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• “Primavera” • Maidstone Road • Matfield (nr. Tunbridge Wells) • Kent • TN12 7HA •

Retail Garden Nursery - Potential Development Opportunity

Set in approx. 7.5 acres (3 ha) – 25,680 sq ft (2,386 sq m) of covered area – Greenhouses, Polytunnels, Stores, etc

COMMERCIAL

Location

This garden nursery is prominently located, directly on the Maidstone Road (B2160), which links the Kippings Cross roundabout A21 (T), approx 1/2 mile directly to the west, through to the centre of Matfield (1 miles to the east, and Paddock Wood a further 3 miles eastward.

Tunbridge Wells is an affluent and historic spa town located approximately 4 miles to the north, via the A21 (T), and central London approximately a further 35 miles to the north west, with junction 5 of A21 (T) / M25 being around 15 miles distant.

Description

The property broadly comprises a trading retail garden centre, principally growing and selling plants and associated horticultural products, along with a specialised line in garden and outdoor pots.

The property has direct frontage to the Maidstone Road of 375 ft.

There is the opportunity to expand the retail activity, within the existing planning consent, to include fruit, vegetables, seeds, and a wide range of other horticultural products.

We are of the opinion there is further potential to diversify further with a range of complimentary uses, and activities on this site, subject to obtaining the necessary local authority consents.

Schedule of areas:

Front Retail Glasshouses:	7,125 sq ft (766 sq m)
Front canopy	1120 sq ft
Outbuildings / Structures:	
1. Polytunnel -	905 sq ft
2. Glasshouse -	580 sq ft
3. Former Farm shop/Stores & WC block -	1075 sq ft
4. Polytunnels (4 no.) /Seeding area -	5890 sq ft
5. Store building -	1300 sq ft
6. Polytunnel -	1205 sq ft
7. Polytunnel frame -	1940 sq ft
8. Open covered lean to (yard area) -	1270 sq ft
9. Polytunnel -	1635 sq ft
10. Polytunnel frame -	1635 sq ft
 Sub total -	 17,435 sq ft (1,620 sq m)
 TOTAL COVERED AREAS:	 25,680 sq ft (2,386 sq m)

Ample on site parking

Total site area – approx 7.5 acres (3 Ha.) – source Promap.

Planning

From enquires via Tunbridge Wells Borough Council's website, we have revealed that there are three approved applications relating to this site, which broadly relate to new access arrangements, new and replacement greenhouses, and conditions relating to the range of goods to be sold on site.

The following planning references apply:

TW/81/00182, TW/88/00233, TW/88/1094.

Interested parties must make their own enquires in this respect, along with any other planning enquires directly to Tunbridge Wells Borough Council – 01892 526121.

Guide Price

Offers in excess of £695,000 are sought, on an unconditional basis.

Conditional offers may also be considered.

Subject to contract, availability & satisfactory proof of funding.

Business Rates

The property is described as "Nursery & Premises" and has a Rateable Value of £6700.

The current national multiplier is 0.458.

The property may be eligible for Small Business Rates Relief – subject to certain qualifying factors. Further information is available from the local authority in this respect.

Plans / Documents

Full details available on request

Viewing

Strictly by appointment and accompanied by the selling agent.

Call Julie Chalmers or Rupert Farrant to arrange.

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office@durlings.co.uk

Disclaimer : Property Misdescriptions Act:

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Details prepared - 01.11.12



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