Little Jacks Farm & Garden Centre Orston Lane, Bottesford, Nottingham, NG13 0AU

Price Range £750,000

Tel: 01636 611 811

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Freehold Sale Little Jacks Farm Park & Garden Centre
- High Quality 4,257 sq.ft (395 sq.m) Building
- Securely Enclosed Site
- Further Leasehold area 12.8 acres Available (details available upon request)
- Vacant Possession Available
- 2.2 Acre Site
- Planning Permission for extension with 2 x 3 Bedroom flats above (business use only)
- Retirement Sale
- Popular Vale of Belvoir Location
- Or Continue The Business

LITTLE JACKS

The property comprises a farm and garden centre complex, set within an owned freehold area of approximately 2.2 acres, immediately adjoining a leasehold area extending to around 12.8 acres. (details available upon request)

At the heart of the site stands an attractive modern block built building, finished with timber cladding to create a high-quality, visually appealing appearance. The building currently accommodates a cafe, retail shop and indoor play centre, extending in total to approximately 4,257 sq.ft (395 sq.m).

Planning consent was granted on 29th October 2024 for a side extension measuring approximately 40m x 11m, allowing for the expansion of the cafe and play area at ground floor level and the creation of two three-bedroom residential apartments at first floor level. This consent is subject to a restriction limiting occupation to business use only.

Adjacent to the main building is a poly tunnel structure, currently used to provide additional play space and extended cafe seating. This is considered a more temporary form of accommodation but enhances the overall flexibility of the operation.

The freehold grounds incorporate a large hardcore-surfaced car park, garden centre trading areas, outdoor seating, and grassed play zones, offering an attractive and functional layout for both customer and operational use.

The adjoining leasehold land, extending to approximately 12.8 acres, is primarily utilised as a farm park, laid out with individually fenced paddocks, hardcore pathways, and associated visitor circulation areas. This area maybe available to lease by the potential purchaser.

Securely fenced entrance gates to the front boundary.

LOCATION

The property occupies a strategic position just off Orston Lane, on the western edge of Bottesford village on the edge of the Vale of Belvoir. The location benefits from excellent access to the regional and national transport network, positioned to the east of Nottingham, south of Newark and west of Grantham.

The A52, situated less than half a mile to the south, connects directly to the A1 and M1 motorways, providing efficient north and southbound links. The recently dualled A46 lies approximately 5 miles to the west, offering swift routes to Newark (10 miles), Nottingham (17 miles), and Leicester and the M1 (30 miles).

The property is well positioned for nearby commercial centres, with Bingham located 6.5 miles away and Grantham and the A1 approximately 9 miles distant.

Bottesford itself is a vibrant village and offers a range of village amenities, including the three Public Houses, The Bull Inn, The Rutland Arms and The Thatch restaurant. There are convenience stores, including a Coop and local shops, Deli and Cafe. The village offers both primary and secondary schools, many sports clubs and health facilities. There are local bus and rail services connecting to surrounding towns and villages. Mainline rail services to London King's Cross are available from Grantham and Newark, with typical journey times from Grantham of approximately 75 minutes.

East Midlands Airport is approximately 32 miles away, providing convenient access to both domestic and international destinations.

This highly accessible East Midlands location offers an ideal base for business occupiers, investors and developers seeking strong regional connectivity and proximity to major commercial hubs.

THE BUSINESS

The business is currently trading and the site is only for sale due to retirement of the current owner. The business can continue with the next purchaser, or can be wound up on the completion of sale. If the business is to continue, the sale will be treated as a TOGC (transfer of going concern). All current staff are either family or on temporary contracts and therefore the sale will not be subject to TUPE, Transfer Undertaking (Protection of Employment) regulations 2006, to the new purchaser.

FIXTURES AND FITTINGS

Fixtures, fittings & stock, if required are available by seperate negotiation.

ACCOMMODATION

Large modern block built building, which is timber clad, currently housing the cafe, shop, wc's, commercial kitchen and playcentre. This extends to approximately 4,257 sq.ft (395 m.sq).

Poly Tunnel for external seating

Further wooden temporary buildings.

SITE
Little Jacks freehold area comprises approximately 2.2 acres. There is a leasehold area of 12.8 acres, immediately adjoining the freehold area, curently occupied by the farm park. This area maybe available by seperate negotiation.

PLANNING
Planning Consent was granted on 29th October 2024, application number 23/00101/FUL, for the extension of the farm and garden centre building, including the creation of 2 x 3 bedroom residential flats on the first floor. The ground floor extension is a 40m x 11m side extension, to include expanding the caf☏ and play area on the ground floor. There is a restriction on the flats being occupied for business use only.

Buyers are advised to make their own enquiries for any alternative use to Melton Borough Council. Tel. 01664 502502

SERVICES
The property has main drains, water and electricity.

TENURE
The property is available freehold.

VAT
VAT will not be payable on the purchase price

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in this transaction

VIEWING
Viewing is strictly by appointment with the sole agents. For further information, contact Kirsty Keeton at Richard Watkinson & Partners Newark Office.

LITTLE JACK'S

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50% OFF
ALL PLANTS
AND
GARDEN
POTS
A BARGAIN
FARM
ENTRANCE

LATTE

CHILDREN'S

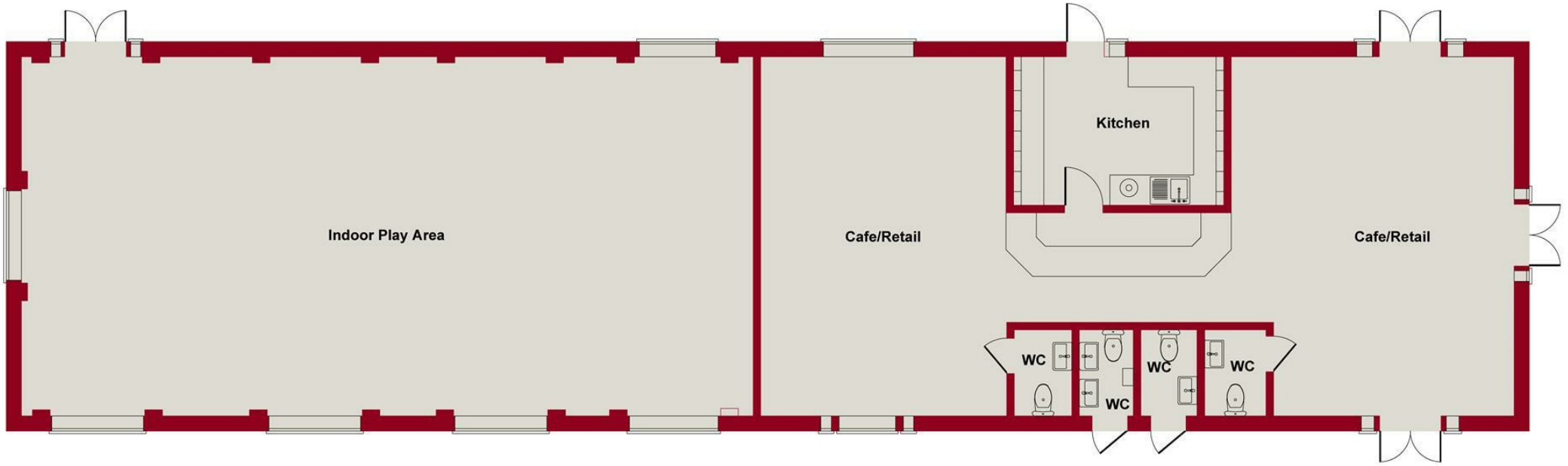
Ice Creams
Intolerance?
POLAR
Food Allergy
or
Intolerance?

HAPPY BIRTHDAY
PLEASE CLOSE THE GATE
PUSH

HAPPY BIRTHDAY
PLEASE USE THE HAND SANITIZER BEFORE ENTERING THE SOFT PLAY AREA THANK YOU

PEDAL KART TRACK
PEDAL KART TRACK
DUNLOP

Ruin
BOWBRIDGE GARDENS
82
94
106



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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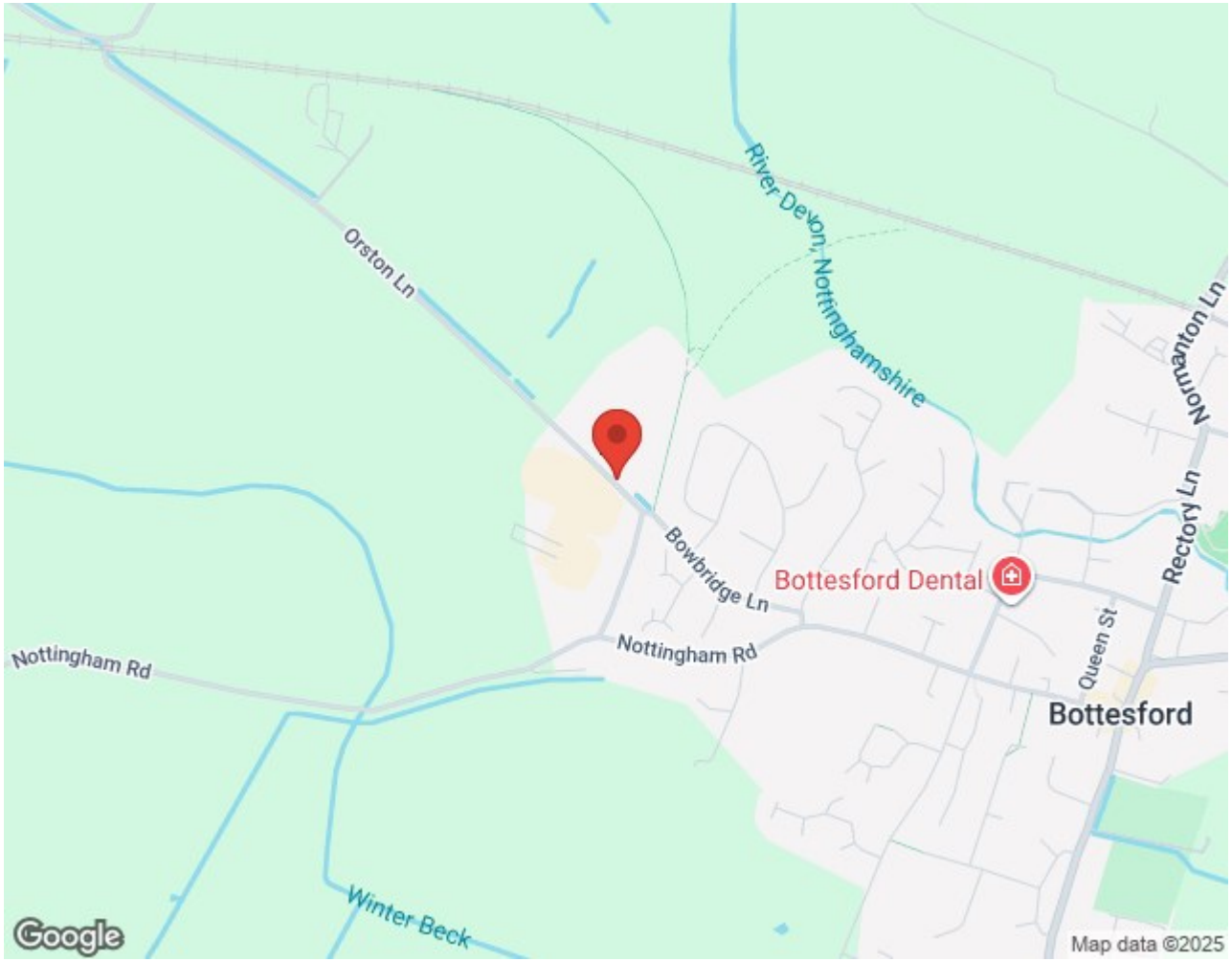
RICHARD & WATKINSON PARTNERS



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811

RICS
The Property Ombudsman

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