with a typical bag of 100-200 birds. Natural contours make for some excellent high

birds and a fantastic shoot room opposite the grain store is comfortably able to host shooting parties around a large table. Alternatively, there is an excellent pub in the village of Upton Lovell which has been used to cater for the shoot.



General

Guide Price

£16,950,000 for the whole.

Method of sale

Manor & Auckland Farms are offered for sale as a whole or in up to five lots by private treaty.

Tenure

The property is sold freehold with vacant possession on completion.

Wayleaces, easements and rights of way

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are public rights of way across the farm, please contact the vendor’s agent for more information.

Schemes

The majority of the land at Manor & Auckland Farms is entered into a Mid-Tier Countryside Stewardship Scheme with effect from 1st January 2022 until 31st December 2026. The purchaser will be deemed to have full knowledge of the scheme and will take it on and comply with it from completion if necessary. The vendor will retain any payments payable up to completion of the sale. Further details are available from the vendor’s agent.

Designations

Part of the farm is set in the Cranbourne Chase & West Wiltshire Downs National Landscape. It is also in a Nitrate Vulnerable Zone (NVZ). There are two Scheduled Monuments within the land at Manor Farm.

Machinery, equipment, fixtures and fittings

All of these items are excluded from the sale but may be available to the purchaser by separate negotiation.

Livestock and Deadstock

These are available to the purchaser by separate negotiation.

Holdover

Subject to the timing of completion and the purchaser’s plans for the farm, a period of holdover may be required for the storage and sale of crops, livestock, deadstock and farm machinery and equipment.

Sporting, timber and mineral rights

All sporting, timber and mineral rights are included in the freehold sale, in so far as they are owned.

Overage

Part of Manor Farm and the Land at Knook will be sold subject to an overage on future non-agricultural development. Please contact the vendor’s agent for more information.

Employees

There are three farm employees who will be transferred to the purchaser under the Transfer of Undertaking of Employment Regulations (TUPE). Others are employed through LKL Services. Further details are available from the vendor’s agent.

Local authority Wiltshire County Council (0300 456 0100).

Property Schedule

Property	Occupancy	Water	Electricity	Heating	Drainage	EPC Rating	Council Tax 2025/26
High View	In hand	Private supply	Mains	Oil fired	Cesspit	D	Band F £3,319.60
The Hangings	In hand	Private supply	Mains	Oil fired	Cesspit	E	Band E £2,808.88
1 Manor Dairy	Service occupancy	Private supply	Mains	Oil fired	Septic tank	C	Band C £2,042.82
2 Manor Dairy	Service occupancy	Private supply	Mains	Oil fired	Septic tank	C	Band C £2,042.82
3 Manor Dairy	Service occupancy	Private supply	Mains	Oil fired	Septic tank	C	Band C £2,042.82
Auckland Farmhouse	In hand	Mains	Mains	Oil fired	Septic tank	D	Band D £2,318.95
49A Chitterne Road	In hand	Mains	Mains	Air source	Klargester	B	Band E £2,834.27

The buildings at Manor Farm are serviced by the private water supply and three phase mains electricity. The buildings at Auckland Farm are serviced by a mains water supply and single-phase mains electricity.

VAT

Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety

Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Viewing

Strictly by confirmed appointment with the vendor’s agents.

Property Schedule

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