



Netherhall Nursery, Roydon, CM19 5JP



# The Property

Freehold For Sale £2.1million

There is an opportunity to lease the nursery with an option to purchase should that be of interest. The asking rent would be £170,000 per annum.

Netherhall Nursery is a modern horticultural glasshouse production unit specialising currently in sweet pepper production using hydroponics.

The glasshouses are of mixed ages with a productive area of 28600m<sup>2</sup>. The newer blocks have growing channels supported by hangers. The older glass has floor mounted beds. All cropping areas have full pipe heating, which doubles as crop rails for materials handling, supplied by a central boiler house.

Land area 5.29 hectares (13.09 acres)

Approximately 29688m<sup>2</sup> (7.33 acres) of glasshouse, the majority of which is Venlo.





## Key Features

- 5.29 hectares (13.09 acres)
- Approximately 7 acres of modern Venlo glass
- Nursery has fully piped heating, gas fired.
- Nursery is down to hydroponics (sweet pepper production)
- Nursery equipment for sale by separate negotiation

### Location

The property is located to the east of Hoddesden, Hertfordshire, to the west of Harlow, Essex and 2km to the south west of the village of Roydon, Essex.

### Buildings

Block A by HOK – 3035m<sup>2</sup> 5m eaves/gutter/post height. Venlo double trellis structure with vents either side of ridge. Age of construction: 1998-99

Fertiliser Plant Room – 202m<sup>2</sup> Steel framed multi-ridge structure with profile sheet metal cladding and roof. Part-concrete block front wall. This houses the irrigation tanks and fertigation plant. Packing Area – 232m<sup>2</sup> Steel frame multi-ridge structure with profile sheet metal cladding on the sides and roof.

Block B by Cambridge HOK – 12000m<sup>2</sup>

6m gutter/post height. Year of construction: 2011/12. It is a powder-coated galvanised steel framed Venlo multi-ridge greenhouse with thermal/light screens. Fence either side of the ridge. Packhouse and fertiliser irrigation system 456m<sup>2</sup>

Galvanised steel framed multi-ridge structure with profile metal roof and glass side walls.

Block C by Knijnenberg – 6000m<sup>2</sup>

4.5m post height. Venlo gutter with double trellis girders, thermal screen with vents either side of the ridge.

### Environmental Control

Priva Connex – 2 are installed, 1 controls the old glass the other the new glass.

Irrigation systems are by Priva Vocum and Nutriflex (using Priva controls). An infra-red water sterilisation system is installed to ensure crop hygiene.

### Buildings

Boiler House – 163m<sup>2</sup>

Block D – 4400m<sup>2</sup> - 2.5m post height to gutter constructed in 1977 by Robinsons of Winchester. It is a wide span steel frame glass supported on a dwarf breezeblock wall. Electric single side vents. Block E by Knijnenberg – 3200m<sup>2</sup> - Constructed in 2003. 5m post height to gutter. This house was built second-hand as a thermal screen. All glasshouses are fully heated with Dutch steel pipe heating. Hot water is produced by a 4 mega-watt BV Ducsto Leeuwarden boiler with Puripher burner, dual fuel (gas and oil). Second boiler is Crone boiler, 2.4 mega-watts with gas burner. Each boiler is equipped with a flue gas condenser to allow CO2 fumes to be circulated in the glasshouse.

Dump tanks (thermal buffer tank) 2 are installed – tank capacity 405,000 litres. Tanks are fully insulated.

### Nursery Buildings

Pump House – 5.8m x 8.20m - 3 bay portal steel frame profile sheet metal cladding. Old Pump House - Brick construction containing water abstraction meter for the borehole. Generator in half of the building (it has not been operated for many years). Concrete shed. General Purpose Storage Building – 19.20m x 27.03m.

Storage Building – 7.20m x 11.95m Lean-to Shed – 2.73m x 11.95m Office – 4.65m x 3.80m Storage Area – 8.20m x 4.70m Chemical Store - Rendered concrete block construction. The Old Coal Boiler House – 10.79m x 5.55m giving 59.91m<sup>2</sup>

Canteen/Meeting Room including store and WC – 7.9m x 6.60m - Single storey with flat roof. The greenhouses and nursery buildings are inter-connected by concrete roads.

### Services

Mains electricity (3 phase) and mains gas. Water is via a borehole – borehole water is EC0.9, it is high in calcium. Rainwater harvesting takes place – rainwater PH 5.6. The borehole is approximately 85 metres deep. There is an abstraction licence for 14000 cubic metres per annum. The nursery has 2 sewage treatment plants to handle foul water drainage.

### Staff Quarters

Part of the storage shed is equipped as an HMO and sleeps 10. Kitchen 3.92m x 6.49m giving 25.49m<sup>2</sup>. Equipment comprises 12 low-level cupboards, formica worktop, 6 eye level cupboards, 1 gas hob, 1 gas cooker, LPG gas boiler. There are 2 shower rooms each equipped with a shower cubicle, pedestal hand wash basin, low-level WC. There are 5 bedrooms, each houses 2 occupants.





#### **Nursery Equipment**

The following items are available for sale should the purchaser wish to continue with hydroponic growing.

- B&S Moving platforms with hydraulift lift x 5 - £250.00 (each)
- Bogaerts Harvesting/Working moving platform with hydraulic lift (and induction operations) x 6 £10,000.00 (each)
- Bogaerts Tipping system into large green hoppers with remote guide for trollies x 1 £80,000.00
- Large Green Vegetable Hoppers for storing/transport x 80 £50.00 (each)
- Priva Environmental control hardware including connex software x 1 £40,000.00
- Priva Nutriflex irrigation system x1 £25,000.00
- Priva Vialux disinfection system x 1 £20,000.00
- Verhagen Leiden Floor Vacuum for glasshouse x 1 £10,000.00
- Floor Trollies for glasshouse x 10 £100.00 (each)
- AWEKA Pepper Grader x 1 £6,000.00
- Mypex shedding sheets w/steel roller x 200 £50.00 (each)
- Flotan LVM spraying system: £5,000
- Donkey (cart pulling motorised vehicle) including charger: £1,000

#### **Tenure**

Freehold is available for sale. Freehold Title number EX866503. A copy of the Land Registry Title entry and Title plan is held by the selling agents.

#### **Leasing**

There is an opportunity to lease the nursery with an option to purchase should that be of interest. The asking rent would be £170,000 per annum.

#### **Rating Assessment**

The premises are unassessed for rating as a horticultural holding.

#### **Legal Costs**

Each party to pay their own legal costs associated with lease or contract preparation.

#### **Viewing**

Strictly by appointment through agents:

Sheldon Bosley Knight of 1-3 Merstow Green, Evesham, Worcestershire WR11 4BD

Tony Rowland [trowland@sheldonbosleyknight.co.uk](mailto:trowland@sheldonbosleyknight.co.uk) 07787 125909 or 01386 765700; and

Archibald Benson [abenson@sheldonbosleyknight.co.uk](mailto:abenson@sheldonbosleyknight.co.uk) 01789 387881

or

Joint agent Bidwells of Bidwell House, Trumpington Road, Cambridge CB2 9LD

Matthew Alexander [matthew.alexander@bidwells.co.uk](mailto:matthew.alexander@bidwells.co.uk) 07918 561606

#### **Important Notes**

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Particulars: These Particulars do not constitute an offer or contract and should not be relied upon as being factually accurate, the photographs show only part of the property and the areas, measurements and distances given are approximately only.

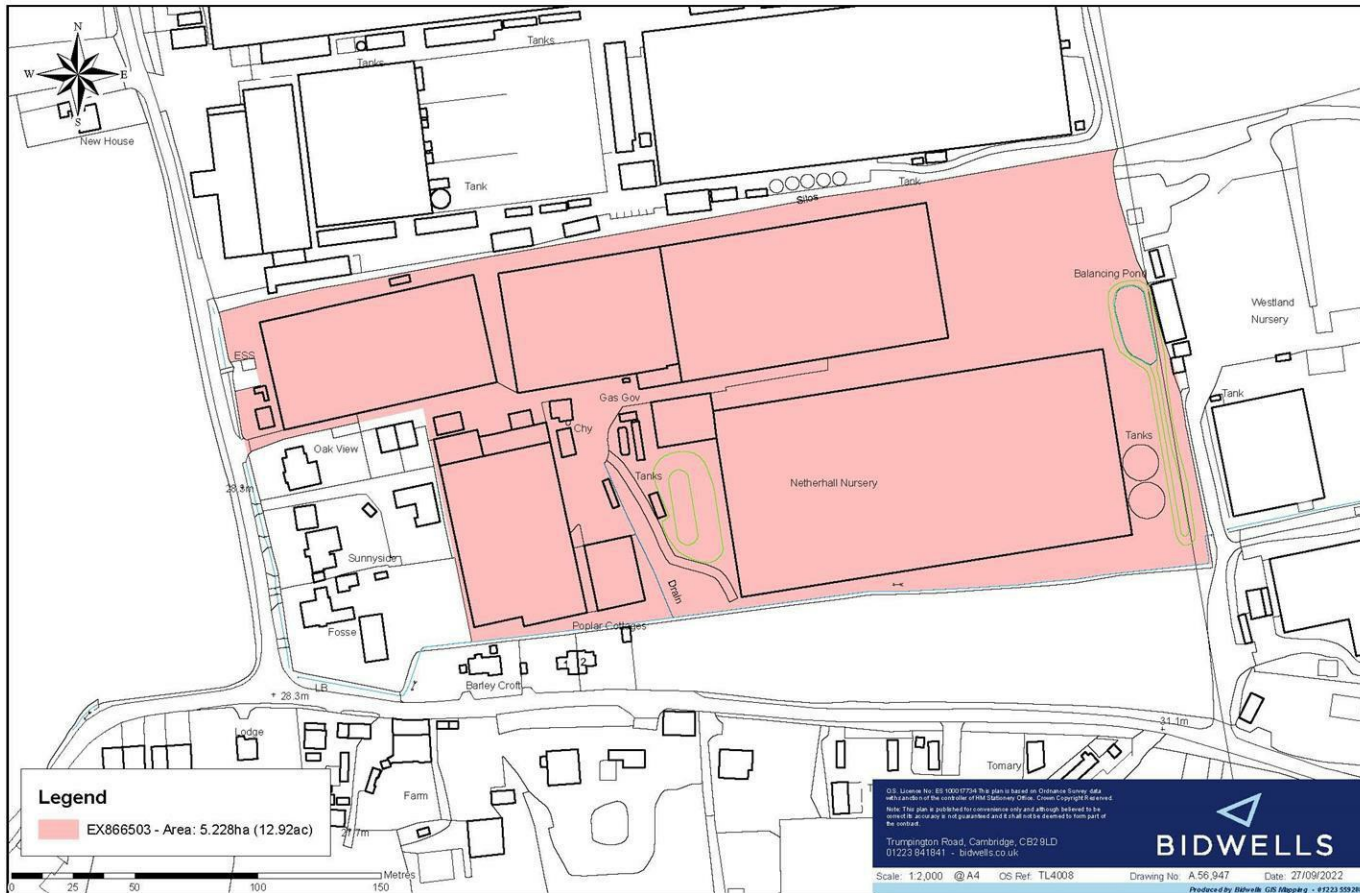
A buyer or a lessee must make their own enquiries or inspections and should not solely rely on these Particulars or other statements by Sheldon Bosley Knight.

VAT: The VAT position relating to the property may change without notice.



# Floorplan

**Netherhall Nursery, Netherhall Road, Roydon, Harlow, CM19 5JP**





**DANGER**  
AUTOMATED GUIDED VEHICLES  
EXTENDING OUTSIDE THE SAFETY CAGE