

SHORT GATE BARN SET IN 2 HECTARES (4.95 ACRES) AT

BROADGATE NURSERIES | BULLOCK'S SHORT GATE
GEDNEY BROADGATE | LINCOLNSHIRE | PE12 0DG

Yard, Buildings and Silt Land
Full Residential Conversion Planning Permission

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LOCATION AND DESCRIPTION

Address: Broadgate Nurseries, Short Gate Barn, Bullock's Short Gate, Gedney Broadgate, Lincolnshire, PE12 0DG

what3words: ///aced.removal.surprise

Short Gate Barn is a significant residential conversion opportunity located on the south side of Bullock's Short Gate, Gedney Broadgate. Broadgate Nurseries is an extensive nursery site that has recently significantly reduced trading activity. The offering extends to a total area of approximately 2 hectares (4.95 acres) comprising a substantial traditional brick Barn with Planning Permission for change of use to a five-bedroomed Dwelling, with a range of Buildings, Glasshouses and high quality Silt Land.

Please see Sale Plan for building references (building areas provided below are based on Gross External Areas).

Building A: 161.71m² (1,740sqft) – a traditional, principal brick and timber detached Barn under a tiled roof which has the benefit of Full Planning Permission for a change to residential use. The Permission includes the conversion of the Barn into a detached five-bedroomed, two storey dwelling with a timber clad extension adjoining the western elevation (see Proposed Elevations drawing below).

Building B: 379.18m² (4,080sqft) – a large, single storey timber framed Barn with a concrete floor, timber walls and windows under a corrugated fibre cement sheet roof, suited to a variety of storage or other uses.

Building C: 220m² (2,367sqft) – a modern cold store facility, which is available either standing as it is now or, at the cost of the Seller, dismantled and left on site (ready for re-erection by the Buyer/s) or removed from the property.

Building D: 27m² (290sqft) – a detached timber office building with water and electricity connections and a w/c.

Glasshouses 1, 2 and 3: over 1,859m² (20,000sqft) of glasshousing, the Seller will remove Building 1 at the Buyer/s request.

To the southwest of the Yard and Buildings is an arable field extending to approximately 1.30 hectares (3.21 acres). The land is high quality, free draining Grade 1 silt land with the soils belonging to the Wisbech Soil Association, being deep stoneless calcareous coarse silty soils suitable for growing potatoes, field and root vegetables, horticultural and combinable crops.

Additional land is available by separate negotiation.

PLANNING

The Full Planning Permission Application Reference for the Barn is H06-0286-23 and the Application can be found on the South Holland District Council Website's Planning Portal using the postcode or reference number.

Local Planning Authority: South Holland District Council.

To the south of the Yard and Buildings is a modern agricultural General Purpose Store, not included in the sale, which has a Permitted Development Prior Approval Application under Class Q going forward for a change of use from agriculture to residential for a conversion into two dwellings. If successful, the shed will have a separate access, however mains services will come from the subject property on a separate metered system.

SERVICES

The property has access to mains water and electricity. The supply of water and electricity also services land and property to the south of the subject property, rights to services will be retained by the Seller to service their retained property.

ACCESS

The property is accessed over a bridge directly from Bullock's Short Gate over an Internal Drainage Board (South Holland) Drain. The Internal Drainage Board has a right of access to maintain its drain on either side of it.

METHOD OF SALE

The Freehold of the property is offered for sale by Private Treaty as a Whole.

TENURE AND POSSESSION

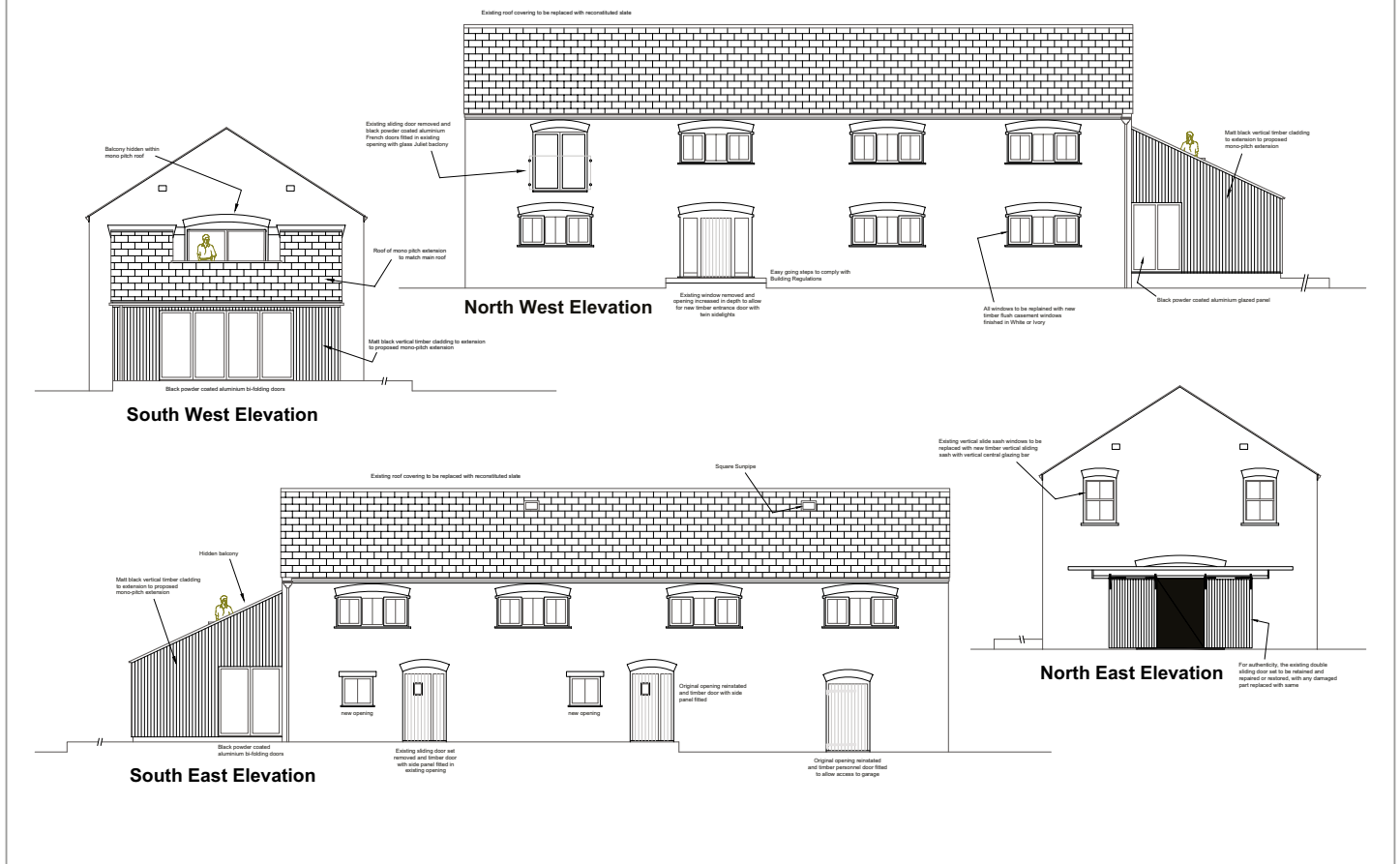
The whole property is being sold with Vacant Possession.

EXCHANGE OF CONTRACTS

Exchange of Contracts to take place 21 days after receipt by the Buyer's Solicitor of a draft Contract.

A deposit of 10% of the purchase price will be payable on Exchange of Contracts.

PROPOSED ELEVATIONS



WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the 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.

BOUNDARIES

The Buyer/s shall be deemed to have full knowledge of all boundaries and neither the Sellers nor the Selling Agents will be responsible for defining boundaries nor their ownership.

VAT

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

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these Particulars.

VIEWINGS

Strictly by appointment with Brown & Co. Please contact: jim.major@brown-co.com T: 01553 778058 or rowley.barclay@brown-co.com T: 01553 778062.

DISPUTES

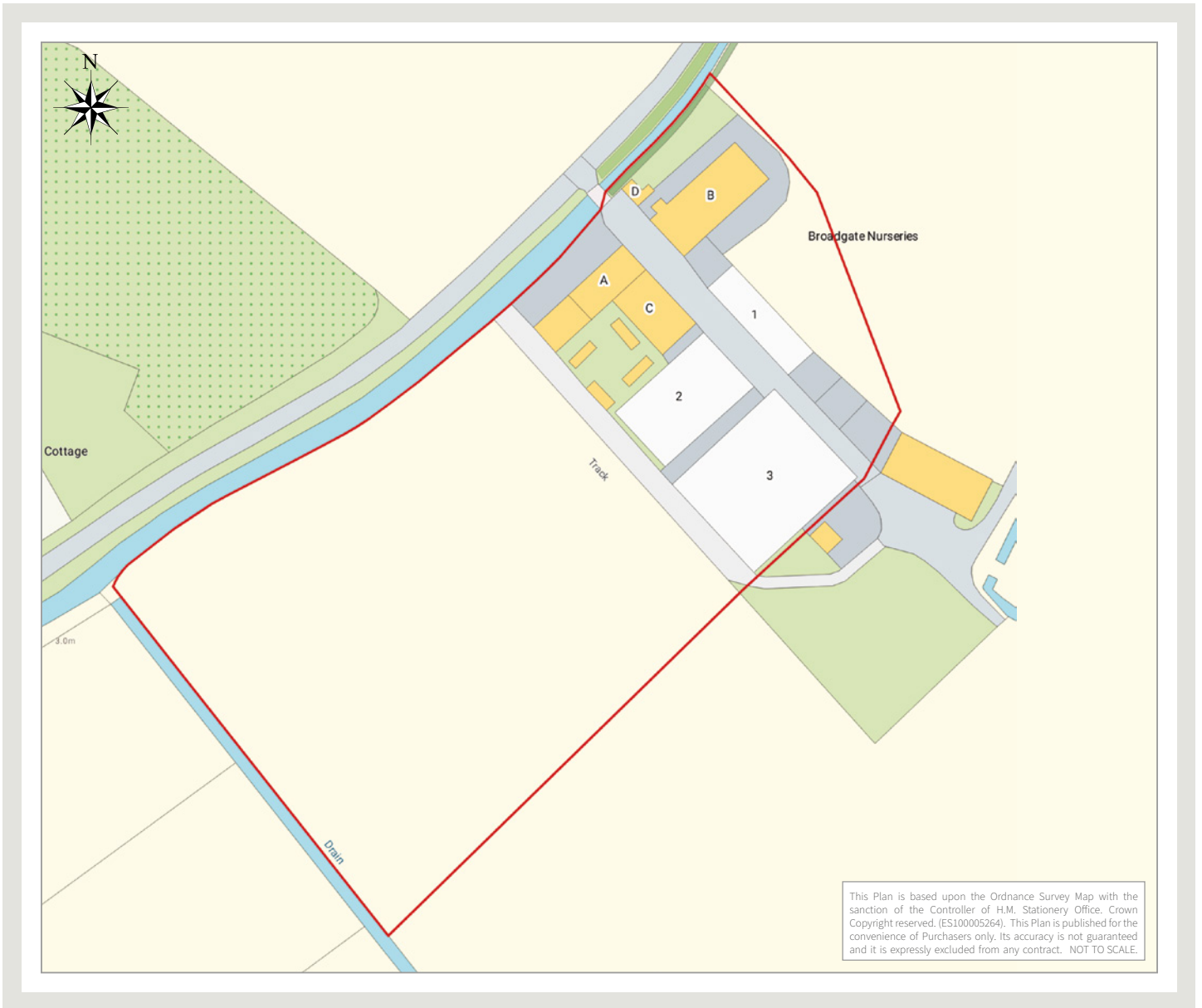
Should any disputes arise as to the boundaries or any points concerning the particulars, schedules, plans and tenant right issues, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the Selling Agents.

HEALTH & SAFETY

The property is part of a working unit and therefore viewers should be careful and vigilant whilst on the holding. Neither the Sellers 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 most recent Anti Money Laundering Legislation, Buyers will be required to provide proof of identity and address to the Selling Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.



IMPORTANT NOTICES

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