

A modest horticultural nursery facility offering a range of buildings and a sizeable glasshouse, located north of Stowmarket, in the hamlet of Cow Green, near Bacton.



Guide Price

£100,000

Freehold

Ref: W638/W

Address

Potash Nursery

Cow Green

Bacton

Suffolk

IP14 4HJ



Available for sale as a whole, freehold with vacant possession.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Introduction

Potash Nursery comprises a large glasshouse, two stables, three polytunnels, a shed and a small area of hardstanding which would be suitable as a small carpark for customers. There is a fenced grass paddock to the east extending to approximately 0.27 acres.

Method of Sale

We have been instructed to offer the property for sale by private treaty inviting offers for the whole with the intention of achieving exchange of contracts as soon as possible with completion by agreement. A deposit of 10% of the purchase price will be payable on exchange of contracts.

Location

Potash Nursery is situated south east of the village of Bacton in the hamlet of Cow Green and is accessed directly off the public highway (B1113). The nursery is located approximately 4.98 miles north of Stowmarket.

Description

In total the plot extends to 1.03 acres (0.41 ha) and comprises a large glasshouse extending to approximately 788 sqm (8,481 sqft). This building benefits from three-phase electricity and a standing down bed in each section of the glasshouse as well as oil fired boilers, thermal screening and an automatic vent system. There are oil storage tanks and four water reservoirs collecting rainwater from the roof. There are also two heated propagating beds within the glasshouse.

There are three polytunnels located on site, two of which are skinned. Polytunnel 1 extends to 203 sqm (2,185 sqft), polytunnel 2 extends to 83.5 sqm (898 sqft). Both polytunnel 1 and 2 benefit from standing down beds. Finally, polytunnel 3 extends to 87.6 sqm (942 sqft) and requires re-skinning.

There are two stable blocks located on site. Stable 1 has been split into two loose boxes measuring approximately 11.5 sqm each with half height kickboarding. The second stable block is currently used for storage.

The buildings have been labelled on the enclosed plan and the measurements are summarised as follows:-

	Building	Net Internal Area
1	Glasshouse	778.24 sqm
2	Polytunnel 1	202.4 sqm
3	Polytunnel 2	202.4 sqm
4	Polytunnel 3	87.61 sqm
5	Stable 1	23.8 sq m (11.9 sqm/stable)
6	Stable 2	26.2 sq m
7	Shed	24.4 sqm

Please note these measurements are approximate and have been calculated on site. There are likely to be variations between Ordnance Survey data and data collected on site.

The plot is accessed directly off the public highway (B1113) via a hardcore track.

The land is shown for identification purposes edged red on the enclosed plan.



Services

Three-phase electricity and mains water are connected .

Viewings

Strictly by appointment with the Agent. Please contact Darcey Wilson on tel. 01728 724200 or dwilson@clarkeandsimpson.co.uk to make an appointment.

Rights of Way, Wayleaves, Easements etc

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land. The Purchaser will be granted a right of way over the track shaded purple on the enclosed plan.

Timber, Sporting and Minerals

All standing timber rights (except as reserved by statute or to the Crown) are included within the sale of the freehold.

Boundaries

Boundaries are shown for identification purposes only outlined in red on the enclosed plan. Purchasers should satisfy themselves with regard to these and no error, omission or misstatement will allow the purchaser to rescind the contract nor entitle either party to compensation thereof.

The land is registered under title SK212817.

Covenant

The land is subject to a covenant whereby the owner must not use the land other than as a commercial greenhouse and outbuildings. Permission was also obtained to erect buildings (field shelters or loose boxes) for horses. The covenant is explicit in that it prevents a private dwelling house to be erected on the land.

Copies of the covenant are available to interested parties on request.

Overage Provision

Prospective purchasers should note that the vendor intends to include an overage provision within the sale contract whereby for a period of 30 years if planning consent for residential development is obtained then 15% of the enhanced value will be payable to the sellers if such planning permission is implemented or the property sold with the benefit of such planning permission.

The overage payment will be based on the value of the property with the benefit of the planning permission less the market value of the property immediately before the grant of such planning permission and with no expectation of such planning permission and will be payable immediately upon implementation of the planning permission or the sale with the benefit of planning permission.

For the avoidance of doubt the overage will not capture other commercial uses.

Local Authority

Mid Suffolk Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX,.

Town and Country Planning

The property is sold subject to any development plans, Tree Preservations Orders, Ancient Monument Orders and Town and Country schedules or other similar matters as may be or come into force.

VAT

Should any sale of the property or any right attached to it become a chargeable supply for the purposes of VAT, such VAT shall be payable by the purchaser in addition to the contract price, although it is not anticipated by the seller.

Tenure and Possession

The land is offered for sale freehold with vacant possession upon completion.

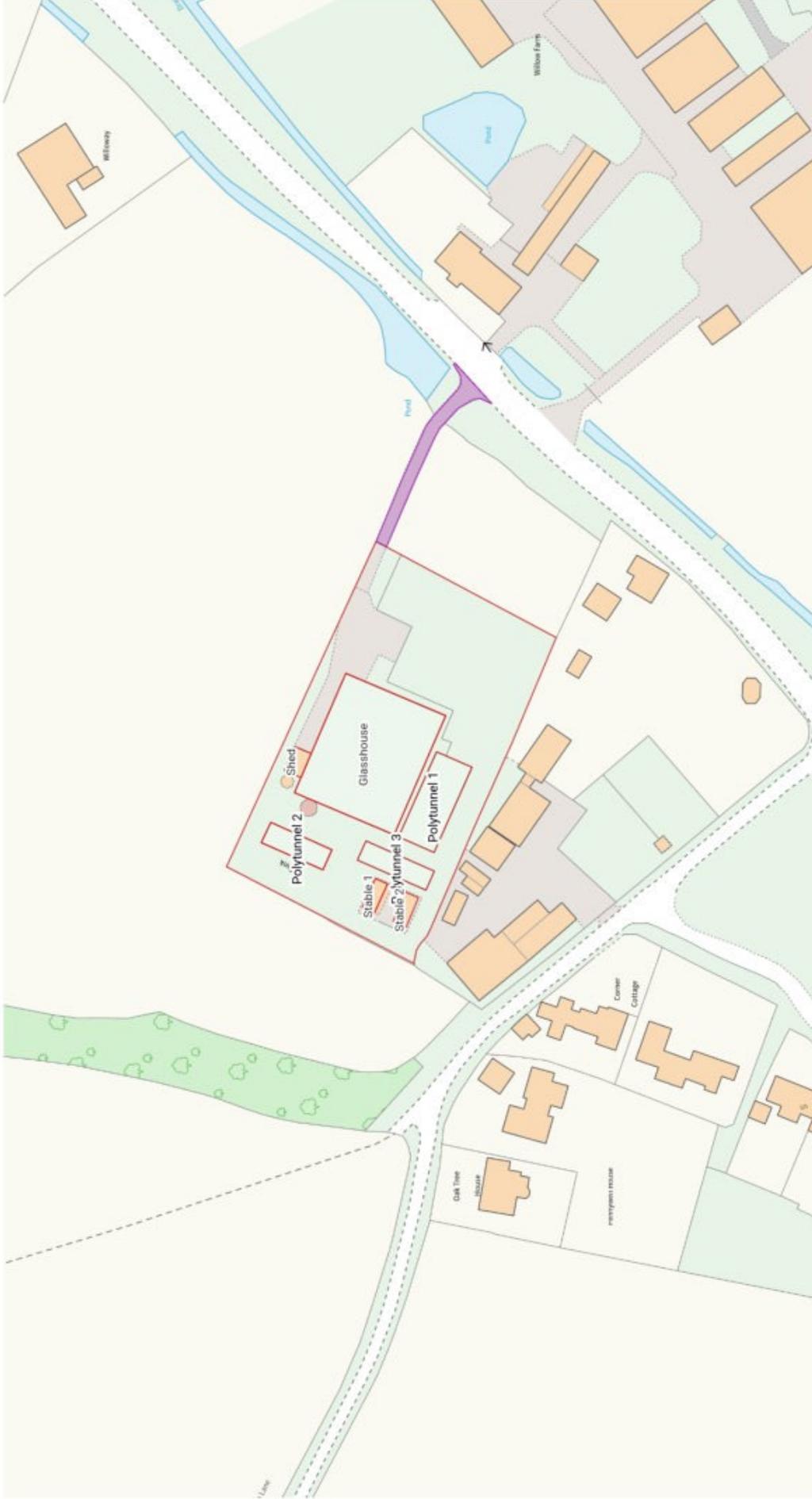


NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

March 2026





Directions

Travelling from Stowmarket, head north on the B1113, towards Station Road. Turn Right at the first crossroads onto Station Road. At the Roundabout, take the 1st exit onto Newton Road, continue until you see Potash Nursery located on the left-hand side, indicated by a Clarke and Simpson For Sale Board.

For those using the What3Words app: ///rules. flags.mostly



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.