



TLG Commercial
Chartered Surveyors

Winchcombe Road Nurseries
90 Winchcombe Road
Sedgeberrow
Evesham
WR11 7UB

Freehold For Sale

3.06 hectares (7.56 acres)

Glasshouse area approximately 62,000ft²

Agricultural sheds 280.33m² (3017ft²)

Sale Price £375,000





LOCATION

Winchcombe Nurseries, 90 Winchcombe Road is located at Ordnance Survey grid reference: SP024380 and is located on the western side of Winchcombe Road to the south of the village. The village lies approximately three miles to the south of Evesham. Winchcombe Road (B4078) runs in a north-south direction through the village centre and joins the A46, which links Evesham to the north with Tewkesbury to the south west of the village. The nearest large town is Evesham, which has a population of approximately 28,000 people. Junction 9 of the M5 motorway is approximately 10 miles from Tewkesbury. Junction 6 is approximately 15 miles distant and there is also good access to the M40 with Warwick being approximately 25 miles away.

DIRECTIONS

From Evesham town centre, take the A4184 travelling southwards 3 miles down the road. Turn left for Sedgeberrow (B4078) at the junction with Cheltenham Road, turn left entering onto Winchcombe Road. Travel through the village and the nursery will be found on the right-hand side of the road as you leave the village. The nursery entrance is adjacent to the residential bungalow. The glasshouses can be seen directly from the road.

DESCRIPTION

Nursery land area is approximately 3.06 hectares (7.56 acres). Glasshouse one is 35-year-old Venlo aluminium framed glass house extending to approximately 30,000ft² (0.68 acres). Glasshouse two is a 20-year-old Venlo glasshouse, manufactured by Dace, extending to 10,000ft² (0.23 acres). Glasshouse three, wide span glasshouse extending to 22,000ft² (0.50 acres). Agricultural sheds; shed one 1.38.62m² (1488ft²), shed two 120.80m² (1300ft²), shed three (previously used as a boiler house 21.27m² (229ft²). Total shed coverage 3017ft². A multi-span tunnel frame is present on the nursery, this requires re-skinning with polythene. Irrigation water via a well and a pond, directly pumped from a reservoir located at the western end of the nursery.

Fixtures and Fittings £10,000

The selling agents retain a list of machinery for the nursery, this includes a Prins Electric Forklift, a Ford Super Dexta 3000 Tractor, a Kubota B8200 4WD tractor with Rotavator, EMP barrow sprayer, Merry Tiller, Howard Gem Rotavator, hand sack truck, Twose yard scraper, pallet fork, subsoiler, Visser Blocking Machine.

The vendor will not sell separately.

Overage

The freehold interest of the property will be sold subject to an overage agreement lasting for 25 years where 25% of the uplift in market value, gained as a result of obtaining an appropriate approval notice for residential development will be paid to the vendor.

Rights of Way

There is public footpath running in a north-south direction along the western edge of the nursery.

ACCOMMODATION

Two bedroom detached, brick constructed bungalow; Part glazed entrance door leads to rear porch 3.97m x 1.33m giving 5.29m²

Kitchen 2.67m x 3.17m giving 8.49m²

Dining room 2.67m x 2.36m giving 6.32m²

+0.35m x 1.55m giving 0.54m²

Hall 2.80m x 1.80m giving 5.05m²

Porch 0.82m x 1.51m giving 1.25m²

Sitting room 4.85m x 3.63m giving 17.68m²

Corridor 2.30m x 0.89m giving 2.06m²

+0.90m x 0.96m giving 0.86m²

Bedroom one 2.59m x 2.38m giving 6.19m²

+3.33m x 3.61m giving 12.06m²

Bedroom two 2.72m x 3.35m giving 9.12m²





Family bathroom 2.69m x 1.96m giving 5.29m² + 1.05 m x 1.75m giving 1.85m²
Equipment comprises of a panelled bath, low level WC, pedestal hand wash basin and shower cubical with plumbed in shower.
Gross internal area 82.05m² (883ft²).

Detached garage 3.78m (maximum) x 8.65m (maximum) giving 32.78m² (353ft²)
This garage is brick constructed under a pitch tiled roof with up and over entrance door and side pedestrian access door.

SERVICES

Mains electricity, water and foul water drainage are connected. Interested applicants are advised to make their own enquiries to ensure continuity of service from the utility provider.

TERMS

The freehold interest of the property is available.

RATES

The Nurseries are exempt from business rates.
Residential property
Council Tax Band: C
2017/18 Annual Charge: £1397.19

LEGAL COSTS

Each party will be responsible for their own legal expense associated with the preparation and completion of the sale contractor

VIEWINGS

Strictly by prior arrangement with the agent.
Contact: Anthony Rowland
Tel: 01386 765700
Email: tony.rowland@tlgea.com

PLANNING

Local Authority
Wychavon District Council
Civic Centre
Queen Elizabeth Drive
Persore
Worcestershire
WR10 1PT
Tel: 01386 565000

IMPORTANT NOTES

Services, fixtures, equipment, buildings and land: None of these have been tested by Timothy Lea & Griffiths. An interested party will need to satisfy themselves as to the type, condition and suitability for a purpose.

Anti-Money Laundering

We are now required by HM Customs and Excise to verify the identity of all purchasers and vendors, as such, should you decide to proceed with the purchase of this or any other property, two forms of identification will be required. Further information available from ourselves.

Misdescriptions Act

These particulars are a general guide only, must not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. No person in the employment of the above named agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

