



ROSELAND PLANT CENTRE AND LEIRE HOUSE

RUAN HIGH LANES
THE ROSELAND

Philip Martin

ESTATE AGENTS, CHARTERED SURVEYORS, VALUERS & AUCTIONEERS



ROSELAND PLANT CENTRE AND LEIRE HOUSE

TR2 5JR

THRIVING GARDEN CENTRE BUSINESS IN CENTRAL
ROSELAND LOCATION

Four bedroom detached house with orchard and large
gardens, sales shop, four commercial polytunnels and one
netted tunnel, various sheds/stores and large parking area.

Excellent unopposed position adjacent to the A3078.

Total site area approx 2 acres.
Part of site previously utilised for a cafe with temporary
buildings.

Huge further potential.

Council tax- E. Freehold. EPC- E.

PRICE GUIDE £750,000

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GENERAL REMARKS AND LOCATION

The availability of this property affords a rare chance of purchasing a viable business in a superb trading position and with much further potential.

Roseland Plant centre and Leire House lies on the edge of the hamlet of Ruanhighlanes alongside the A3078 road which is the arterial route along the Roseland Peninsula linking St Mawes with the A390Truro/St Austell road. Ruanhighlanes is virtually the centre-point of the Roseland Peninsula and hence the business draws trade from the whole of the area and in most respects is virtually unopposed. The area is recognised as an Area of Outstanding Natural Beauty (ANOB) and the population is probably doubled during the summer months by the influx of holiday visitors. Because of the mild climate the season starts earlier and lasts longer than many other parts of the county and hence the passing road trade is continuous throughout the year.

The property comprises a detached 4 bedroom centrally-heated house together with large gardens, orchard and landscaped terrace, a sales shop, four commercial polytunnels, a further netted commercial tunnel, toilet block, various sheds and storage and a large parking area. The site has also been utilised for a cafe with temporary buildings and whilst this use has been discontinued there is huge potential in this respect.

The overall site extends to 2 acres or thereabouts with the house privately positioned towards the rear of the site and the trading area with public nearest the road frontage.

THE BUSINESS

The business has been operated for many years originally opening in the mid 1980's as a farm shop and subsequently hugely expanded by successive ownership. It is primarily a Nursery concentrating on growing and selling plants and associated items but more recently it has diversified with the addition of a fishing tackle and equipment element housed in an adjoining building to the main sales area. A former cafe with temporary buildings accessed through the Nursery sales area was much frequented and subject to any necessary consent this could be re-established. A toilet block in this area remains as a permanent structure.

The business currently opens during the summer months from 9am to 5pm Monday to Saturday and 10am to 4 pm on Sundays. In winter months this is reduced to 10am to 4pm Monday to Saturday only.

Details of trading figures will be available on request to bona fide applicants only.

THE RESIDENCE

The house is set at the end of a private drive and is a two-storey timber frame building with rendered elevations and double glazed windows. It was built subject to an Agricultural Planning Restriction whereby an occupant must be employed in an agricultural, horticultural or forestry capacity. It is a comfortable modern home with plenty of space, full LPG gas central heating and ideal for family occupation.

In greater detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

ENTRANCE PORCH

with tiled floor.

HALLWAY

with radiator and stairs to the first floor.

SITTING ROOM

6.03 x 4.23 (19'9" x 13'10")

with wide stone floor-to-ceiling chimney breast with open grate, patio doors opening to the rear enclosed terrace/patio. Two radiators and access through to CONSERVATORY.

STUDY

2.40 x 2.19 (7'10" x 7'2")

with radiator.



KITCHEN/DINING ROOM

6.03 x 3.38 (19'9" x 11'1")

arranged to provide kitchen and dining areas but focusing to a central arched and tiled recess with Rangemaster combined gas and electric stove. Fitted units comprise various base and wall mounted cupboards with work surface and sink and drainer. Plumbing for dishwasher and radiator. High level shelving for display.

REAR PORCH/UTILITY

1.55 x 1.55 (5'1" x 5'1")

with worktop and plumbing below for washing machine. Access to CLOAKROOM with wash basin and wc.

FIRST FLOOR

LANDING

an attractive galleried area around the staircase. Airing cupboard with radiator and slatted shelving. Access to insulated loft space.

BEDROOM 1

4.19m x 3.48m (13'9" x 11'5")

with radiator and access to ENSUITE SHOWER ROOM with newly fitted suite comprising shower cubicle with rainhead fitting, vanity wash basin with illuminated mirrored cabinet above and wc.

BEDROOM 2

3.66m x 2.34m (12' x 7'8")

with radiator.

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BEDROOM 3

3.51m x 2.34m plus door recess (11'6" x 7'8" plus door recess) with radiator.

BEDROOM 4

3.10m x 2.36m (10'2" x 7'9") with radiator.

BATHROOM

being mostly tiled and with bath having Mira electric shower over, wash basin and wc. Shaver socket and radiator.

OUTSIDE

The driveway widens alongside the house to provide parking space for a number of vehicles. A mass of mature shrubs line the driveway and provide privacy and shelter to an expansive sweep of garden mostly laid to lawn and interspersed with a number of mature trees. A separate area of garden nearer the house is planted as an orchard and underplanted with bulbs whilst there is also a small ornamental pond.

The rear enclosed terrace/patio is a particular feature and a suntrap for the afternoon and evening sun. High white-painted walls enclose a large paved area dominated at one end by permanent bench seating and a raised gravel bed of sun loving plants including lavender and various alpines. LED lighting is installed as well as two outdoor electrical sockets.

THE COMMERCIAL AREA

For the most part the SALES SHOP is a large shaded greenhouse 32' x 14' with a timber built SUNDRIES area adjacent 14' x 9'. An additional timber building (16' x 12') incorporates the sales area for the FISHING TACKLE equipment.

To the rear of the aforementioned buildings there is access to the PLANT SALES DISPLAY AREA and also the commercial poly tunnels. An area for outside browsing meanders alongside permanent display areas for shrubs and trees and also a level area for flower pot sales.

There are THREE MAIN POLYTUNNELS each approx 55' x 18'. In addition there is a netted tunnel 50' x 18' and another polytunnel 50' x 25' utilised for storage.

Other buildings on the site include a STORE 20' x 8' with further adjacent STORE 12' x 12' and a CONTAINER 20 x 8'. A purpose-built TOILET BLOCK incorporate a wc and wash basin.

The site is approached directly from the A3078 with good signage and separate entrance and exit routes. A hardcored PARKING AREA can accommodate numerous vehicles.

The whole site (house, gardens and commercial area) extends to 2 acres or thereabouts. Please note: the current vendors purchased an additional area of land with some small sheds from an alternative vendor (hence separate Land Registry title) and that sliver of land will be retained for storage.

OVERAGE

An overage clause will be inserted in the contract in respect of possible residential development.

The trading stock will be at valuation at completion.

SERVICES

Mains electricity and water connected. Private drainage serving the house and a separate system serving the toilet block. LPG tank for central

heating.

NB. The electrical system and appliances throughout the property have not been tested by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

VIEWING

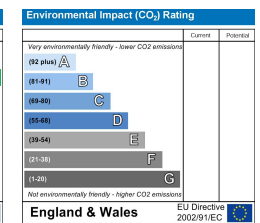
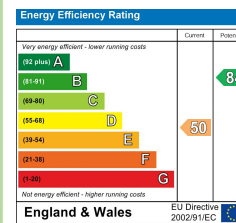
Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

The property is easily located alongside the A3078 at Ruanhighlanes.



Philip Martin



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Promap
LANDMARK INFORMATION

Philip Martin





ROSELAND
PLANT CENTRE

Summer Opening

9am - 5pm Monday - Saturday
10am - 4pm Sunday

Quality Plants,
Compost, Garden Ware,
Fishing Tackle, Bait & More...



GROWING ALL YEAR ROUND

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