



Willersey Fields Nursery, Badsey Lane, Evesham, WR11
7HF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Price Guide

£450,000

- Land and buildings extending to approximately 2.26 acres (0.91 ha)
- Road frontage with direct access taken from Badsey Lane.
- 30 bay greenhouse extending to approximately 1 acre with a packing house and benefits from electricity and water.
- Development potential subject to necessary planning consents

Unique opportunity to acquire a well equipped Nursery in Worcestershire including a 1 acre (30 bay nursery) in extending to approximately 2.26 acres (0.92 ha).

Situation

The property is situated north and under a mile from the the Cotswold village of Willersey, approximately 2.7 miles north of Boradway and around 5 miles east from the town of Evesham. The land benefits from direct road frontage with access taken directly from Badsey Lane.

Description

Willowbrook Nursery, offers a horticultural setup comprising a 30-bay glasshouse spanning approximately one acre. The site also includes a boiler room (oil-run), an underground water tank, an above-ground oil tank, and an irrigation drip-feeding system. To the west of the greenhouse, a packing house of approximately 3,000 square feet, previously used for supermarket spring onions, is equipped with electricity and WC facilities.

The vendor also wants to inform any interested parties there is additional land available under separate negotiation.

Services

The property benefits from water and electricity. A new transformer pole was installed which provides a private supply of 3 phase electricity to the site and situated on the northern boundary close to the packing house.

There no other known services connected to the land.

Rights of Way, Wayleaves, Easements & boundaries

There is a high pressure gas main which crosses just to the south of the property. The agent has not seen a copy but assumes all necessary easement/wayleaves are available.

There are no known public rights of way crossing the land.

Designations

The land is located within the Nitrate Vulnerable Zone area for surface water. There are no other known designations.

Tenure and Possession

The property is available for sale freehold with vacant possession granted upon completion.

Rural Payments Agency

The vendor is not aware of the land being registered under the Rural Payments Agency. There are no entitlements included in the sale.

Plans, Areas and Schedules

These are based on the Land App 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.

Planning

25% of uplift for a period of 25 years for any residential or commercial development.

Viewings

Interested parties must registered their interest and book a viewing by contacting Sheldon Bosley Knight at Shipston on 01608 661666 or by email to the Agent, Archie Benson at abenson@sheldonbosleyknight.co.uk.

Health and Safety

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

Local Authorities

Gloucestershire County Council
Cotswold District Council

Method of Sale

The property is offered for sale by Private Treaty and the Vendor reserves the right for an Informal Tender.

What3Words

///warp.sideboard.motels

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.

VAT

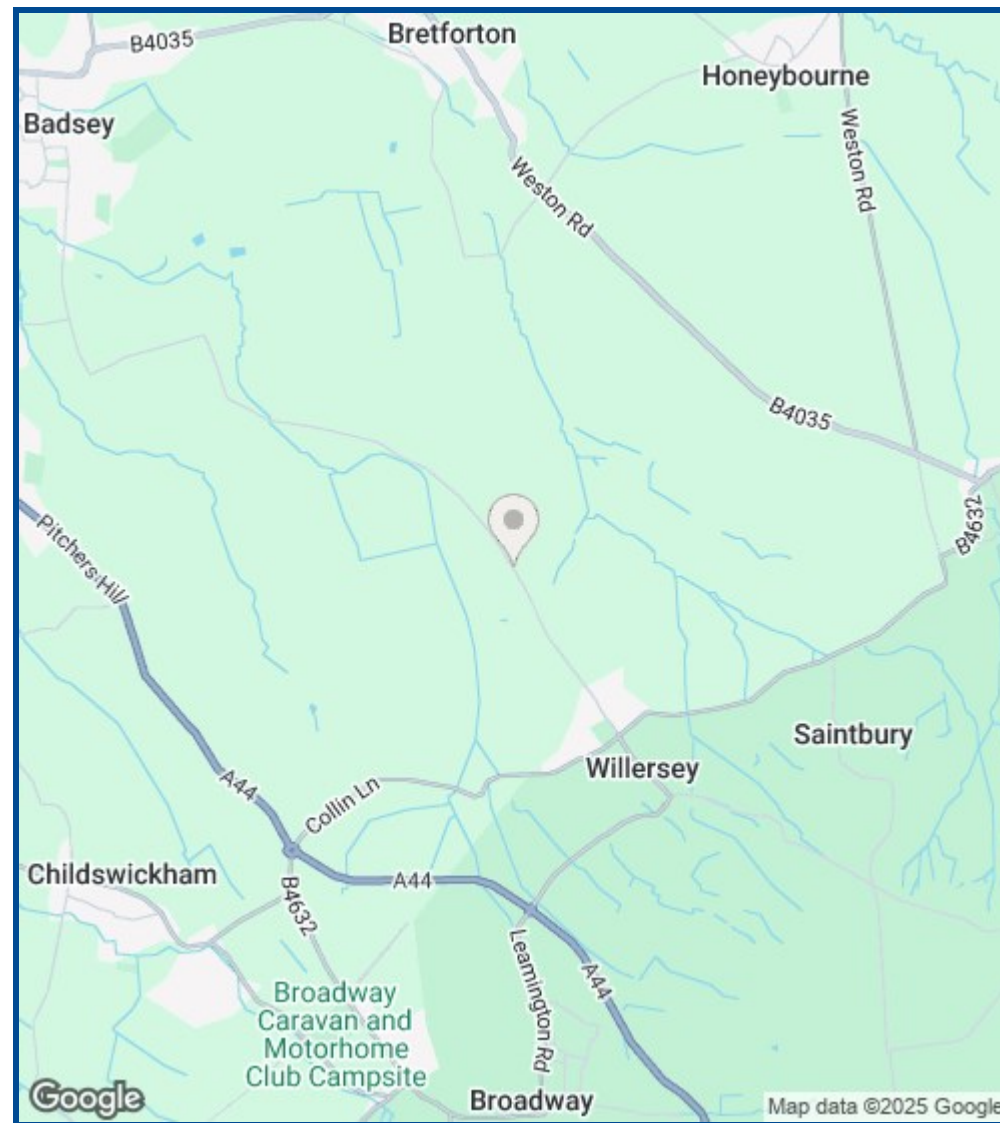
Any guide price stated or mentioned is exclusive of VAT. If the sale of the property, or any part thereof, or any right associated with it, is subject to VAT, this tax will be payable in addition.



Plan



Location



For further information please contact the Rural Team
Email: rural@sheldonbosleyknight.co.uk / Tel: 01608 661666