



Chamberlain Nursery, Ledbury Road, Newent, GL18 1DL

Property Description

Opportunity to purchase a working wholesale nursery with a farm shop.

1.20 hectares (2.96 acres) or thereabouts with access onto B4215 Ledbury Road.

- 10,000 sq ft Polythene Tunnel
- 26,800 sq ft Heat Assisted Glasshouse
- 36,000 sq ft Heat Assisted Glasshouse
- 6,000 sq ft retail space including Polythene Tunnel Farm Shop
 - Ample parking





Key Features

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- 26,800 sq ft Heat Assisted Glasshouse
- 36,000 sq ft Heat Assisted Glasshouse
- 6,000 sq ft retail space including Polythene Tunnel Farm Shop
- Ample parking

**Guide Price
£650,000**

Location

Chamberlain Nurseries GL18 1DL is situated off the B4215 (Ledbury Road)
What3Words pancakes.dote.butter,

Positioned near the towns of Newent to the south (2 miles) and Ledbury to the north (7 miles) within the county of Gloucestershire, England. The nursery is conveniently located 5 miles from Junction 3 of the M50 linking to the M5 and other major roads.

Description

This nursery provides a convenient and charming destination for both retail visitors and wholesale purchasers. The property comprises:

Polythene tunnel 10,000 sqft.
1/4 acre 31m x 6.4 bays – 4 bays
Concrete path, Mypex flooring
Overhead irrigation

2/3 acre Van Kuijnenburg (Bridge) Triple vents
5 x 64 + (1 x 9.6m) x 60m long
2 combat space heaters – oil fired
Concrete path, Mypex flooring
Overhead irrigation
Westdoch
4 bays – 21ft bays x (9 x 4.3m)
- 6.1
Concrete path, Mypex flooring
Overhead irrigation

(11 x 4.3m) x 4 bays
Concrete path, Mypex flooring
3 x Powrmatic heater oil fired

(12 x 4.3m) – 4 bays
2 x Powrmatic heater oil fired
Concrete path, Mypex flooring

The carparking area has room for up to 60 cars and includes outside storage areas and room for HGVs.

Business Performance

The Farm Shop has an annual turnover of circa £250,000 and a wholesale market turnover of circa £500,000 annually. The existing business's current customer base is within a 100 mile radius of the nursery.

Overage Provisions

There will be an overage of 30% over 30 years for any change of use or planning. The full Overage Terms will be available from the vendor's solicitors.

Access

Access will be via a shared driveway off the B4215 (Ledbury Road) with access reserved and hatched blue on the plan sales plan (TBC).

Services

Main services including water, foul drainage and electricity (including three phase) are understood to be available to the site.

Method of Sale

The property is to be sold with vacant possession upon completion and by Private Treaty, but the Agent reserves the right to ask for Best and Final Offers should several offers be received.

Plans, Areas and Schedules

These are based on the Promap computerised digitised mapping data. They have been checked and computed by the selling agents, but the Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale.

Viewings

By appointment only to be arranged with the selling agents Sheldon Bosley Knight on 01608 661666 or by email to the Agents, Jimmy Morton jimmy.morton@sheldonbosleyknight.co.uk or Archie Benson abenson@sheldonbosleyknight.co.uk.

Health and Safety

We would like to bring to your attention that this is agricultural land and request that you take considerable care for your own personal wellbeing during viewings.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.





Contact Details

Rural Team

Email: rural@sheldonbosleyknight.co.uk

Jimmy Morton:
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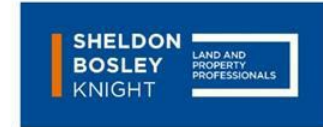
Archie Benson:
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Tel: 01608 661666

Office: The Corner House, Market Place,
Shipston-on-Stour, CV36 4AG

Sales Plan

Chamberlain Nurseries, Ledbury Road
Newent, GL18 1DL



Location

