



GOSBERTON BANK NURSERY

Gosberton, Spalding, Lincolnshire

Set within 9.73 hectares (24.05 acres)

Eddisons

BROWN & CO JH Walter

GOSBERTON BANK NURSERY

Gosberton, Spalding, Lincolnshire, PE11 4PB

**Fully equipped horticultural facility including
four bedroom house, packing shed, glass
houses and irrigation reservoir on a site of
9.73 hectares (24.05 acres)**

**Guide Price £600,000
For Sale by Private Treaty**

DESCRIPTION

Gosberton Bank Nursery offers an opportunity to purchase an extensive horticultural holding including a large four bedroom house, packing shed converted to offices, glass houses and irrigation reservoir in a total site of 9.73 hectares (24.05 acres). The site offered as a whole provides the full setup to allow for continuance of a horticultural business.

LOCATION

Gosberton Bank Nursery is located off Gosberton Bank. Gosberton, approximately seven miles north of the attractive market town of Spalding and ten miles south west of Boston, in the County of Lincolnshire. The postcode for Gosberton Bank Nursery is PE11 4PB.

ACCESS

The Property is accessed off Gosberton Bank along a track. We understand that this track up to the gate to Gosberton Bank Nursery is owned by a neighbour and there is a right of way from the public highway over this section of the track. The remainder of the track is owned.

TENURE AND POSSESSION

The Property is being sold freehold, with vacant possession upon completion, and subject to any rights and easements as described in these particulars.

SERVICES

Gosberton Bank Nursery is connected to mains electricity and water. Drainage from the house is via a private system. Heating is provided via underfloor heating and has a forced air ventilation system.

PLANNING

South Holland District Council granted consent for the house on 3rd October 1995 (Reference No.H08/0803/95). The occupation of the house is limited as follows: "The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in section 336 of the Town and Country Planning Act."

BASIC PAYMENT SCHEME

We are not aware of whether the land has been claimed on for the Basic Payment Scheme. There will be no delinked payments available to the Buyer. The Buyer may register the land with the Rural Payments Agency if they wish to include it in any scheme.

OUTGOINGS

Drainage Rates are payable to Welland & Deepings Internal Drainage Board.

The house is in Council Tax Band D.

EPC

The current EPC is valid until 8th November 2033 and is E (49).

METHOD OF SALE

The Property is for sale by private treaty as a whole, subject to interest. We reserve the right to request for best and final offers.

ANTI-MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, Buyers will be required to provide proof of identity and address to the Seller's Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

FIXTURES AND FITTINGS

The site includes all fixtures and fittings however the plant, machinery and seed stock is available by separate negotiation. Further details are available from Eddisons.



HOUSE

The house is detached, situated in a large garden with a garage and ample parking. The house is subject to an agricultural occupancy condition as described under Planning.

Ground floor:

Front porch - (2.1x1.58m)
Hall - (2.78x5.05m)
Study - (4.61x3.44m)
Dining Room - (3.26x4.94m)
Lounge - (6.17x4.26m)
Conservatory - (4.07x3.98m)
Kitchen - (4.59x5.80m)
Office - (5.72x5.20m)
Downstairs WC - (1.97x1.97m)
Utility - (3.07x3.52m)

First floor:

Bedroom 1 - (3.96x2.54m)
Bedroom 2 - (3.26x4.27m)
Bedroom 3 - (2.77x4.27m)
Bedroom 4 - (5.81x4.63m)
En-suite bathroom to bedroom 4 - (5.81x4.63m)
Attic room - (5.41x4.77m)
Bathroom - (2.54x3.47m)

Garage:

Storage bay - (5.77x5.93m)
Canteen - (5.69x5.87m)

The single storey garage is split with part being used as a garage for storage and part being used as a canteen for workers with two WCs and a small kitchen area. The garage could be returned to use as a double garage.

There are solar panels fitted to the southern roof of the house.

STATIC CARAVAN

The caravan is situated next to the house garden. We understand it has been occupied as a separate residence. The Buyers are to satisfy themselves over the planning status of this use.

Ground floor:

Kitchen/Lounge
Bedroom 1
Bedroom 2
Bedroom 3
WC
Shower Room

NURSERY

The nursery has been used for organic seed production. The site offers growing space in glasshouses and polytunnels. All glasshouses have over head irrigation and ventilation systems.

1. Pack House – (9.34x28.55m)
Steel portal framed building with profile cladding and sliding doors to the front. The building has been used as a laboratory and seed store and includes two cold store units. To the rear of the building is a separate entrance which is used as a boiler room. The building has spray foam insulation and has single and three phase electrics.
2. Pump house – (4.88x1.99m)
A concrete block building housing the water pumps connected to the 2 water tanks.
3. Machinery Shed – (9.34x9.18m)
Steep portal framed building with profile cladding and sliding doors to the front. The building is currently used as a machinery store.
4. Lean to from Machinery Shed – (9.34x6.04m)
2 bay open fronted lean to off the Machinery Shed with part concrete part stone floor.
5. Glasshouse 1 – (31.47x57.92m)
6. Glasshouse 2 – (22.05x88.03m)
7. Glasshouse 3 – (33.00x95.30m)
8. Glasshouse 4 – (25.55x37.66m)
9. Polytunnel Frame 1 – (46.90x24.80m)
10. Polytunnel Frame 2 – (46.90x24.80m)

LAND

There is approximately 6.40 hectares (15.83 acres) of Grade 1 arable land surrounding the site. The soils are of the Tanvats soil series which is described as deep stoneless fine and coarse silty and clayey soils with groundwater depending on artificial drainage, these soils are suited to growing cereals, sugar beet, potatoes and field vegetables.

We understand that the land has organic certification.

The land to the south of the house has been underdrained.

The land can be accessed through the main nursery site.



RESERVOIR

There is a reservoir used for irrigation which we understand to be clay lined. The reservoir takes rainwater off the glasshouses.

TITLE

The Property forms part of Land Registry Titles LL90365 (pt), LL129397, LL168126, LL54960, LL134495 and LL126100.

SPORTING, MINERALS AND TIMBER RIGHTS

The mines and minerals, sporting, mineral and timber rights are included in the sale insofar as they are owned.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing 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 of sale.

LOCAL AUTHORITY

South Holland District Council, Council Offices, Priory Road, Spalding, Lincolnshire, PE11 2XE | 01775 761161

BOUNDARIES

The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller, nor the Seller's Agent, will be responsible for defining the boundaries nor their ownership.

PLANS AND AREAS

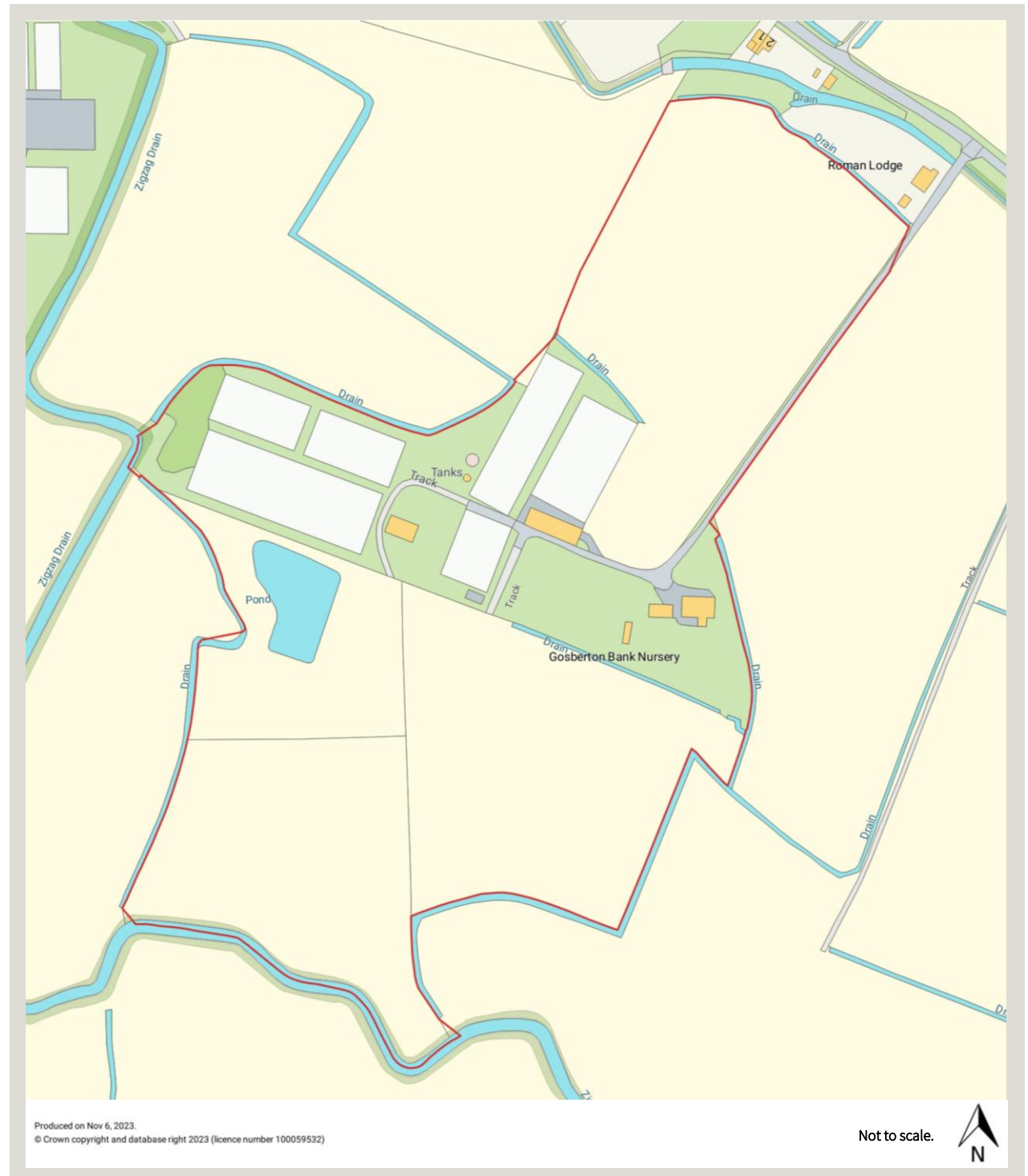
These have been prepared as carefully as possible. The plans and photographs are for illustrative purposes only and although they are believed to be correct, their accuracy cannot be guaranteed. Measurements have been taken on site and using digital OS data and Buyers shall be deemed to be satisfied with these measurements.

DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the particulars, schedule or interpretation, the matter will be referred to an Arbitrator to be appointed by the Seller's Agent.

VAT

We do not believe that VAT will be payable on this sale or any right attached to it. However should any sale of the land 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.





DIRECTIONS

From Spalding head north on the A16, after approximately 5 miles turn left onto Gosberton Bank. A for sale board is located at the end of the drive.

VIEWINGS

The Property may be viewed strictly by appointment with the Seller's Agent.

Viewing is at your own risk and neither the Seller's Agent nor Seller take any responsibility for any losses or damages incurred during inspection. Please be aware of the risks associated with a working farm.



SELLER'S AGENT

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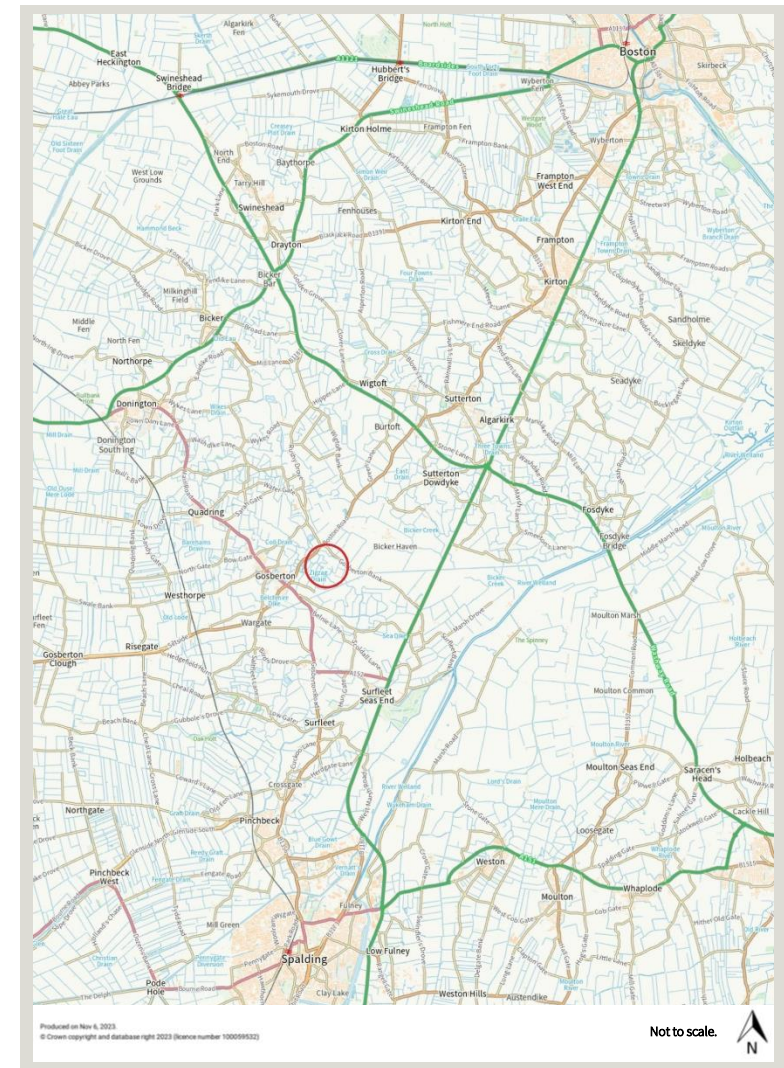
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