

# Wholesale Nursery - With Retail Potential Freehold For Sale



## **Gould Farm Nurseries, Mill Lane Frittenden, Cranbrook, Kent TN17 2DT**

Site of approximately 1.68 ha (4.15 acres)

Growing hardy herbaceous plants for wholesale

Existing 1 bed cottage and mobile home  
with conditional planning consent to build a tied 5  
bed dwelling

Located within affluent area with potential to  
extend into retail market

**Edward  
Symmons**

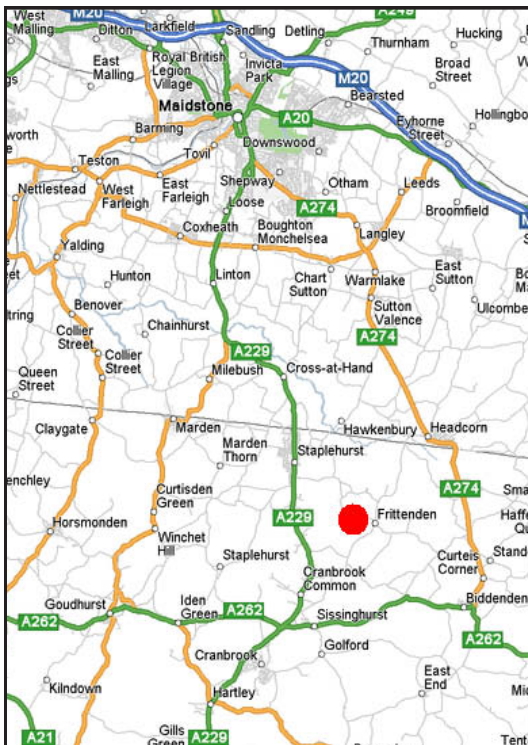
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## Location

Gould Farm Nurseries is located east of the A229 between Staplehurst and Frittenden.

The A229 links Maidstone in the north and the M20 motorway with Cranbrook in the south, with the road then joining the A21 down to Hastings. The nearby A28 provides access to the east to Ashford.



## Situation

Within the countryside, ½ a mile north of the centre of Frittenden, an attractive Kent village.

## The Site

The site is divided into three areas, having shared access.

The main nursery site to the north extends to 1.35 hectares (3.34 acres), the site of the mobile home towards the south (with planning consent for a manager's house and gardens) extends to 0.32 hectares (0.78 acres) and a further small site containing No3 Folly Cottages measures 0.01 hectares (0.03 acres) giving a total site area of 1.68 hectares (4.15 acres).

## The main nursery area comprises:

- i) A four bay multi-span with central concrete walkway and concrete work area, mypex flooring and overhead irrigation.
- ii) In between the yard and the multi-span is an irrigated mypex plant standing out area and to the side is a large flat gravel area with irrigated mypex standing out beds, protected by coniferous hedging and paraweb fencing.
- iii) At the top of the plant standing out area adjacent to the yard is a single bay polytunnel with concrete slab walkway, mypex flooring, irrigation and a ceiling mounted heater.
- iv) The rear of the yard is a two bay multi-span with concrete slab walkways, mypex flooring, irrigation, fluorescent lighting and a Riteair heater.
- v) To the rear is a wooden frame and clad building with sloping asphalt roof constructed with three rooms and kitchenette accommodation and adjacent is one caravan also for seasonal workers.
- vi) At the top of the yard is a wooden framed building with plastic coated profiled metal cladding to walls and sloping roof, lined internally with a concrete floor, used as a potting shed with wood burning stove. To the rear is a fenced mypex irrigated plant standing out area and adjacent is a generator house and w.c. within a block building.
- vii) To the rear is a two bay glasshouse with concrete floor, used as a propagation house with three heated prop beds with mist irrigation, two other benches benefiting from shade screens, sodium lighting and a Craig heater.
- viii) To the front is a small irrigated mypex plant standing out area and adjacent are two single polytunnels, the first with concrete slab walkway, mypex flooring, irrigation and a ceiling mounted heater and the second, also with mypex, half benched with sodium lights above and a Riteair heater.
- ix) To the side is an irrigated mypex plant standing out area with access at the end into a fenced area within which is an agricultural barn, which was being used for the rearing of chickens at the time of our inspection.

x) To the rear of the site is a compost bunker, water tank and storage yard, and adjacent is a concrete framed barn with single skin corrugated asbestos cladding to walls and roof, with full height sliding loading door to the front, concrete floor and fluorescent lighting within which are two partitioned offices.

**To the side of the main Nursery is:**

xi) No.3 Folly Cottage; one of four cottages of brick construction with painted, wooden boarded cladding to the upper elevations under pitched tiled roof.

**To the rear of Folly Cottages is:**

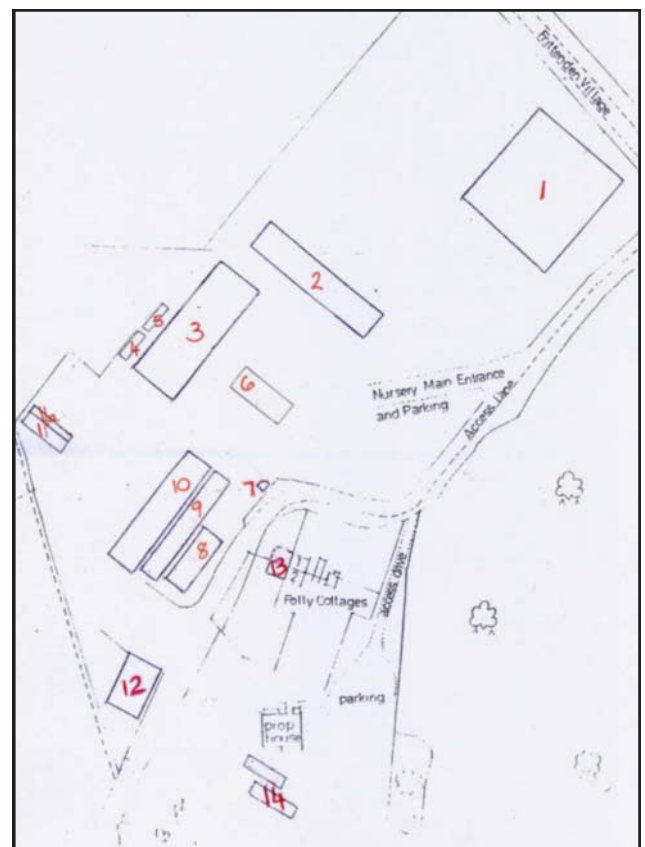
xii) A further large landscaped garden with pond within which is a substantial mobile home comprising a living room, bathroom double bedroom, hall/utility room, office, second bathroom suite, single bedroom, kitchen and a dining room with doors to the patio and garden.



**Accommodation**

Approximate gross floor areas (as correlating to the below numbered plan) are as follows:

1. 4 Bay multi-span	907 sq m	(9,765 sq ft)
2. Polytunnel	301 sq m	(3,238 sq ft)
3. 2 Bay multi-span	490 sq m	(5,270 sq ft)
4. Staff accommodation	24 sq m	(256 sq ft)
5. Caravan	24 sq m	(259 sq ft)
6. Potting shed	78 sq m	(841 sq ft)
7. Generator/WC block	2 sq m	(24 sq ft)
8. 2 Bay glasshouse	115 sq m	(1,240 sq ft)
9. Polytunnel	168 sq m	(1,808 sq ft)
10. Polytunnel	273 sq m	(2,938 sq ft)
11. Stable	44 sq m	(476 sq ft)
11a. Covered area	10 sq m	(112 sq ft)
12. Warehouse	124 sq m	(1,337 sq ft)
<b>Total Glass</b>	<b>115 sq m</b>	<b>(1,240 sq ft)</b>
<b>Total Multi-span</b>	<b>1,397 sq m</b>	<b>(15,035 sq ft)</b>
<b>Total Polytunnels</b>	<b>742 sq m</b>	<b>(7,984 sq ft)</b>
<b>Total Ancillary</b>	<b>249 sq m</b>	<b>(2,678 sq ft)</b>
13. Residential Dwelling		
14. Mobile home	75 sq m	(810 sq ft)





## Services

The nursery is connected to 3 phase mains electricity.

Mains water is available plus one above ground reservoir.

Heating is via liquid propane gas heaters, some Riteair direct heaters, some Riteair indirect heaters with three storage tanks, two 1 tonne and one 2 tonne.

The WC accommodation from the nursery, the house and the mobile home are connected to two separate septic tanks. All the growing structures are irrigated along with the mypex plant standing out areas. The prop house has three heated benches with mist irrigation, thermal screens and sodium lighting with one of the polytunnels being benched with sodium lighting.

## Rating

On the basis that the premises are in horticultural use they are un-assessed for rates. Tunbridge Wells Borough Council advise, however, that Gould Farm is Band 4 assessed with rates payable for the year 2009/10 of £898.04 - It is assumed this relates to the Mobile Home.

3 Folly Cottage is rated as Band B £1,047.72p (2009/10).

## The Business

Operates as a wholesale grower of herbaceous and perennial plants, ferns and grasses sold to the Royal Horticultural Society, Crocus, Garden Express and circa forty garden centres.

In previous ownership, we understand the Nursery was turning over between £234,000-£330,000 between 1999 and 2007, making operating profits of between 9½%-13½%. In 2008, however, turnover dropped to £191,500, whilst severe management disruption led to a turnover of less than £84,000 in 2009.

More detailed trading information is available to seriously interested parties.

## Town Planning

Zoning of the property is agricultural/horticultural within the open countryside. The site is situated within the Green Belt.

Planning consent has been granted for a new five bedroom detached manager's house on the site with the occupation of the new dwelling to be limited to a person solely or mainly employed or last employed in the locality in agriculture. The consent was granted in 2005 and needs to be implemented prior to the expiry on the 13th April 2010. (A copy of the consent is available upon request.)

It should be noted that a condition of the planning consent for the new dwelling requires within six months of the house being built that the two cottages numbered 3 and 4 have to be converted into offices and staff room. This is currently not possible as cottage number 4 is not within the ownership of the Nursery.

Planning Consultants are further investigating the above position with Tunbridge Wells Planning Services and plans are available upon request.

## Proposal

We are instructed to seek offers in the region of £400,000 plus stock and moveable plant and machinery at valuation to be agreed. An early sale is envisaged and we would urge that all serious interest is registered without delay.

## Further Information

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