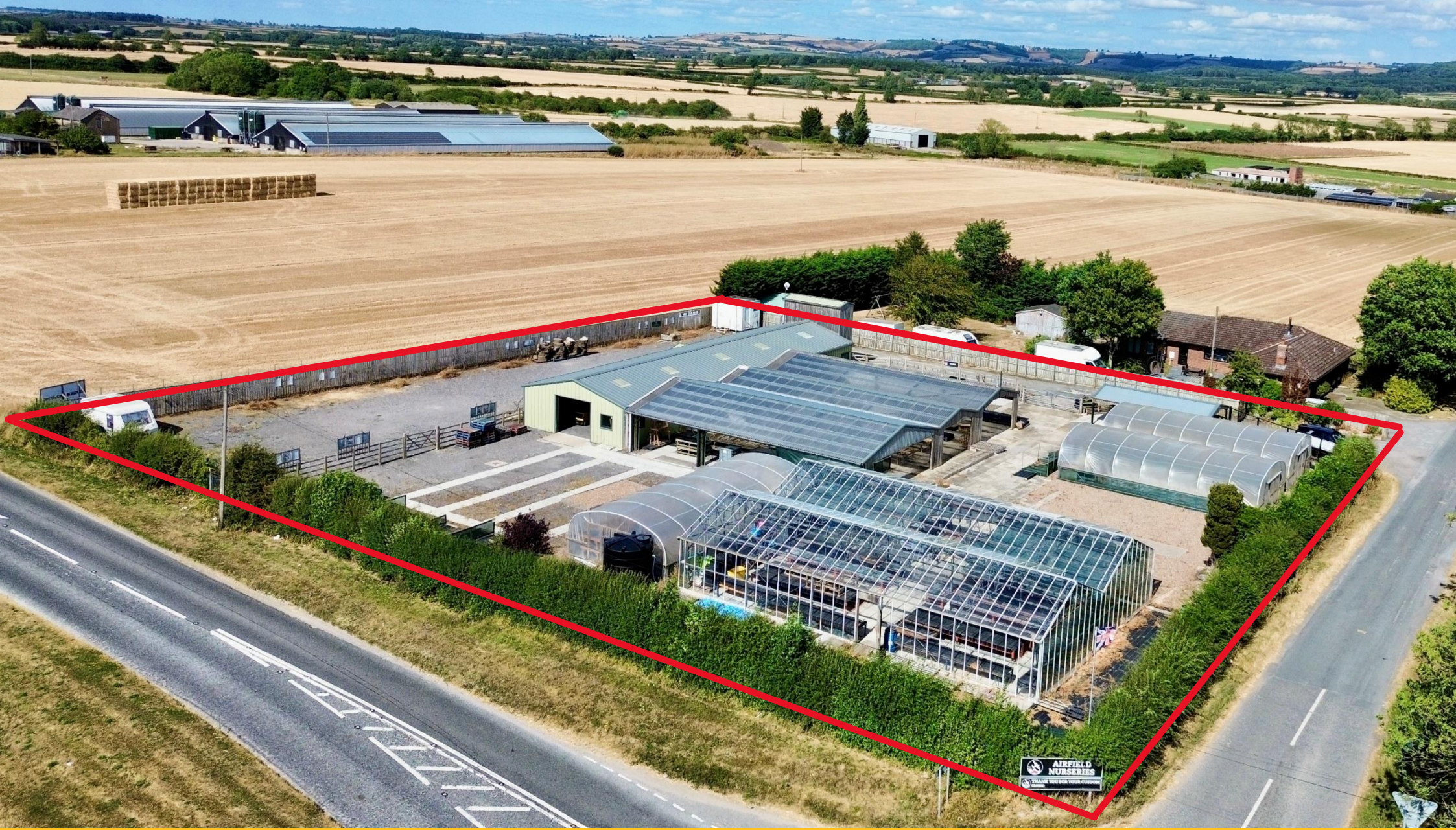


AIRFIELD NURSERIES

Gowthorpe Lane, Full Sutton, East Riding of Yorkshire, YO41 5QL

CUNDALLS

EST 1860





ESTABLISHED 1860

AIRFIELD NURSERIES GOWTHORPE LANE FULL SUTTON EAST RIDING OF YORKSHIRE YO41 5QL

Full Sutton 1.2 miles, Stamford Bridge 3 miles | Pocklington 5 miles | York 12 miles | Malton 15 miles (All distances approximates)

An established garden centre and plant nursery occupying a prominent and accessible trading position extending to approximately 1.04 acres and providing extensive retail, growing and storage accommodation

- Established garden centre and plant nursery offering potential
- Prominent rural trading location – road frontage to two sides
- Site extending to approximately 1.04 acres
- Approximately 13,412sq.ft (1,246 sq m) of modern buildings and covered accommodation
- Extensive glasshouse and polytunnel accommodation
- Covered retail display and sales areas
- Retail, storage and ancillary buildings
- Air-conditioned office accommodation
- Customer parking for approximately 50 vehicles
- Securely enclosed site
- Potential for future development or alternative commercial uses, subject to obtaining all necessary consents

FOR SALE BY PRIVATE TREATY
GUIDE PRICE £495,000

DESCRIPTION / BACKGROUND

Airfield Nurseries comprises an established garden centre and plant nursery which has been successfully operated by the Vendor for the previous three trading seasons.

The property occupies a prominent and accessible rural trading position close to Full Sutton and benefits from good levels of passing traffic, providing an attractive opportunity to acquire an established horticultural premises with vast potential.

The site extends in total to approximately 1.04 acres and is accessed from Gowthorpe Lane on the southern boundary of the property. It has been practically laid out to provide a combination of retail sales areas, covered plant displays, growing accommodation, storage, servicing areas and extensive customer parking for approximately 50 vehicles.

The buildings and covered accommodation extend to approximately 1,246 sq m (13,412 sq ft) in total and include glasshouses, polytunnels, retail and display areas, storage accommodation and an air-conditioned office.

The nursery has operated principally on a grow-on basis, with plants raised on site from plugs or imported from specialist suppliers in Holland before being grown, prepared and displayed for retail sale. The extensive covered growing areas, together with the external display spaces and customer circulation routes, provide a practical arrangement for the successful operation of the site as a garden centre and nursery.

The property also benefits from a ready to set up rainwater-harvesting system, providing a useful and sustainable water supply for horticultural purposes. Extensive areas of hardstanding facilitate customer access, deliveries, loading and servicing throughout the site.

The established layout and range of buildings provide scope for a purchaser to continue and further develop the existing garden centre and nursery.

There may also be potential for the expansion, redevelopment or alternative commercial use of the site, subject to consents.



LOCATION

Airfield Nurseries is situated at around 1.2 miles south east of Full Sutton in an accessible rural position between Stamford Bridge and Pocklington.

The property is also conveniently located near Full Sutton Industrial Estate and the surrounding villages of Youlthorpe, Bishop Wilton, Skirpenbeck and Fangfoss, providing access to a wide customer catchment.

The property is accessed directly from Gowthorpe Lane and occupies a prominent roadside position. The site benefits from good visibility and passing trade.

Stamford Bridge provides a range of everyday amenities and convenient access to the A166, which connects York with Driffield and the East Yorkshire coast. The thriving market town of Pocklington offers a broader range of shops, supermarkets, schools, professional services and leisure facilities, together with access to the A1079 towards York, Market Weighton, Beverley and Hull.

The historic City of York lies approximately 12 miles to the west and provides an extensive range of retail, commercial, leisure and cultural amenities. The property's position between Stamford Bridge and Pocklington, together with its proximity to Full Sutton Industrial Estate, established roadside presence, rural setting and generous customer parking, makes it particularly well suited to renewed use as a garden centre and plant nursery or another appropriate commercial use, subject to consents.



BUILDINGS

The property includes a range of purpose-built horticultural buildings and covered accommodation extending in total to approximately **1,250 sq m (13,450 sq ft)**. The buildings are numbered **1 to 7** on the accompanying plan.

Building 1 – Main Storage and Office Building

9.00 m × 30.50 m – approximately 274.5 sq m (2,955 sq ft)

A modern steel portal-framed building with a concrete floor and three roller-shutter doors. Two doors open onto the external yard, while the third connects directly with Building 2. The building includes a small storage area at its eastern end and an air-conditioned office measuring approximately 7.62 m × 3.05 m (25 ft × 10 ft).

Building 2 – Covered Growing and Display Building

18.61 m × 22.20 m – approximately 413 sq m (4,447 sq ft)

A triple-span steel portal-framed building adjoining Building 1 and open on two elevations. The roof incorporates translucent sheets, providing natural light for growing and displaying plants beneath. The building offers extensive covered accommodation suitable for horticultural production, retail display or storage.

Buildings 3, 5 and 6 – Polytunnels

Each 6.71 m × 12.80 m – approximately 85.9 sq m (924 sq ft)

Three modern polytunnels presented in excellent condition, each fitted with double entrance doors and a concrete central track. Together, they provide approximately 257.7 sq m (2,773 sq ft) of accommodation suitable for propagation, growing-on, display or storage.

Building 4 – Double-Span Glasshouse

19.19 m × 13.60 m – approximately 261 sq m (2,809 sq ft)

A modern, well-maintained double-span commercial glasshouse with a concrete floor throughout, providing extensive naturally lit accommodation suitable for plant propagation, growing-on and retail display.

Building 7 – Ancillary Building

4.88 m × 8.89 m – approximately 43.4 sq m (467 sq ft)

A modern steel portal-framed building with a concrete floor, providing flexible storage, workshop or ancillary accommodation.



GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no footpaths over the land.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, Timber and Mineral rights are in hand and included in the sale.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. The sale of the property is being handled by Tom Watson FRICS FAAV and Stephen Dale – Sunley. Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: tom.watson@cundalls.co.uk OR stephen.dale-sunley@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water, Mains electric. Private drainage. Quickline Broadband. CCTV. Potential rainwater harvesting system.

Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Viewing: In daylight hours, strictly accompanied only and by appointment with the selling agents 01653 697 820.

Planning: East Riding of Yorkshire Council

Fixtures/Fitting: The fixtures and fittings are available by separate negotiation.

Guide Price: Guide Price £495,000

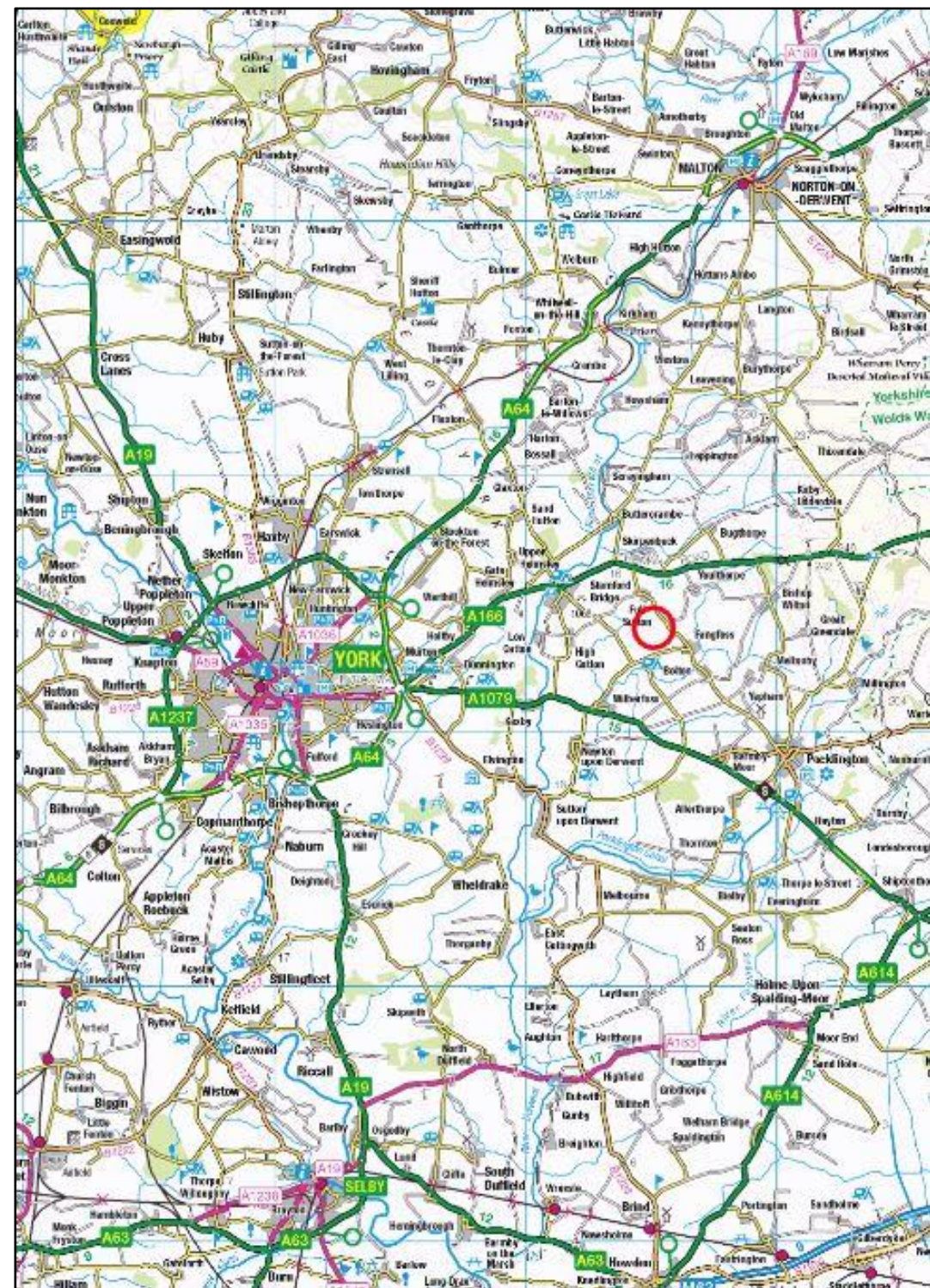
NOTICE:

Details and photos prepared August 2026

All measurements and areas are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the Agents employment has the authority to make or give any representation or warranty in respect of the property.











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