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Creswell & Grasmere Nurseries, Felderland Lane, Worth, Deal, CT14 0BX

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Creswell & Grasmere Nurseries

Felderland Lane, Worth, Deal, CT14 0BX

Offers In Excess Of: £900,000 for the whole Freehold

Introduction

An opportunity to acquire a large commercial nursery site and adjacent cottage situated in a prominent position with scope for a number of alternate uses.

London – 75 miles Canterbury – 14 miles Sandwich – 3 miles

Situation

The property is situated at the western end of Felderland Lane between the villages of Eastry and Worth fronting the A256 Eastry Bypass. Sandwich which is approximately 3 miles to the north offers a wide range of local amenities with Dover, 10 miles to the south and Canterbury, 14 miles to the west offering more extensive shopping facilities and a range of comprehensive and private schools. Both Canterbury and Dover offer high speed train services to London, taking 53 minutes and 66 minutes respectively. Dover Port and the Channel Tunnel provide easy access to mainland Europe.

Description:

Cresswell and Grasmere Nurseries – Lot 1 – Guide Price Offers in Excess of £500,000

The property is split into two separate parts with Cresswell Nursery and Nursery Cottage situated on the southern side of Felderland Lane and Grasmere Nursery positioned in between Felderland Lane and the A256.

Cresswell Nursery comprises approximately 0.69 hectares (1.70 acres) of glass, split into two main glasshouses, with the heating system and water tanks located in between. The glass houses are easily accessed via concrete hard standing, connected to a wide bell mouth access onto Felderland Lane.

Grasmere Nursery provides approximately 0.5 hectares (1.24 acres) of glass in a single glasshouse. This site is serviced by a separate heating and irrigation system. The site is accessed via a large entrance onto the A256 Eastry Bypass connected with concrete trackway running along the western boundary.

Subject to some refurbishment works the nurseries would be capable of growing commercial crops.

Both sites have grass strips surrounding the glasshouses to allow for maintenance and in all extend to approximately 1.87 hectares (4.62 acres).

Nursery Cottage – Lot 2 – Guide Price £400,000

Located in the tranquil village of Worth, this rarely available detached farmer's cottage presents a unique opportunity. Set on a generous wrap-around plot, the property includes various versatile outbuildings, making it an exceptional find.

The ground floor features an entrance hall leading to a reception room and dining room, complemented by a modern fitted kitchen at the rear. Upstairs, the first floor comprises two double bedrooms, an additional single bedroom, and a shower room.



Services

Mains gas, water, electric and drainage are connected to Nursery Cottage.

The two nursery sites benefit from a mains water connection and three phase power supply.

Rights of Way and Easements

The land is sold subject to all existing covenants, wayleaves, easements, and rights of way whether public or private, specifically mentioned or not. There is a public footpath (EE251) that runs along the southern boundary of Cresswell Nursery.

Planning

Nursery Cottage is subject to an agricultural occupancy condition and buyers will need to evidence that this condition can be met prior to viewing the property. More detail can be provided by the agent on request.

The land falls outside any settlement confines however, the historic use of the site presents an opportunity for redevelopment subject to obtaining the necessary consents. There are no statutory designations affecting the land.

Plan

Please see the plan contained in these particulars. The boundaries on this plan are indicative only and the land will be sold in accordance with the Registered Title. Plans are reproduced from the Ordnance Survey under Licence Number ES025698. The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchaser should not rely upon the statements or representations as fact and must satisfy themselves by inspection or otherwise as to the area being sold.

Tenure and Possession

Freehold with vacant possession on completion.

Overage

The two nursery sites and the building adjacent to Nursery Cottage will be subject to an Overage Agreement for a period of 25 years and if planning consent is obtained for residential use, a payment of 25% in the uplift in value attributable to any planning consent will be payable to the sellers, their heirs, or assigns.

Method of Sale

The land is to be offered by private treaty as a whole. The seller reserves the right to take the land to informal tender, formal tender or auction should they so desire.

Viewing

Strictly by appointment with Finn's, Mark Chandler 01304 626093 m.chandler@finns.co.uk

VAT

Commercial sales and letting, release of tenancies and some other property transactions are subject to VAT and where relevant, VAT is charged in addition to any consideration quoted. VAT is not chargeable in this instance although the seller reserves the right to elect to tax without notice.

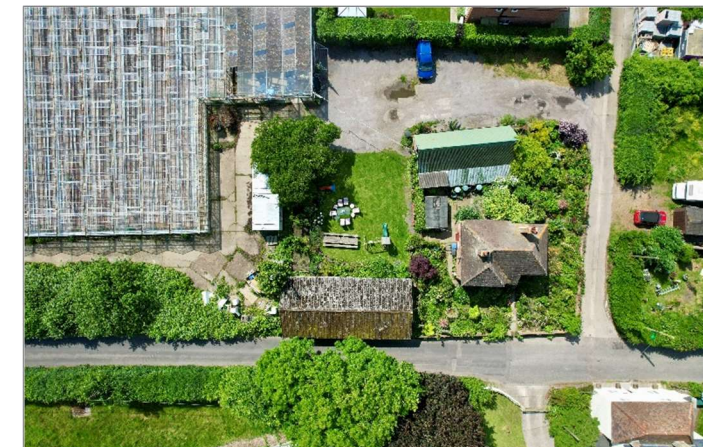
Purchaser Identification

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification and funds for any interested parties.

EPC

Nursery Cottage has a current rating of 59 | D. Potential 73 | C

These details were produced, and photographs taken in June 2024





Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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