

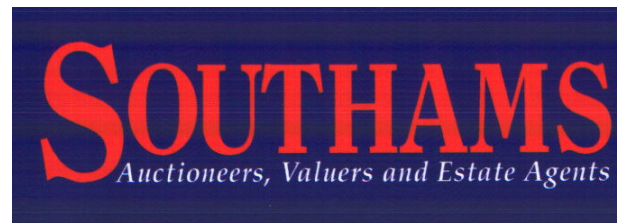


OPENING HOURS:

Monday – Friday: 9.00am – 5.30pm; Saturday: 9.00am – 4.00pm.

WEB SITE:

www.rightmove.co.uk or www.zoopla.co.uk or www.southams.com



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RETAIL & COMMERCIAL NURSERY NORTHAMPTONSHIRE.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 83 | 90 |

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above and any intending purchaser must satisfy himself as to the correctness of such statements and these particulars. All negotiations to be conducted through Southams.

A rare opportunity to acquire a well established Retail and Commercial Nursery, complete with Owners Detached Residence, a range of four permanent fixed frame Garden Centre Display areas, two sets of four bay Poly Tunnels, a screened Plant Area, approximately 1½ Acres of outside raised bed planting display area, ample visitor gravelled parking and over 3 Acres of further planting and nursery ground. Occupying a uniformly rectangular self contained site of about 9½ Acres, within easy reach of the A605, A1 and A14



- Retail & Display Area:

33 x 30m A four bay multi span Polytunnel with aluminium doors (3 standard; 2 high double) aluminium end frames and green end panels and wind up curtains with Office and till area, power and light, concrete floors throughout, (recovered 2017)
- Northern Multispan Four Bay Polytunnel:

33 x 30m Aluminium and wood doors, wood end frames, wind up curtains, power and light, super strength concrete pad for potting machine, concrete pathways, (recovered 2018)
- Twin Span Steel Polytunnel:

36 x 13.25m Wood doors and windows, wood end frames, slabbed pathways.
- Single Span Steel Polytunnel:

36 x 5.57m Aluminium doors, wood end frames, concrete pathway
- Commercial Greenhouse:

23 x 6m Aluminium Staging Tables with hard tops: 28 x 1.2m; 28 x 0.9m, louver windows, concrete pathways
- Pergola Area:

27.25 x 18m treated pole and timber with 50% shade netting, hardstanding throughout, (recovered 2018)
- Staff Restroom and Toilets:

There is a comprehensive irrigation system throughout the planting and display areas and there is also a range of plant and machinery available.

Owners Detached Residence (including Annexe) with full uPVC double glazed casements and radiator central heating:



- Entrance Lobby:

14 x 6'8" Grant oil fired boiler with programmer, plumbing for automatic washing machine, fluorescent light, power points, cloakrail, radiator, veneered floor.
- Living Area:

26 x 37'8" (overall), comprising Lounge and Dining areas, twin double patio doors facing south west, 3 pendant points, power points, veneered floor.

Kitchen Area includes a full range of base cupboards with fitted work tops, inset 1¼ single drainer sink with mixer tap, concealed lighting to worksurfaces, tiled splashbacks, matching island unit with inset Lamona ceramic hob, overhead stainless steel extractor hood, full height storage cupboards inset Lamona twin ovens, matching wall cupboards, inset downlights, power points, thermostat, veneered floor.



- Bedroom 1:

18'1" x 13' 7", double patio doors, triple fitted wardrobes, radiators, power points, veneered floor.
- En-Suite Bathroom:

12'1" x 8'4", fully tiled, corner panelled bath, pedestal basin, low suite WC, enclosed Shower Stall, heated chrome towel rail, shaver point, inset downlights, tiled floor.
- Bedroom 2:

13'4" x 9'11", radiator, power points, veneered floor.
- Bedroom 3:

13'4" x 8'8", radiator, power points, veneered floor.
- Bathroom:

8'10" x 6'8", fully tiled, corner panelled bath, pedestal basin, low suite WC, enclosed Shower Stall, heated chrome towel rail, shaver point, inset downlights, tiled floor.
- Adjoining Annexe:
- Side Entrance Lobby:

10'4" x 9', Cloak rail, radiator, power points, veneered floor. Separate Shower Room with fully enclosed shower stall, pedestal basin, low suite WC, radiator, veneered floor.
- Living Area:

21'8" x 21'1" (overall), Sitting Area with south facing double patio doors, 2 pendant points, Kitchen Area with base cupboards, fitted work tops, inset 1¼ single drainer sink with mixer tap, inset Lamona oven and hob, concealed lighting to worksurfaces, tiled splashbacks, inset downlights, power points, veneered floor throughout, radiators.
- Bedroom:

14'4" x 10'3", Twin double wardrobes, radiator, power points, veneered floor.
- En-Suite Bathroom:

Panelled bath, handbasin in vanity cabinet, low suite WC. heated chrome towel radiator, shaver point, inset downlights, veneered floor.
- Roof Void:

76'9" x 14'2" Freestanding space with insulated cylinder tank, pendant points, power points, with loft ladder access from two points.