



Dillions Vineyard

Staplefield

“Tasting unlike any Bacchus I have seen before in the UK, Dillions Bacchus proves that new eyes are such a valuable asset in our business. I venture that this wine will convert Bacchus atheists with its unpredictable flavour trail of rhubarb stalks and violets... Fascinating and also memorable, this is a debut [...] which will have us all on the edge of our seats.”

Matthew Jukes - Vineyard Magazine - April 2020

Dillions Vineyard, Tanyard Lane, Staplefield, Haywards Heath RH17 6HH

Staplefield 1 mile, Handcross 2 miles, Cuckfield 4 miles, Gatwick Airport 12 miles
All distances are approximate

Features:

A beautifully renovated Grade II listed house, detached annexe and commercial vineyard in prime production in a private yet highly accessible location

Charming period farmhouse, detached annexe, established vineyard, beautiful gardens and grounds

Lot 1 - Dillions Farmhouse, annexe and gardens extending to 3.50 acres (1.41 ha) - £2,950,000

Lot 2 - Dillions Vineyard extending to 16.25 acres (6.58 ha) - £550,000

Guide Price for the whole £3,500,000





Situation

Dillions is located on a private lane to the north east of the village of Staplefield, offering privacy and seclusion whilst providing easy access to at A23, Gatwick Airport which lies approximately 12 miles to the north and both Haywards Heath and Balcombe stations with onward links to London Bridge and London Victoria.

Whilst situated in a rural position with far reaching views over the Sussex countryside, access to facilities is close by, with the Jolly Tanner and Victory pubs in Staplefield, and further ranges of villages shops, pubs, GP surgery, butchers and bakers in Handcross to the north and Cuckfield to the south. More extensive facilities are available in Haywards Heath some 6 miles to the south, including Waitrose, Marks and Spencer and Sainsbury supermarkets as well as a wide range of independent shops, cafes and restaurants. The property is well situated for good local private schooling options, with Ardingly 8 miles to the east and Hurstpierpoint 9 miles to the south.

For those looking to develop a cellar door enterprise, or focus on wine tourism opportunities, the property is well situated. Access to the A23 provides good links for those looking to visit from affluent towns and villages of Sussex, as well as those travelling down from London. The renowned Nymans Gardens, run by the National Trust, lies approximately 2 miles to the north, with annual visitor numbers in 2019 reportedly over 380,000 people. The cellar door attractions of Bolney Wine Estate, Ridgeview, Kingscote, and Albourne are all nearby as are many other newly established vineyards.

Lot 1 – Dillions Farmhouse, Old Stables Cottage, gardens and grounds

Dillions Farmhouse

The Farmhouse has been the subject of an extensive programme of extension, refurbishment and redecoration during the vendor's ownership and now offers an exceptionally well-presented family home. The core of the house is thought to be a timbered Tudor Hall house with Horsham stone roof, adapted by the later insertion of a large inglenook fireplace, which now serves both the formal sitting room and drawing room. Later additions provide both the spacious kitchen/breakfast room and family snug on the ground floor, and the master suite on the first floor.

The house has been the subject of complete redecoration overseen by a well-known local interior designer. Of particular note are the hand-built Martin Moore Kitchen, the quality of the internal joinery and finishes, and the bright and stylish country décor throughout.

The house extends to some 3,766 square feet (349 square meters). On the ground floor accommodation includes drawing room, sitting room, kitchen/breakfast room, family room, entrance hall, utility/boot room and cloakroom. On the first floor is a master bedroom suite comprising bedroom, dressing area, walk-in wardrobe and en-suite bathroom, 5 further bedrooms and family bathroom.

The house offers all the charm and character of a historic Sussex Farmhouse, whilst benefitting from a layout that lends itself to modern family living and is presented to the very best standards.









Floorplans for Dillions Farmhouse, Annexe and Outbuildings

Approximate Gross Internal Area*:
House: 3,766 sq ft / 349.9 sq m
Outbuildings: 2,010 sq ft / 186.8 sq m
Annexe: 671 sq ft / 62.4 sq m
Total: 6,447 sq ft / 599.1 sq m

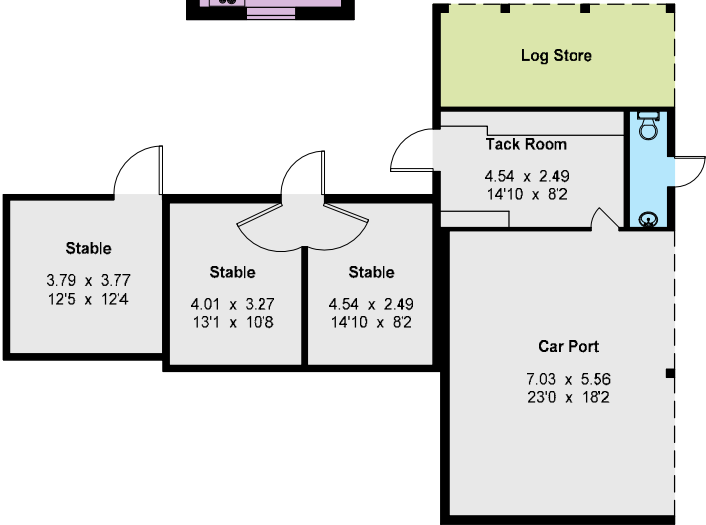
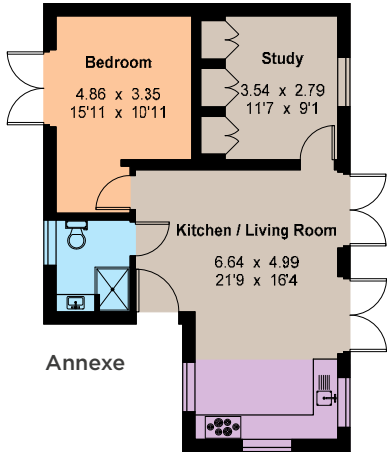
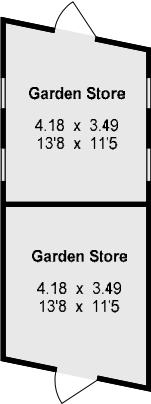
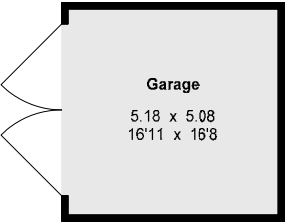
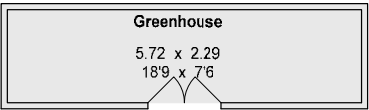
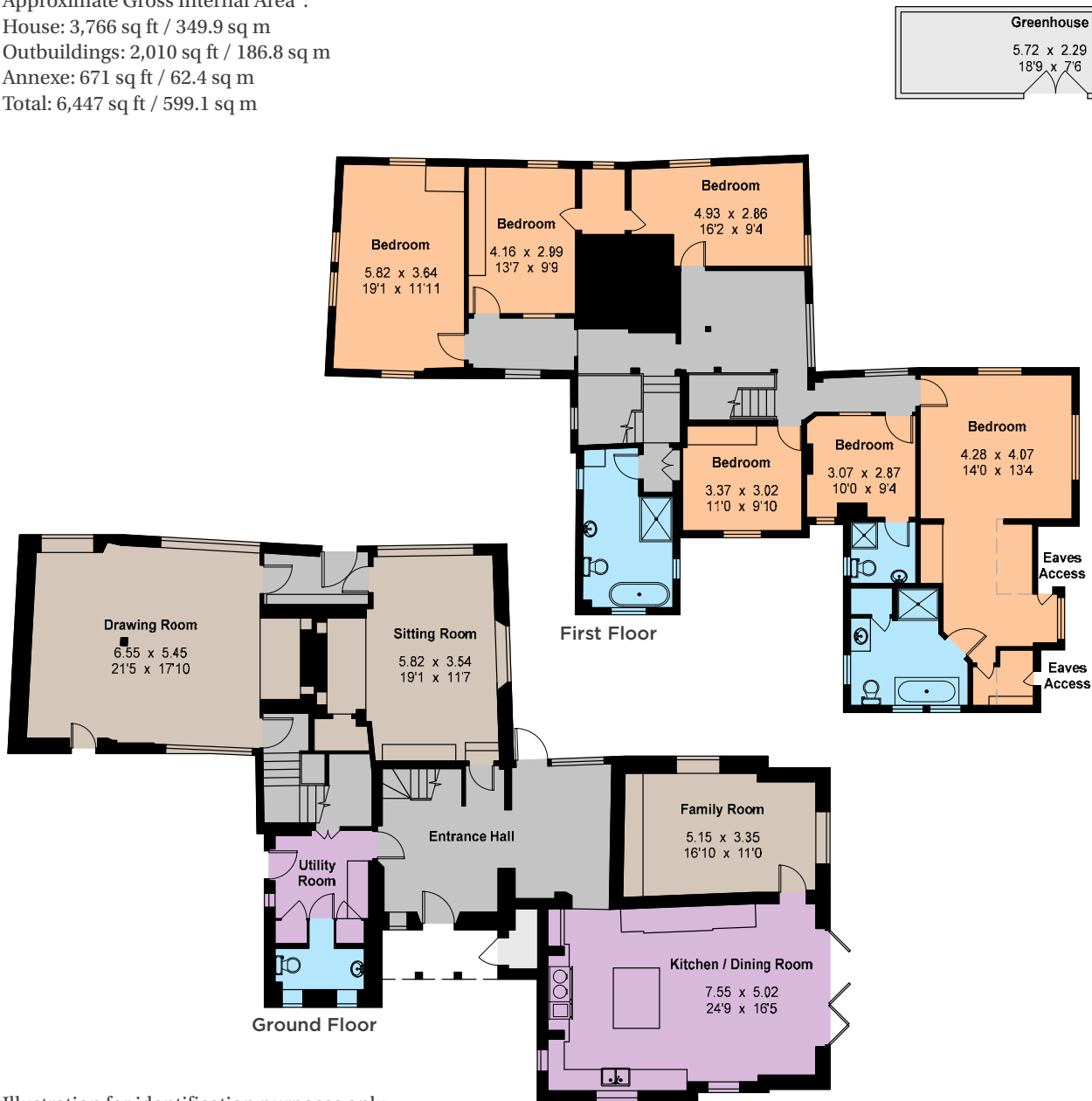


Illustration for identification purposes only.
Not to scale.

*As defined by RICS – Code of Measuring Practice.





Old Stables Cottage

The Old Stables Cottage was the site of former stabling and was converted by the vendors and is now presented to an exceptionally high standard, again with interior design over-sight. Accommodation extends to 671 square feet (62.4 square meters) and comprises an open plan living area and kitchen with wood-burning stove, well-proportioned double bedroom, second bedroom/study and shower room.



Gardens and Grounds

The vendor's passion for gardening is clearly evident at Dillions. During his ownership, with the advice and input of renowned garden designer Richard Taylor of Taylor Tripp Ltd, fantastic gardens have been created around the house. To the east of the older parts of the house is a charming cottage style garden surrounding an old well, with Cotswold stone gravel paths edged by planting including Verbena, roses, Mexican Daisies and perennial Geraniums.

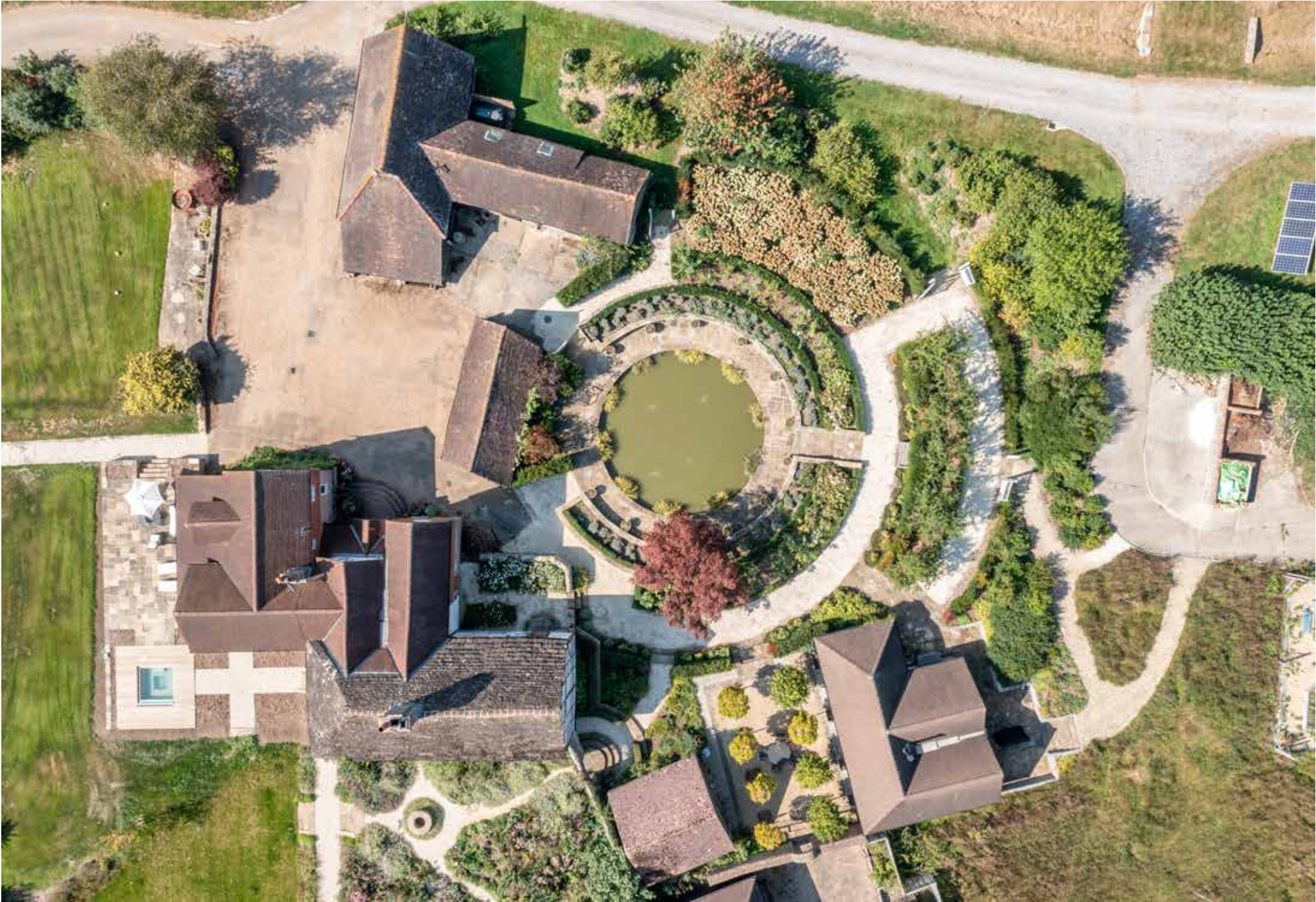
At the front of the house, accessed from the French doors from the kitchen is a newly created terrace with wonderful alfresco entertaining space, hedged parterres and sunken spa pool.

To the rear of the house is a beautiful circular pond, created using the old horse-pond at Dillions, and now a wonderful feature surrounded by Lavender, a large block of white Hydrangea Annabelle, roses and a striking red maple. There is a formal vegetable garden, greenhouse, and treehouse, whilst the area to the front of the property provides a wildlife pond and area of grassland giving wildflower habitat.

A range of traditional outbuildings currently provide storage for winery equipment and the infrastructure related to the water supply, a workshop, garaging and old stables.









Lot 2 – Dillions Vineyard
 Dillions Farm was acquired by the Owner in 2010. At the time, it was not purchased with a view to viticulture but purely as a family home with a level of seclusion and space that the Owner was seeking. Gradually over time, however, with his knowledge and love of gardening and of wine, the Owner came to the conclusion that viticulture might well be possible at Dillions. In 2015 he had a feasibility study undertaken by Vine Works Ltd (viticulture technical consultants) and both the aspect and soil were found to be eminently suitable for the growing of grapes.

Three years were then spent obtaining relevant consents from Nature England, deer fencing, preparing the land through subsoiling, and adjusting pH levels.



Planting of some 17,000 vines took place in the Spring of 2019. On advice from Vine Works, four varieties were planted – the three traditional sparkling wine varieties (Chardonnay, Pinot Noir (including the early ripening Pinot Noir Precocé) and Pinot Meunier) and a significant amount of the Bacchus variety to provide a still white wine. The business plan contemplated producing still wines (white and rosé) well in advance of the time when, having aged on lees, sparkling wine would become available.

In 2021, a further 400 vines of the Cabaret Noir new hybrid variety were planted. This is a disease resistant cross-breed from Pinot Noir and Cabernet Sauvignon and it is hoped will provide deeper body to a still red Pinot Noir from Dillions. There are plans to add a further 0.5 ha to the vineyard and to plant a further 4000 Pinot Noir burgundy clone vines and more Cabaret Noir in Spring 2024 in the lower middle part of the vineyard – a particularly warm and sun capturing part of the enlarged vineyard.

In 2022, the first full harvest for the vineyard, 19 tonnes of fruit were picked and the first 100% Dillions grown fruit wines were produced - a Bacchus and Pinot Rosé. There are currently on lees a sparkling rosé and a 2021 vintage cuvee for release in 2025 onwards.

Vineyard Planting

The vineyard currently comprises 16,531 vines, planted in two main blocks as follows -



<i>Bacchus Field (east to west)</i>	
Varietal	Bacchus
Clone	GF1
Rootstock	SO4
Rows	1-27
Quantity	1,421
Total	1,421

<i>Main Vineyard (east to west)</i>									
Varietal	Meunier	Bacchus	Fruhburgunder	Pinot Noir	Pinot Noir	Pinot Noir	Chardonnay	Chardonnay	Chardonnay
Clone	977	GF1	GM6	459	667	386	548	96	95
Rootstock	SO4	SO4	SO4	SO4	SO4	SO4	SO4	SO4	3309
Rows	1-11	12-37	38-54	55-62	63-65	66-74	75-77	78-92	93-106
Quantity	900	4,213	2,500	1,295	454	1,295	500	2,295	1,658
Total	15,110								

The Cab Noir planted in 2021 , referred to above, provide another 400 vines.



“It really exemplifies an English garden to me,
it smells of hedgerows, gooseberry and elderflower”

Aleesha Hansel – speaking of Dillions Bacchus 2020 — ITV love your weekend
– Best of British with Alan Titchmarsh and Aleesha Hansel

Wine

Wine making began in 2019 in conjunction with Defined Wines in Kent, originally using grapes grown by others with some added from Dillions from 2020 onwards, and from 2022 using the grapes wholly grown at Dillions. The current range of wines include a Bacchus and a Pinot Rosé. Dillions Bacchus 2020 won silver at the Wine GB 2021 awards, and silver at the IEWA. Dillions Rosé 2020 won an IEWA bronze and was named by Tom Hewson in his 2021 ‘Special Report’ as ‘best still rosé.’

Current wine sales are direct by way of the Dillions website (www.dillionsvineyard.co.uk) and the wine is stocked in a number of local farm shops. The current wines offer a fantastic base on which to build a distinct style of Sussex Bacchus, and offers the potential for the exciting development of a still red Pinot Noir, sparkling rosé and classic cuvee style in the future.



General

Method of sale: The property is offered for sale as a whole, or in two lots, by private treaty. A deadline may be set for best offers and interested parties are therefore encouraged to register their interest with the selling agent at an early opportunity.

Tenure/Occupation: The property is offered on a freehold basis with the benefit of vacant possession on completion.

Access: Access to the property is over Tanyard Lane from the south in the centre of Staplefield, or over a private farm driveway from the north at High Beeches. Part of the freehold access over which Dillions Cottage takes access is within the ownership of the property. Further details of rights of way and repairing obligations are available from the selling agent.

Services: The property benefits from mains electricity, supplemented by a ground mounted solar PV array. The water supply is a private supply via a borehole and filtration system installed by the Owner and supplied also to Dillions Cottage next door. Drainage is by way of a Klargester private drainage system and the property has oil fired central heating.

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.

Basic Payment: No basic payment entitlements are included in the sale of Dillions.

Designations: Dillions is situated within situated within The High Weald AONB.

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

Local authority: Mid Sussex District Council, Oaklands Rd, Haywards Heath RH16 1SS

Council Tax: Dillions Farmhouse is in Band H. The Stable Cottage is in Band A.

Planning: Dillions is Grade II listed under listing reference 1354844. A live planning application for the creation of a building in the vineyard is lodged with Mid Sussex District Council but has not yet been determined. Further information is available from the selling agents.

EPC: The property has an EPC rating of D – 61.

VAT: It is not believed that the property is opted for tax. For the avoidance of doubt, 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.

Vineyard Equipment and Stock: Existing wine stock and vineyard equipment may be available by separate negotiation.

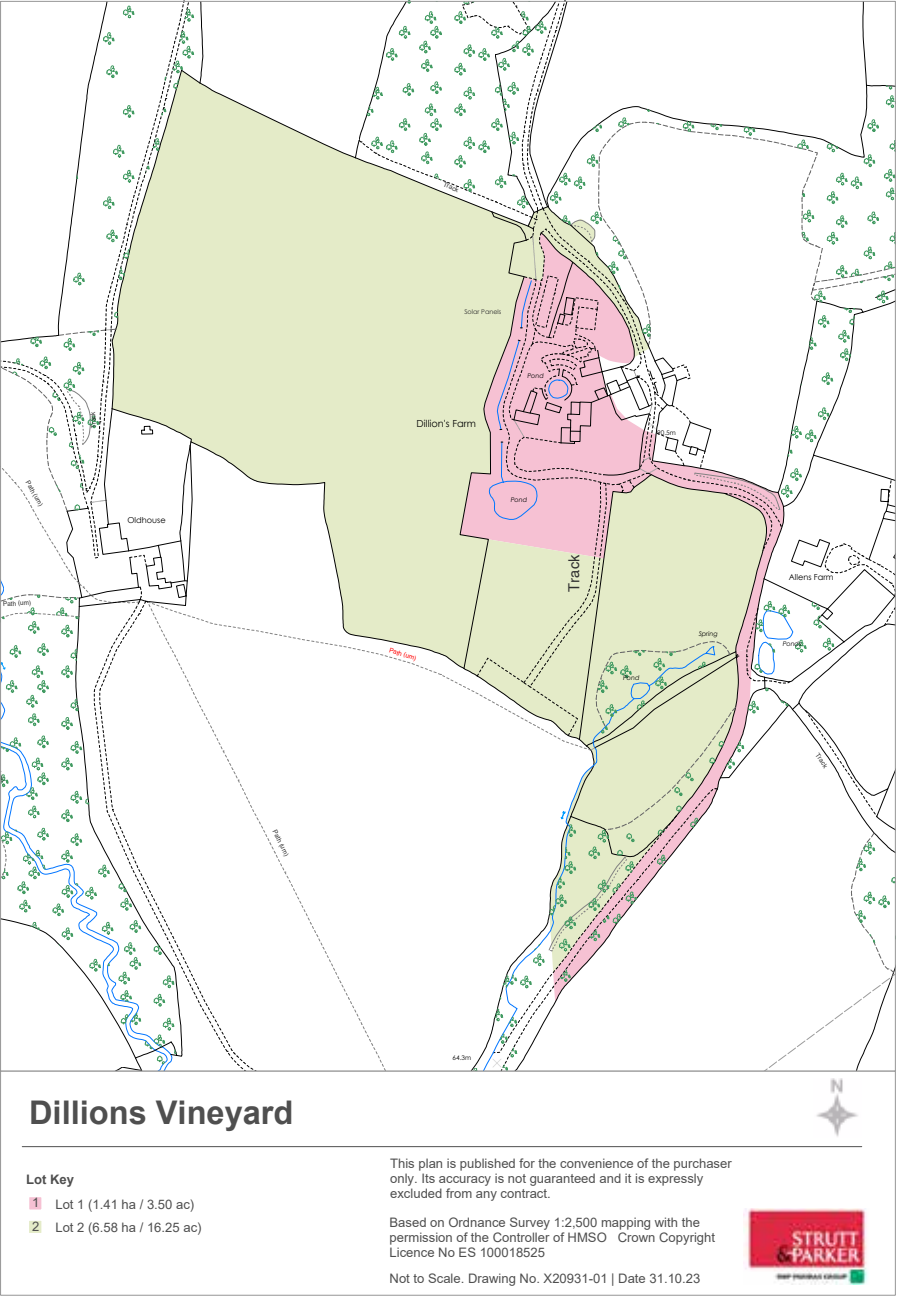
Ongoing Management Advice: The vendors are prepared to assist the incoming purchaser with viticultural advice if desired by separate agreement.

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. Please contact Strutt & Parker on the details below to arrange a viewing.

Solicitors: TBC

Directions
From the centre of Staplefield, proceeding north on the B2114 Cuckfield Road, take the right hand turning into Tanyard Lane. Proceed north up the lane, passing over the bridge and continuing for approximately 0.8 miles. The entrance gates to Dillions will be found on the left hand side. Using the What3Words app the entrance to the driveway is located at stamp. revamped.finds.

Viewing
Strictly by confirmed appointment with the vendor’s agents, Strutt & Parker, on 01273 407024.



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