



# Bride Valley Vineyard

Litton Cheney, Dorset

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# Wine legend, the late Steven Spurrier's very own Vineyard – Bride Valley

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Bride Valley Vineyard, Litton Cheney, Dorchester, Dorset, DT2 9GE

Bridport 6 miles, Dorchester 10 miles (London Waterloo 2 hours 30 minutes),  
Central London 145 miles

## *Features:*

Over 42,000 active vines producing up to 80,000 bottles a year

Multi award-winning still and sparkling wines, including the UK's first ever Crémant

Approx. 80% DTC sales channel via e-commerce, "Cellar Door" tasting room, tours and events

Lot 1 - Vineyard. Including farm buildings, "Cellar Door" tasting room, all equipment, and staff.  
About 76.9 acres (31.1 ha), of which 23.8 acres (9.6 ha) is currently planted to vines with  
further planting potential

Lot 2 - Agricultural grazing Farmland. About 58.0 acres (23.5 ha),  
with additional areas suitable for further vine planting

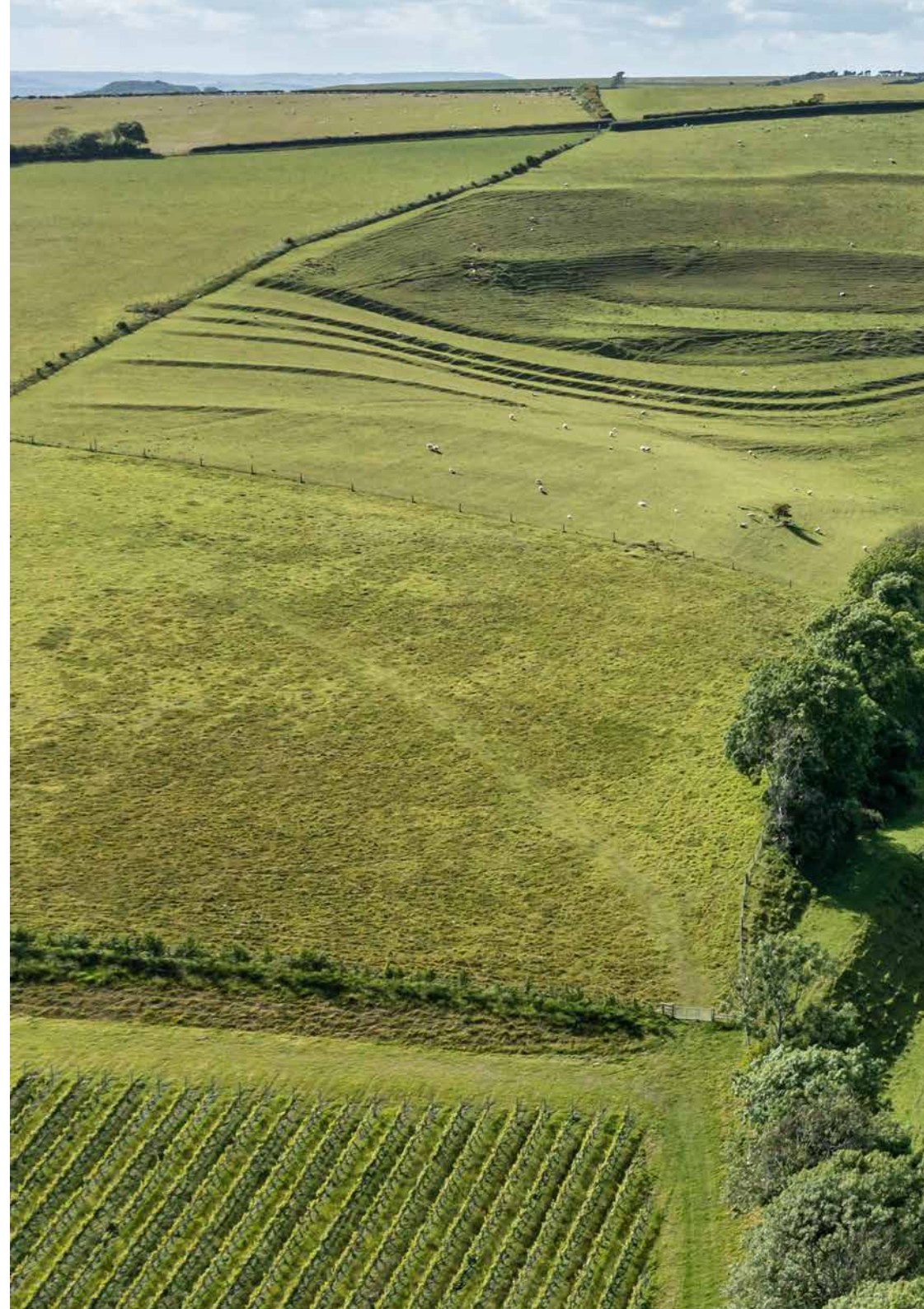
Lot 3 - Cross Tree House  
Four-bedroom village farmhouse and about 1.8 acres (0.7 ha)

About 136.7 acres (55.3 ha) in total

For sale as a whole or in up to three lots

Commercial platform (including e-commerce website and current wine stock of  
approximately 65,000 bottles and 30,000 litres in tank)  
available for sale via separate negotiation

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### *Situation*

Bride Valley Vineyard provides a unique opportunity to purchase an established premium vineyard, with over 42,000 vines capable of producing up to 80,000 bottles per year ([www.bridevalleyvineyard.com](http://www.bridevalleyvineyard.com)). The additional cachet of being the vineyard planted by Steven Spurrier cannot be ignored and, subject to permission from the Spurrier family, this can provide a considerable marketing advantage. The Vineyard was purchased by the current owners from the Spurrier family in a private sale during 2023 and is now available because the current owners have decided to move abroad. Vineyards of this size and this pedigree are rarely offered for sale, and this is an almost unique opportunity to obtain a fully producing, mature vineyard of scale and quality, with extraordinary terroir and unique heritage.

The Vineyard is located on the northern edge of the picturesque west Dorset village of Litton Cheney (what3words: mills.handbag.headings), in an area of outstanding natural beauty (AONB) with spectacular views towards Dorset's Jurassic Coast, Lyme Bay and the Chesil Beach, only 5 miles away. Litton Cheney has an active community with a public house, village hall, excellent primary school and church, and plenty of footpaths leading through the countryside to the surrounding villages and coast.

6 miles to the west lies the bustling and vibrant market town of Bridport, with its famous twice-weekly street market, arts-scene and antiques quarter, and 10 miles to the east is the county-town of Dorchester with rail connections to London. Bride Valley's south facing slopes and chalk-clay soils, similar to those found in the Champagne region of France, provide an ideal vineyard location, with the terroir giving distinct minerality, freshness and character to its wines. Dorset's premium vineyards, including Bride Valley, Langham Wine Estate and the Furleigh Estate have seen significant growth in wine production over recent years, receiving international recognition and winning many prestigious national and international awards.





### Lot 1 – The Vineyard

About 76.9 acres (31.1 ha)

Bride Valley Vineyard was established in 2009 by the late Steven Spurrier, who had an illustrious career as a wine merchant, an international wine writer and taster, and as a globally recognised connoisseur of wines. He is best remembered for arranging the now infamous “Judgement of Paris” tasting in 1976, which pitted some more-or-less unknown Californian wines against some of the top French châteaux, in which California resoundingly beat the French and firmly established “new world” wines within the international wine community.

Over the last three seasons, under the direction of the current owners, there has been increased focus on improving viticulture practices within the Vineyard, working in partnership with the world-famous viticulturalist Marco Simonit to further enhance vine health, yield and grape quality with the objective of more consistently producing high-quality still wines to augment the already high-quality sparkling wines that were traditionally produced at Bride Valley. During this period, the commercial side of the Vineyard has also changed significantly, by developing a scalable direct-to-consumer (DTC) platform focused on higher margin sales through online, “Cellar Door”, wine and food events, and a select number of local trade accounts which have been strategically chosen to boost brand visibility. The improved sales channel mix and stronger profitability has been achieved through the launch of a new website and e-commerce platform with enhanced digital marketing, a new “Cellar Door” tasting room

located within the Vineyard, and an increased focus on promotional events.

The Vineyard sits at between 77 m and 134 m above sea-level, broadly south-west facing, with rising ground to the west that helps to protect it from the prevailing south-westerly winds. Due its proximity to the coast, the Vineyard has never suffered from frost damage at bud burst (typically during April). The site is divided into thirteen separate blocks, with most blocks being sheltered by strategically positioned windbreaks of Italian Alder. The terroir is free-draining chalk-rich soil similar to that found in some parts of the Champagne region, and it was this similarity that first persuaded Steven that he could produce good (and even great) wines by planting the famous trio of Champagne varieties (Chardonnay, Pinot Noir and Pinot Meunier) at Bride Valley.

The Vineyard is planted with chalk-tolerant rootstocks, 41b and Fercal, and all vines to date have been supplied by the well-known French nursery Pépinières Guillaume. The vines are planted at approximately 2.3 m x 1.0 m, giving a vine density of around 1,790 vines per acre (4,400 vines per ha), considered to be ideal for high-quality wine production in the UK, and are all trained to an arched double Guyot system. The Vineyard has been well established using GPS-guided machine planting, with trellising of fully galvanised steel posts, wire and anchors. The vines are all in good condition, well pruned and well looked after, with consistent vine health and quality across the Vineyard.

The first 10.5 acres (4.3 ha) of vines (Blocks 1 - 4) were planted over 15 years ago, in 2009 - 2011, and subsequently expanded, in 2012 - 2013, with an additional 14.6 acres (5.9 ha) planted (Blocks 5-10) and an initial encépagement of 55% Chardonnay, 30% Pinot Noir and 15% Pinot Meunier. As with all new vineyards on previously unplanted sites, there is always an element of trial and error around varieties, clones and rootstocks. Based on

grape quality and yield experience, the less productive Block 2 that was originally planted in 2009 was pulled out in 2021-24, having been replaced by a further 3.1 acres (1.3 ha) of Pinot Noir and Pinot Meunier planted in Blocks 11-13 in 2021, so that today 23.8 acres (9.6 ha) of vines are planted and the current encépagement is 55% Chardonnay, 31% Pinot Noir and 14% Pinot Meunier. The remaining 53.1 acres (21.5 ha) of land within

the Vineyard (Lot 1) comprises 47.0 acres (19.0 ha) of agriculture and grazing pastureland and around 6.1 acres (2.5 ha) of woodland, and it is estimated by the current owner that approximately 5 acres (2 ha) of the grazing pastureland within the Vineyard (Lot 1) has the potential to be planted to additional vines.

| Block | Variety | Yr Planted | Status     | Area |      | Vine Count |          | Rootstock | Clone     |
|-------|---------|------------|------------|------|------|------------|----------|-----------|-----------|
|       |         |            |            | ha   | Acre | Number     | Vines/ha |           |           |
| 1     | CH      | 2009       | Productive | 1.43 | 3.53 | 6,250      | 4,371    | Fercal    | 95.76.227 |
| 3     | PN      | 2010       | Productive | 0.20 | 0.49 | 900        | 4,500    | 41b       | -         |
| 3     | PM      | 2010       | Productive | 0.20 | 0.49 | 900        | 4,500    | 41b       | -         |
| 3     | CH      | 2010       | Productive | 0.41 | 1.01 | 1,800      | 4,390    | Fercal    | -         |
| 4     | PN      | 2011       | Productive | 0.25 | 0.62 | 1,120      | 4,480    | Fercal    | 386       |
| 5     | PN      | 2012       | Productive | 0.56 | 1.38 | 2,445      | 4,366    | 41b       | 459       |
| 6     | CH      | 2012       | Productive | 1.26 | 3.11 | 5,520      | 4,381    | 41b       | 128-116   |
| 7     | CH      | 2013       | Productive | 0.14 | 0.35 | 635        | 4,536    | Fercal    | 76        |
| 7     | PM      | 2013       | Productive | 0.44 | 1.09 | 1,920      | 4,364    | Fercal    | 865       |
| 8     | PN      | 2013       | Productive | 1.01 | 2.50 | 4,595      | 4,550    | Fercal    | -         |
| 8     | CH      | 2013       | Productive | 0.20 | 0.49 | 954        | 4,770    | 41/b      | -         |
| 9     | PN      | 2013       | Productive | 0.49 | 1.21 | 2,173      | 4,435    | Fercal    | 777-779   |
| 10    | CH      | 2013       | Productive | 1.80 | 4.45 | 7,824      | 4,347    | Fercal    | 76-95     |
| 11    | PN      | 2021       | Immature   | 0.50 | 1.24 | 2,173      | 4,346    | 41b       | 115       |
| 12    | PM      | 2021       | Immature   | 0.35 | 0.86 | 1,541      | 4,403    | 41b       | 865       |
| 13    | PM      | 2021       | Immature   | 0.40 | 0.99 | 1,763      | 4,408    | 41b       | 865       |

Notes: CH = Chardonnay, PN = Pinot Noir, PM = Pinot Meunier







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“Vineyards of this size and this pedigree are rarely offered for sale, and this is an almost unique opportunity to obtain a fully producing mature vineyard of scale and quality with extraordinary terroir and unique heritage”

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Vineyard yields in the UK are relatively low by world-standards, and fluctuations in yields can be significant, mainly due to the changeable weather conditions at flowering (June – early July) and sometimes during ripening (August-September). Average yields from Bride Valley over the last eight vintages (2018 - 2025) have been approximately 4 tonnes per ha (1.6 tonnes per acre) which is in line with other vineyards in the south-west of the UK, albeit lower than yields in the generally sunnier south-east. The best production vintages so far have been 2018 and 2019, when Bride Valley produced almost 85 and 72 tonnes of grapes, respectively, and up to 80,000 bottles of wine, but more typical yields are 35 - 40 tonnes of grapes and around 35 - 40,000 bottles of wine per year. With the newer plantings (Blocks 11-13) now coming into production and with some important changes to pruning and canopy management practices introduced by Marco Simonit in recent years, the yield levels are expected to improve in the years ahead.

Yield by weight is only one metric, and to look at the viability of a vineyard, the quality and consistency of the product, together with the return from wine sales, must also be considered. Over the last decade, Bride Valley has achieved an enviable tally of medals with over 40 awards across the IEWA, IWSC and WineGB since 2020, including three golds (in different competitions) for the Blanc de Blancs and Brut Reserve 2018, and 24 silver medals for other wines, both still and sparkling. These awards for quality help to promote DTC sales and maintain a price premium, improving profitability.

The location, elevation, and exposure to the south-west leads to relatively low sugars and high acid levels at harvest in many blocks of the Vineyard, which produces grapes that are perfect for long-aged sparkling wines. As well as what might be termed “full strength” bottle-fermented (Champagne method) sparkling wines, Bride Valley have also pioneered the production of a non-vintage “Crémant” – a bottle-fermented sparkling wine, but one with slightly lower pressure in the bottle.

This lighter style of wine, with its creamier texture, has been very popular with customers and it has been awarded silver medals in almost every year since it was introduced to the market in 2018. From the sunnier, mainly south-facing blocks (and in riper vintages from all blocks), very good still Chardonnay and Pinot Noir wines are also produced at Bride Valley. With better canopy management and other interventions designed to improve earlier ripening and increase sugar levels, Bride Valley expects to have a more consistent supply of high quality still wines, alongside its exceptional sparkling wines, in the years to come. Almost all Bride Valley wines have achieved PDO (Protected Designation of Origin) status.





#### *“Cellar Door” Tasting Room & Vineyard Tours*

The current owners have built a “Cellar Door” tasting room and sales facility within the Vineyard, with indoor and outdoor seating (under an awning) for up to 30 guests, a bar, fridge and dishwasher and a secure wine storage area. Bride Valley conducts regular and well attended vineyard tours, tastings and other events during the spring and summer months (mid-April until late September), which form an important part of the DTC sales and customer acquisition strategy, with significant potential for further growth.

WineGB reports that UK vineyard visitors reached 1.5 million in 2023 – an increase of more than 55% in just two years. The extraordinary location and views from the Vineyard provide an opportunity to further develop Bride Valley for “wine tourism” and events, including further expanding the “Cellar Door”, visitor facilities and vineyard tours, and to also further develop the site as a “glamping” and wedding venue, which would all further contribute to the financial profile of the business.

#### *Farm Buildings*

At the heart of the Vineyard sit the farm buildings, currently utilised for agricultural purposes, equipment storage and as a workshop. They provide the perfect opportunity to be developed into a winery, subject to the necessary planning consents.

The farm buildings are accessible via a hard track, through coded, electric gates. A three-phase mains electrical power supply is located at the entrance to the Vineyard, but this supply is not currently connected to the farm buildings which are currently independently powered by a diesel-

fuelled three-phase electrical generator. The farm buildings are not connected to mains water but have a private water supply from a borehole located in the Vineyard.

#### *Vineyard Equipment & Team*

The Vineyard (Lot 1) will be sold with all vineyard equipment and 7 employees as a going concern, including an experienced vineyard manager and an experienced vineyard team. Further details are available following first inspection for those parties putting forward an acceptable offer for Lot 1 or the whole from the vendors agents, Strutt & Parker.



### *Bride Valley Wines*

All wines produced by Bride Valley are sold through a 100% directly owned marketing company called Bride Valley Wines Ltd (Bride Valley Wines). The ownership of all wines produced from Bride Valley Vineyard is transferred (in bond) to Bride Valley Wines upon bottling.

Bride Valley sparkling wines (all created in the traditional Champagne method) include:

- Blanc de Blancs (sparkling, 100% Chardonnay)
- Brut Reserve (sparkling, 35% Chardonnay, 65% Pinot Noir and Meunier)
- Rosé Bella (sparkling rosé, 100% Pinot Noir and Meunier)
- Dorset Crémant (sparkling NV blend of Chardonnay, Pinot Noir and Meunier)

Still varieties include Pinot Noir and Chardonnay.

All still and sparkling wines from all vintages until 2025 have been made at Furleigh Estate near Bridport, some 10 miles away, where prize-winning winemaker Ian Edwards turns them into still and sparkling wines of great character and finesse. For the 2025 vintage, Bride Valley decided to also make a lightly oaked still Chardonnay and a Champagne method sparkling rosé at Castlewood Winery in Devon.

The scalable direct-to-consumer (DTC) platform developed by the current owners, with a lean, low-cost operating model, has significantly improved the sales channel mix, margins and profitability of the business in the last two years, by focussing on e-commerce (online sales direct from the website), “Cellar Door” tasting room and tour sales, events (such as markets and fairs) and sales to a select number of local trade accounts which are strategically chosen to boost brand visibility. With the recent re-platforming of the website, the business is now poised for audience growth through enhanced digital acquisition and the ability to further scale revenue per customer through an improved customer journey and marketing experience.

Over the last two years (YoY, for year ending January 2026 by comparison with the year ending January 2025), Bride Valley Wines’ DTC sales strategy has resulted in:

- Strong growth in “Cellar Door” and event sales, increasing almost 5x YoY - demonstrating the effectiveness of on-site visitor engagement and premium brand positioning
- Online sales growth of almost 40% YoY, reinforcing the strength of Bride Valley’s direct customer relationships and the scalability of the brand
- 79% DTC sales, at a much higher margin, positioning the business for improved profitability (from only 12% DTC sales in 2023)

Bride Valley Wines currently holds a stock of approximately 65,000 bottles of wine from the 2018 to 2024 vintages, consisting of sparkling (mainly Blanc de Blancs, Brut Reserve and Dorset Crémant) and still wines (Chardonnay and Pinot Noir). In addition, Bride Valley Vineyard holds over 30,000 litres of wine in tank, mainly from the 2023-2025 vintages. All wine stock is held in a bonded warehouse at Furleigh Estate (other than approximately 4,000 litres from the 2025 vintage which is held in tank in a bonded warehouse at Castlewood Winery).

Bride Valley Wines and all the wine stock, including the website ([www.bridevalleyvineyard.com](http://www.bridevalleyvineyard.com)) and 5 experienced staff are available for sale as a going concern via a separate negotiation. Further details are available following first inspection for those parties putting forward an acceptable offer for Lot 1 or the whole from the vendors agents, Strutt & Parker.

**Notable Accolades & Awards**

Bride Valley is recognised for its outstanding premium wines and all the wines have won awards, with a total of 43 awarded across the IEWA, IWSC and WineGB since 2020.

| <i>Bride Valley Vineyard – Awards won 2022 - 2025</i> |             |          |
|-------------------------------------------------------|-------------|----------|
| <b>2025</b>                                           |             |          |
| Blanc de Blancs 2018                                  | SILVER (91) | IWSC     |
| Brut Reserve 2018                                     | GOLD (96)   | IWSC     |
|                                                       | SILVER      | WineGB   |
|                                                       | SILVER      | IEWA     |
| Rosé Bella 2018                                       | SILVER (90) | Decanter |
| Dorset Crémant NV                                     | SILVER (90) | IWSC     |
| Chardonnay 2022                                       | SILVER      | IEWA     |
|                                                       | SILVER      | WineGB   |
|                                                       | BRONZE (89) | IWSC     |
| Pinot Noir 2022                                       | SILVER      | IEWA     |
|                                                       | BRONZE      | WineGB   |
|                                                       | BRONZE (87) | IWSC     |
| <b>2024</b>                                           |             |          |
| Dorset Crémant NV                                     | BRONZE      | Decanter |
| <b>2022</b>                                           |             |          |
| Blanc de Blancs 2018                                  | GOLD        | WineGB   |
|                                                       | GOLD        | IEWA     |
|                                                       | BRONZE      | IWSC     |
| Brut Reserve 2018                                     | SILVER      | IWSC     |
| Rosé Bella 2018                                       | SILVER      | WineGB   |
|                                                       | SILVER      | IEWA     |
|                                                       | BRONZE      | IWSC     |
| Dorset Crémant NV                                     | SILVER      | WineGB   |
|                                                       | BRONZE      | IEWA     |
|                                                       | BRONZE      | IWSC     |
| Chardonnay 2019                                       | SILVER      | IEWA     |
| Pinot Noir Rosé 2019                                  | SILVER      | IEWA     |

| <i>Bride Valley Vineyard – Awards won since 2017 - 2021</i> |        |         |
|-------------------------------------------------------------|--------|---------|
| <b>2021</b>                                                 |        |         |
| Blanc de Blancs 2017                                        | SILVER | WineGB  |
|                                                             | BRONZE | IWSC    |
| Dorset Crémant NV                                           | SILVER | WineGB  |
|                                                             | SILVER | IEWA    |
|                                                             | BRONZE | IWSC    |
| Chardonnay 2019                                             | SILVER | Wine GB |
|                                                             | SILVER | IEWA    |
| Pinot Noir Rosé 2019                                        | SILVER | WineGB  |
|                                                             | BRONZE | IEWA    |
| <b>2020</b>                                                 |        |         |
| Blanc de Blancs 2017                                        | SILVER | WineGB  |
| Blanc de Blancs 2016                                        | BRONZE | IWSC    |
| Brut Reserve 2017                                           | BRONZE | WineGB  |
| Rosé Bella 2016                                             | SILVER | WineGB  |
| Rosé Bella 2015                                             | BRONZE | IWSC    |
| Dorset Crémant NV                                           | SILVER | WineGB  |
| Chardonnay 2018                                             | SILVER | WineGB  |
| Pinot Noir 2018                                             | SILVER | WineGB  |
| Pinot Noir Rosé 2019                                        | BRONZE | WineGB  |
| <b>2019</b>                                                 |        |         |
| Rosé Bella 2014                                             | GOLD   | IWSC    |
| Blanc de Blancs 2014                                        | SILVER | IWSC    |
| Dorset Crémant NV                                           | SILVER | IEWA    |
| <b>2018</b>                                                 |        |         |
| Blanc de Blancs 2014                                        | SILVER | SWA     |
| <b>2017</b>                                                 |        |         |
| Rosé Bella 2014                                             | SILVER | IEWA    |





***Lot 2 - The Farmland***

***About 58.0 acres (23.5 ha)***

The remaining Farmland extends to approximately 58.0 acres (23.5 ha) and is predominantly free-draining chalk downland of permanent pasture. The land is extremely attractive, boasting spectacular views across Lyme Bay and miles of undulating countryside.

The Farmland is currently utilised for livestock grazing (mainly sheep), with the upper fields benefitting from good road access (independent of the Vineyard), allowing ease of livestock movement.

All fields have good stock fencing, and all have troughs fed from a private water supply (borehole) located in the Vineyard (Lot 1).

The Farmland is likely to appeal to conservation or BNG offsetting investors. Recognized by Dorset

Wildlife Trust as being a Site of Nature and Conservation Interest, the land is included in Natural England's priority habitat inventory as lowland calcareous grassland and of importance for biodiversity. It is estimated by the current owner that approximately 5 acres (2 ha) of

the Farmland (Lot 2), located on the lower south facing slopes, has the potential to be planted to vines.



**Lot 3 – Cross Tree House  
About 1.8 acres (0.7 ha)**

A delightful edge of village detached farmhouse lying adjacent to the Vineyard and Farmland and with far-reaching views over the surrounding countryside. The property offers a perfect blend of comfort and countryside living, ideal for those seeking space and convenience.

The heart of this home is the large open-plan lounge with log burner and picture window, providing a cozy atmosphere for relaxation and entertainment with an abundance of light and attractive parquet flooring. Adjacent is a dining space, perfect for family gatherings and dinner parties. The spacious kitchen is fitted with a range of base units, with space for all necessary appliances plus an electric range cooker. Also, on the ground floor, there is a separate utility room and WC accessed off the rear porch, which also provides access into the double garage.

On the first floor there are four generously sized bedrooms, three of which are double rooms, ensuring ample space for family or guests.

There is also a modern family bathroom which comprises a bath, separate shower unit, WC and sink.

The house has a large double garage, ample outside parking for 3 cars, a large 0.5 acre (0.2 ha) south-facing garden and the property is offered with an adjoining 1.3 acre (0.5 ha) paddock, providing endless possibilities for gardening, recreation, or even potential expansion (subject to the relevant planning permissions). Whether you are drawn to the tranquillity of village life or the desire for more space, this four-bedroom detached house offers the best of both worlds.

Cross Tree House is subject to an Agricultural Occupancy Condition, limiting occupation to those employed or formerly employed in agriculture or forestry in the local area. If purchased as a stand-alone Lot 3, the purchaser will be required to erect a boundary fence for the adjoining paddock within 60 days of completion. The adjoining paddock sold with Lot 3 will be subject to an uplift clause.



*Floorplans for Cross Tree House*

Approximate Gross Internal Area\*:

House: 1,899 sq ft / 176 sq m

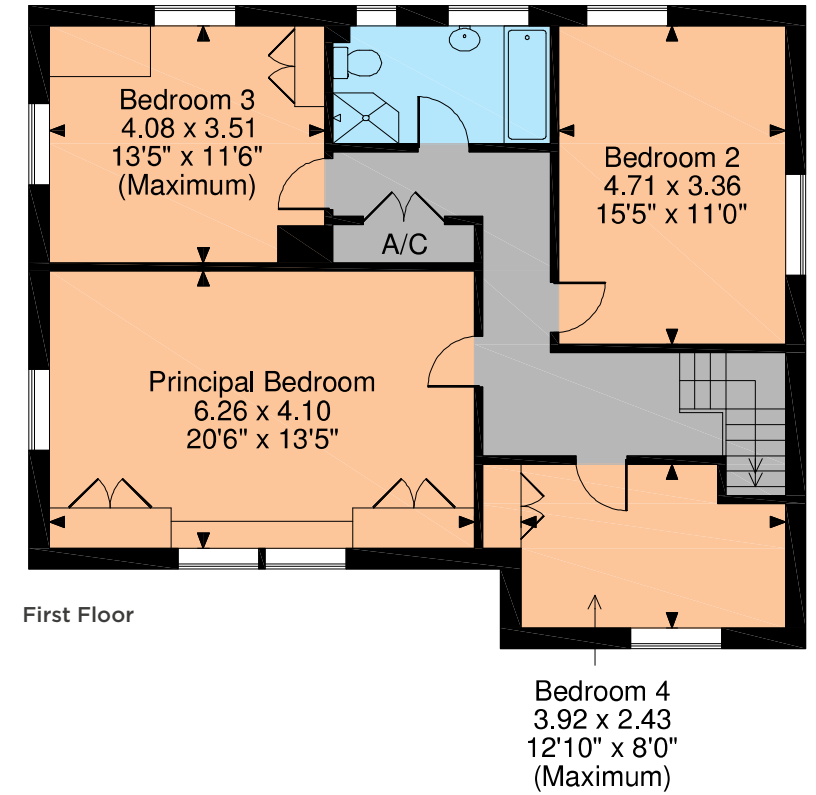
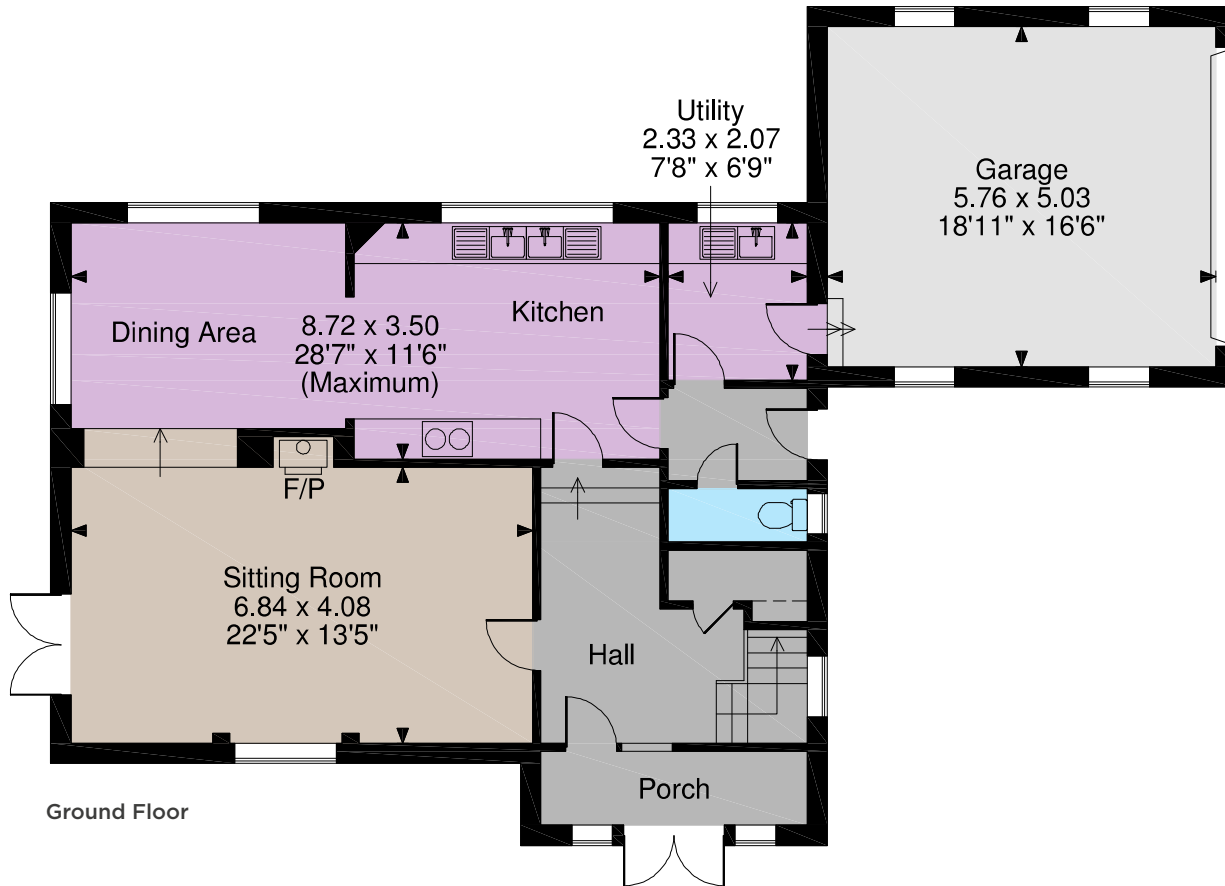
Garage: 312 sq ft / 29 sq m

Total: 2,211 sq ft / 205 sq m

Illustration for identification purposes only.

Not to scale.

\*As defined by RICS - Code of Measuring Practice.



□ □ □ □ Denotes restricted head height

### General

Method of sale: For sale as a whole or in up to three lots, by private treaty.

Services: Cross Tree House has mains electricity, mains water and mains drainage, with oil fired central heating and a separate wood burning stove. The Vineyard has a three-phase mains electricity supply (which terminates at the entrance to the Vineyard) and a private (non-potable) water supply from a borehole located in the Vineyard (Lot 1). The Farmland has a private (non-potable) water supply from the borehole located in the Vineyard (subject to the purchaser installing a sub-meter if purchased as a stand-alone Lot 2).

Wayleaves, 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 two public footpaths over the Vineyard and one public footpath over the Farmland. Further details are available from the vendor's agent, Strutt & Parker.

Designations: The Farm is set in the Dorset National Landscape. It is also in a Nitrate Vulnerable Zone (NVZ). It is also recognised as a Site of Nature Conservation Interest (SNCI) by Dorset Wildlife Trust.

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

Local authority: Dorset Council (01305 221000).

VAT: Any guide price quoted or discussed is exclusive of VAT. If 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 vineyard 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. All visitors to Bride Valley Vineyard must be accompanied by a representative of the vendors agents, Strutt & Parker, and by a member of the Bride Valley staff at all times.

Solicitors: Pengilllys LLP, Weymouth.

Postcode: DT2 9GE

EPCs and Council Tax:

| Property         | EPC Band | Council Tax Band | 2026/7 payment |
|------------------|----------|------------------|----------------|
| Cross Tree House | F        | E                | £3,298         |



What3words: Entrance to the Vineyard (from village): farmland.bookmark.dwarf. Entrance to Cross Tree House (from road): eggs.clips.pampered.

### Directions

From Exeter, take the B3183 to Honiton Road, and then continue onto the A30. After about 14 miles, use the left lane to take the A35 slip road towards Bridport and Dorchester. Continue on the A35. Upon leaving Bridport, continue to follow the A35 for 5 miles until you reach the turning for Chalk Pit Lane (sign posted Litton Cheney). Turn right onto Chalk Pit Lane and follow

the road down for roughly 1.4 miles into the village of Litton Cheney. At the main (four-way) junction in the centre of the village, the Vineyard entrance is on your left via a private track.

From Southampton, head west on the M27 signposted Exeter/Bournemouth/Ringwood/Dorchester. Continue on the M27 until it merges into the A31 following signs for Ringwood and Dorchester. At the roundabout near Bere Regis take the third exit onto the A35 and follow signs for the A35 on the next three roundabouts. At the third roundabout, follow the A35 towards Bridport for roughly 6.6 miles until you join the dual carriageway, turning left at the top of the hill towards Litton Cheney and following this road for roughly 1 mile down into the village of Litton Cheney.

At the junction at the bottom of the hill, turn right into the centre of the village. At the main (four-way) junction in the centre of the village, the Vineyard entrance is on your right via a private track.

What3words:///farmland.bookmark.dwarf

### Guide prices:

Lot 1: Offers in excess of £1,900,000  
Lot 2: Offers in excess of £550,000  
Lot 3: Offers in excess of £550,000

### Viewing

Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in London 020 7591 2218.

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**Strutt & Parker Estates & Farm Agency**  
43 Cadogan Street, London, SW3 2PR

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mark.mcandrew@struttandparker.com  
struttandparker.com

50 offices across England and Scotland,  
including Prime Central London

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### Bride Valley Vineyard

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Not to Scale. Drawing No. W17051-04 | Date 10.04.26



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