



LAND FOR SALE

at Church Farm

Normanton Lane
Bottesford
Nottingham
NG13 0EP

- Investment opportunity
- Excellent road links
- Opportunity to increase the rent
- 6.61 hectares (16.33 acres)

Walker Singleton

Description

The site comprises a former piggery currently occupied by Packaged Feeds Limited. The main building is of steel portal frame construction under a pitched sheet profile clad covered roof incorporating translucent roof lights. It is accessed to the front via a pedestrian access door which opens into an entrance lobby/reception area accessed from which are the ground floor offices. These are of a modern open plan configuration and benefit from plastic panel clad ceiling, painted plaster walls, exposed brick columns, perimeter network trunking, gas fired central heating, air conditioning, intercom system and solid concrete floor. To the remainder of the ground floor is a post room, staff w/c's, locker room, drying room, showers, stores and warehouse section. To the first floor is a boardroom, kitchen, w/c and a director's office.

Adjacent to this are 11 agricultural buildings of varying size. The first 6 buildings were formerly used as a

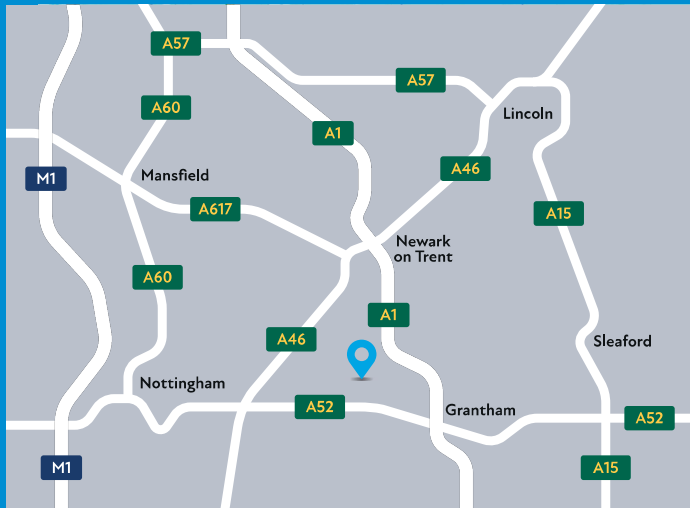
piggery therefore the eaves height is limited. Unit 7 is the largest of these buildings with a traditional eaves height and contains processing plant and machinery used to manufacture animal feed. Units 8 to 11 are in a poor state of repair and do not currently have roofs.

There is also a single storey four bedroom residential property on site. The accommodation offered by this briefly comprises a reception room, kitchen/dining room, four bedrooms and a house bathroom.

We are advised that the total footprint of the buildings on site is 60,000 sq.ft but the agents have not been able to confirm this via their own measured survey.

To the western boundary is a large mound of hardcore and soils which is covered in vegetation. Packaged Feeds have dug part of this out and installed a lagoon for run off water.

The site extends to **6.61 hectares (16.33 acres)**.



Location

The property is situated to the north of the village of Bottesford, a village in the borough of Melton, in the county of Leicestershire on its borders with Nottinghamshire and Lincolnshire around 17 miles to the east of the city of Nottingham.

It is located on Normanton Lane adjacent to the former RAF Bottesford site and south of the nearby Roseland Business Park. It is conveniently located for road links being 2.5 miles from the A1 and 2.7 miles from the A52.





Tenancies

Packaged Feeds occupy the site on a 10 year lease from 6th February 2020 at a passing rent of £60,000 per annum. A copy of the lease is available to seriously interested parties on request.

The agents have not been able to verify the terms under which the residential element is occupied.

The Total Approximate net internal floor areas are:

Office/warehouse	Sq ft	m ²
Ground Floor	6,437	597.97
First Floor	567	52.72
Total Approximate NIA	7,004	650.69

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Price

Offers in excess of £1,000,000

Legal Fees

Each party is to be responsible for their own legal costs incurred in transaction.

Viewing

For further information or to book a viewing please contact the Sole Agent:

Mathew Bower

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