



**HARE HATCH SHEEPLANDS
FARM SHOP, RESTAURANT,
NURSERY AND PLANT CENTRE
LONDON ROAD, HARE HATCH,
BERKSHIRE RG10 9HW**

**FREEHOLD FOR SALE
With New Large Garden Centre
Planning Consent**



**The site extends to 3.593 hectares (8.878 acres) fronting the A4 in between
Reading and Maidenhead opposite
Dobbies Maidenhead Garden Centre**

**Within the current year turnover is estimated to be
in the region of £1.83 M**



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LOCATION

Hare Hatch Sheeplands is located on the south side of the A4 at Hare Hatch, approximately five miles east of Reading, four miles south of Henley on Thames and five miles west of Maidenhead, thus benefiting from a large and affluent catchment population.

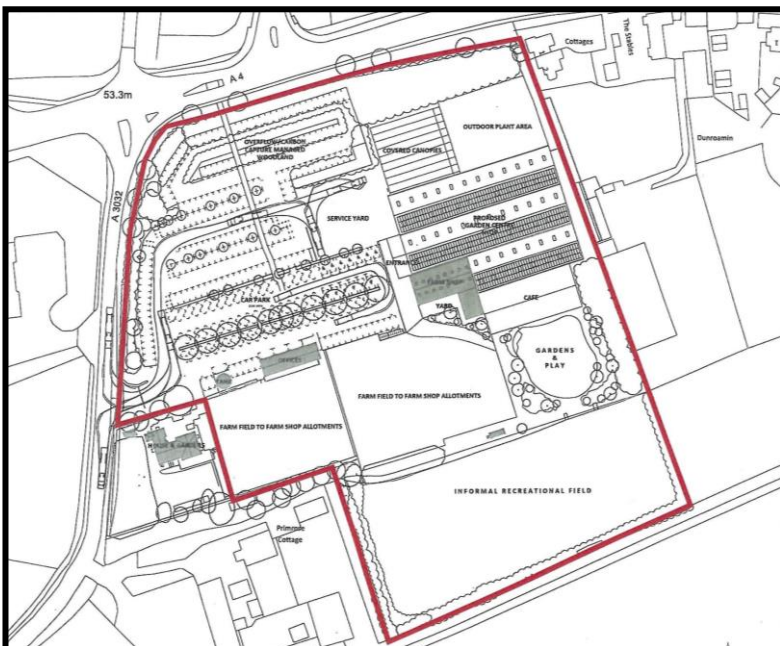
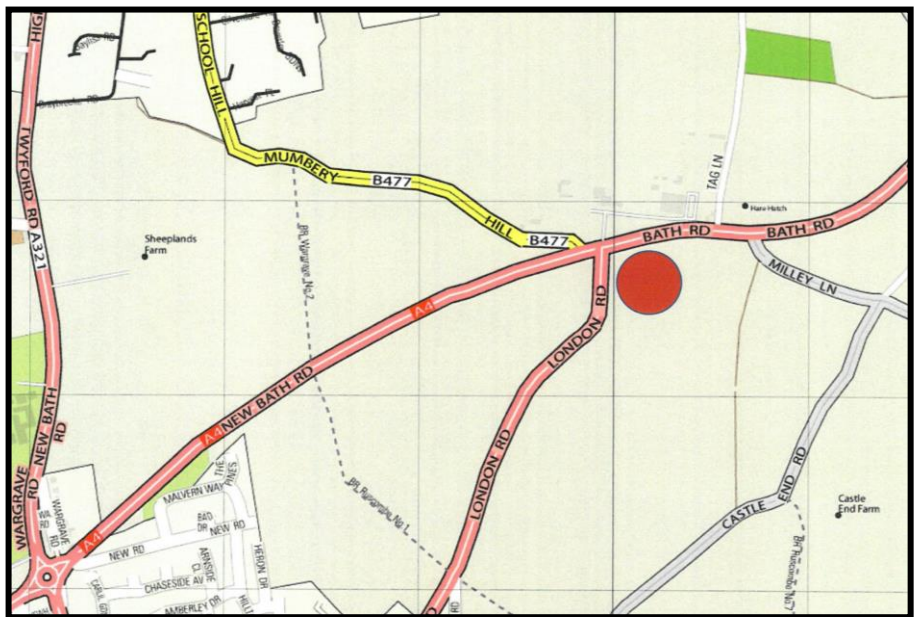
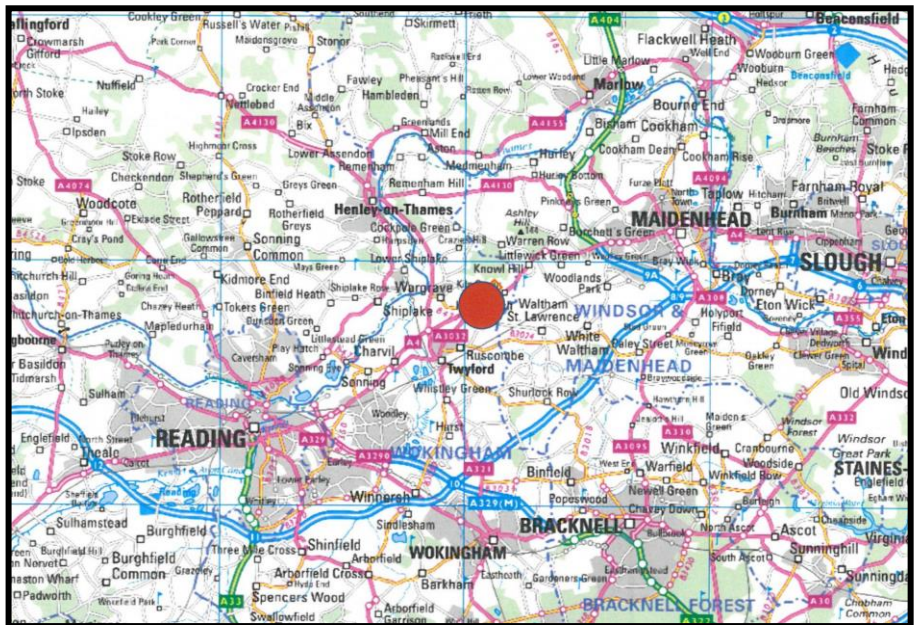
SITUATION

Hare Hatch Sheeplands is situated on the south side of the A4, the Bath Road, on the south-east corner of the junction with London Road, the A3032.

There are a number of businesses immediately adjacent which offer considerable synergy to Hare Hatch Sheeplands.

Immediately opposite on the north side of the Bath Road is Dobbies Garden Centre, one of the largest garden centres in the area and opposite on the other side of the lane is Farol, specialists in agricultural vehicles, equipment and attachments and ground care equipment.

There are also one or two other plant centres within the immediate vicinity which all help to create the honey pot effect where more people come to the area for more reasons more often, and hopefully buy their plants at Hare Hatch Sheeplands, (because they hold the largest range of quality plants), while at the same time visiting its garden shop, farm shop and coffee shop.



THE SITE

The entire site is basically rectangular and benefits from a 155 metre frontage to the Bath Road and a return frontage of 120 metres to the side road.

A site plan is attached with the site boundaries edged red and we estimate that the site extends to approximately 3.593 hectares (8.878 acres)

CURRENT DESCRIPTION

Access is off the side road into the car park which has a one-way system with central tarmacadam roadways with granite/gravel/stone chipping parking areas which offer parking for approximately 110 cars with a large hard standing overspill car parking to the rear offering approximately 60 spaces.

To the rear of that is a flat grass area which can be used for overspill car parking for up 28 days a year which gives total parking of circa 250 cars.

At the end of the overspill car park is a concrete yard, protected by a Paraweb fence, used as goods in and open storage and to the front is a covered storage area constructed of scaffolding poles with a corrugated iron sloping roof which is obscured from the main car park by a fence.

Between the car park and the Antiques Emporium, is a tarmacadam and concrete forecourt and the Antiques Emporium is located within a large modern warehouse constructed under a metal frame with plastic coated profiled metal cladding to walls and roof, the latter of which benefits from translucent panels.

The building is open plan and houses a number of independent traders, and there is a substantial mezzanine floor over more than three quarters of the building which is used as storage.

To the rear is a fitted-out greenhouse which is also being used for retail.

To the front of the Antiques there is a courtyard sales area for plants and garden items, which leads to the Farm shop opposite the Emporium and straight ahead for the garden shop and coffee shop.

The Farm shop is opposite on the other side of the courtyard and links to the horticultural sundries area adjacent to which is Klass Clothing.

There is central entrance to the coffee shop which benefits from 60 covers, servery and kitchen, with suspended ceiling and integral lighting, which links to an outside seating area, the majority of which is covered and offers seating for a further 60 plus covers.

To the rear of that was the former children's petting farm, currently unoccupied but with plans to re-open.



Moving further into the buildings is a substantial additional retail area, within part of which is Rathwoods Furniture showroom, and above which is the open planteria with brick base, adjacent to which is a nicotarp walkway, and on the other side of the walkway is a large Perspex overed canopy, occupied by the Landscape Centre, who are major importers of Indian stone, and who intend to install show gardens to the car park side of their area.

Running to the south of the car park are a series of former growing glasshouses, which are serviceable, and which are either unused, used for storage, and house one of Robert Scott's succulent collections and, two of which are let during the spring months to Barnsfold, a local commercial grower.

In between these glasshouses and the car park is a modern brick built building under pitched tiled roof which has customer male and female WCs at the front, staff male and female WCs to the rear with the remainder of the building being split into a staff room with stainless steel sink and drainer, a separate office which was formerly let at £300 a month, a large open plan office used as the main office for the garden centre and a store room.

Adjacent and to the side is a concrete work area/staff sitting out area adjacent to which is an above ground metal reservoir and a wooden pump house.

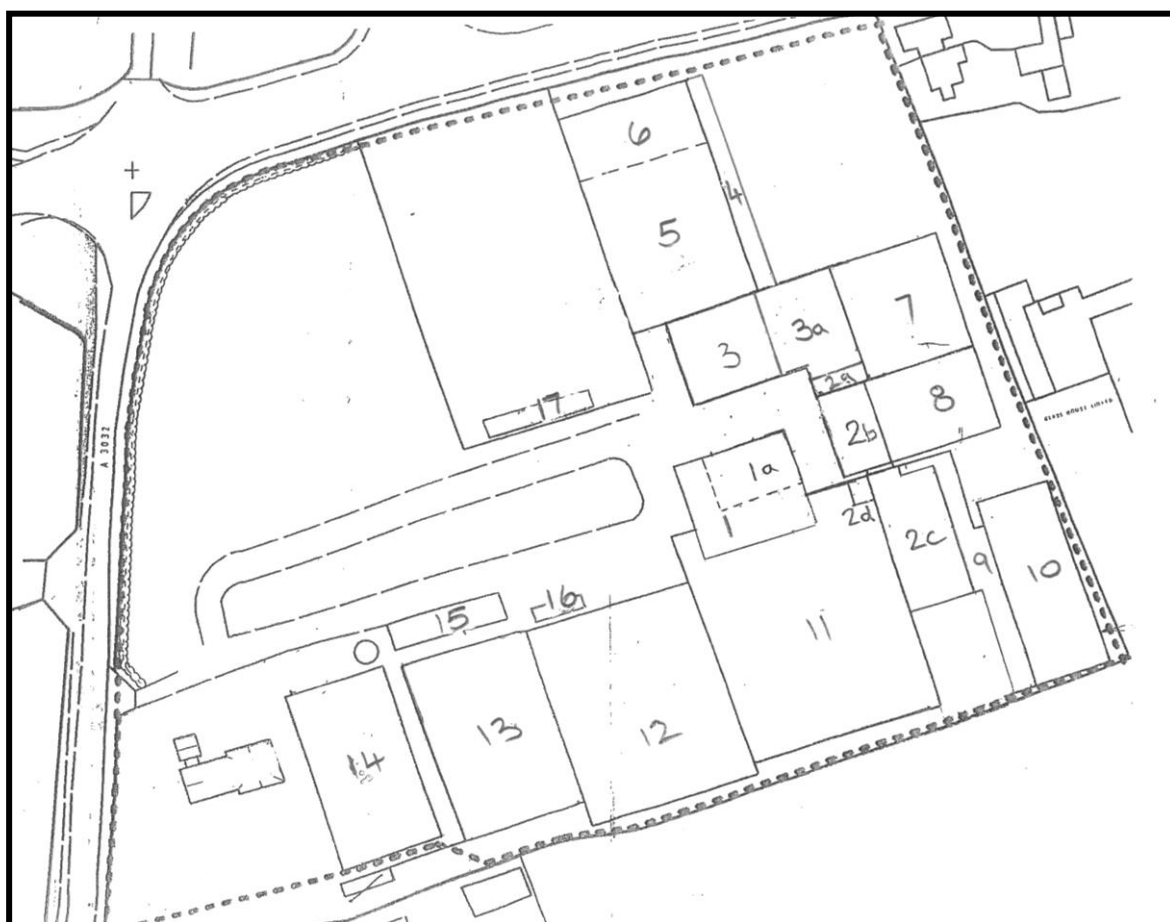


CURRENT ACCOMMODATION - We have measured the premises in accordance with the Code of Measuring Practice published by The Royal Institution of Chartered Surveyors and the floor areas are as follows measured gross internal:-

Garden Centre Structures

1. Antiques – Total Antiques Ground Floor	493.3 sq.m.	5,310 sq.ft.
1a. Mezzanine	240.0 sq.m.	2,583 sq.ft.
2a. Entrance to café	38.4 sq.m.	413 sq.ft.
2b. Café	211.2 sq.m.	2,273 sq.ft.
2c. Café outdoor extension (Partly covered)	306.0 sq.m.	3,294 sq.ft.
2d. Kitchen	24.0 sq.m.	258 sq.ft.
3. Farm Shop	288.0 sq.m.	3,100 sq.ft.
3a. Sales	480.0 sq.m.	5,167 sq.ft.
4. Nicotarp canopy	144.0 sq.m.	1,550 sq.ft.
5. Perspex covered pergola	810.0 sq.m.	8,719 sq.ft.
6. Paraweb pergola	486.0 sq.m.	5,231 sq.ft.
7. Sales glasshouse	640.0 sq.m.	6,889 sq.ft.
8. Sales glasshouse and garden shop	499.2 sq.m.	5,373 sq.ft.
9. Covered passage to former petting farm	288.0 sq.m.	3,100 sq.ft.
10. Glasshouse	688.0 sq.m.	7,406 sq.ft.
11. Derelict glasshouse	1,958.7 sq.m.	21,083 sq.ft.
12. 11 Bay growing glasshouse	1,728.0 sq.m.	18,600 sq.ft.
13. 9 Bay growing glasshouse	1,024.0 sq.m.	11,022 sq.ft.
14. 7 Bay growing glasshouse	896.0 sq.m.	9,645 sq.ft.
15. Offices, staff and WC building	153.4 sq.m.	1,651 sq.ft.
16. Metal storage container	26.4 sq.m.	284 sq.ft.
17. Open sided shelter	153.9 sq.m.	1,657 sq.ft.

Total Covered Heated Sales Area	2,980.0 sq.m.	32,077 sq.ft.
Total Covered Unheated Sales Area	1,728.0 sq.m.	18,600 sq.ft.
Total Covered Heated Growing Area	6,294.7 sq.m.	67,756 sq.ft.
Total Ancillary Structures	6,179.8 sq.m.	1,935 sq.ft.



SERVICES

We are informed that the farm shop is connected to mains electricity, 3 phase, and to the mains water supplies.

We understand there is also a back-up generator.

The WC accommodation is connected to mains drains and heating to the structures is oil fired, mainly via modern electric heating and air conditioning.

RATING ASSESSMENT

We have been verbally informed by the Rating Department of Wokingham District Council that the premises are assessed for rates as follows:

Description in the List	Garden Centre & Premises
Rateable Value	£49,750
Commercial Rate in the £	49.9 pence (2024/2025)
Rates Payable	£24,825.25 (2024/2025) excluding transitional relief

TOWN PLANNING

We have had sight of a draft decision notice from Wokingham Borough Council, giving consent, subject to the signing off of conditions, for the redevelopment of the existing mixed-use site to a new garden centre with associated play area, allotments, re-configured parking and servicing, landscaping and other associated infrastructure. Replacement of café, demolition of existing glasshouses and retention of existing farm shop, site office and toilet block.

This planning consent relates to the plans shown within these sales particulars and, a copy of this consent can be made available to seriously interested parties.

NEW DESCRIPTION AND ACCOMMODATION – following recent planning consent:

The site remains the same size and there is access into the car park, where there is a total of 282 car parking spaces.

Above but part of the car park, is a carbon capture managed woodland which could be used for soft leisure, and to the side of the car park is the new garden centre.

The existing farm shop remains, there is a completely new garden centre building, cafe and canopy, as shown on the attached plan, with the re-located café benefitting from an outdoor play area and garden.

Finally, there is the existing office and staff block on the south side of the car park.

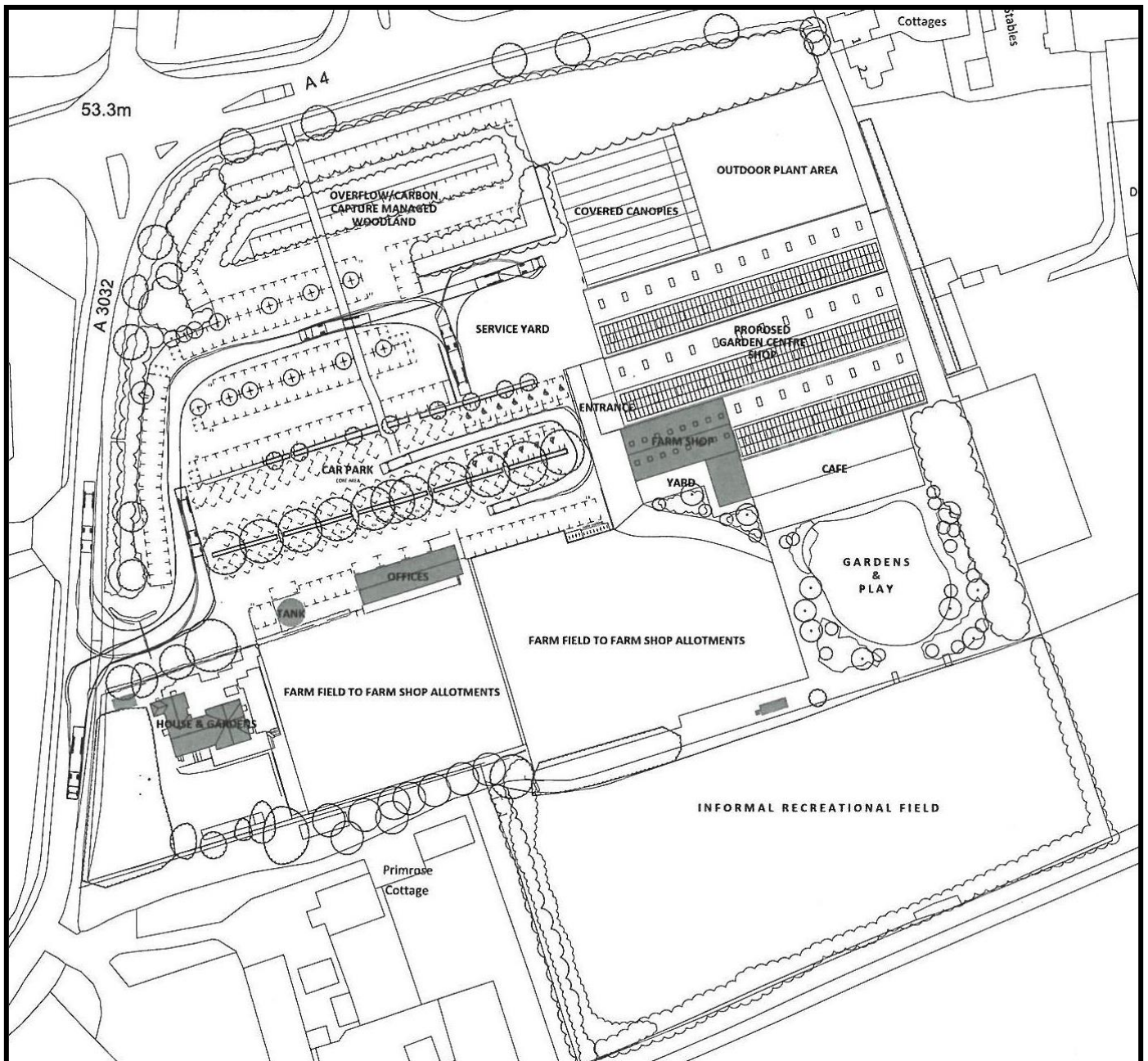
To the south of the car park, there is an area designated as farm field to farm shop allotments, and a stylised drawing showing how this could work is attached. Below that is an informal recreation field.

The revised accommodation, will be as follows:-

Garden Centre	2,988 sq.m.	32,163 sq.ft.
New Café	677 sq.m.	7,287 sq.ft.
Existing Farm Shop	391 sq.m.	4,208 sq.ft.
Replacement Canopy	828 sq.m.	8,913 sq.ft.
Existing Office and Staff Building	168 sq.m.	1,808 sq.ft.
Total Accommodation	5,052 sq.m.	54,379 sq.ft.

COSTS OF DEVELOPMENT

We are informed that the total cost of the development will be in the region of £3 million. Newspan have put together a draft specification for the building, comprising a total footprint of 3,673 sq.m., where the cost comes in at just over £1 million plus VAT, which works out at £286 a square metre.





THE BUSINESS

Hare Hatch Sheeplands has been established for many years as a plant centre and nursery.

The History

The garden centre and nursery turnover was £1.1M in 2006 and in 2007 Sheeplands Farm Shop relocated from Wyevale and the turnover increased to in excess of £2M and continued to rise to just under £3M in 2010 with a gross margin of 43.8%, an operating profit of £263,473, 8.9% to include concessionary income of £115,748.

Due to the planning problems the business suffered and in 2015 the turnover dropped to just over £2.6M and in 2016 to just over £2.5M.

Subsequently in July 2017 other than the farm shop, nursery and the coffee shop, the rest of the business closed with all concessions other than the butcher leaving the site.

We have been provided with profit and loss accounts for the year ending August 2022 plus actual and estimated for 2023, and the relevant information is set out below, with more detailed information available for seriously interested parties.

	2022	2023 Actual and Estimated
Total Turnover	£1,699,102	£1,837,473
% increase		8.1%
Gross Margin	51.7%	44.1%
Operating Profit	£302,609	£202,000
OP %	17.8%	11.0%
Net Profit	£22,505	£45,782
NP %	1.3%	2.5%
Wages	19.9%	20.0%
Marketing	0.7%	0.4%
Concessions	£22,024	
OP less Conc	£280,585	
Operating Profit if GM 50%		£312,000 17%

Turnover for 2022 was £1,699,102 million, considerably below the £3 million that it was turning over in 2010, estimated and actual figures show an increase in turnover for 2023 to £1,837,473 an 8.1% increase on 2022.

Gross margin in 2022 was 51.7%. Operating Profit to include concessions £302,609, 17.8%. Wages 19.9%. Marketing negligible at 0.7% and, once concessionary income is deducted, the operating profit drops to £280,585. This has dropped to 44% in the estimated figures for 2023, due in part to additional cost of sales, the weather conditions during July and August and the general impact of cost of living.

In 2023, actual and estimated figures suggest an increase in turnover to £1,837,473 an 8.1% increase on 2022. The gross margin is lower at 44.1% giving an operating profit of £202,000, however if gross margin was at 50% an operating profit of £312,000 17% would be achieved.

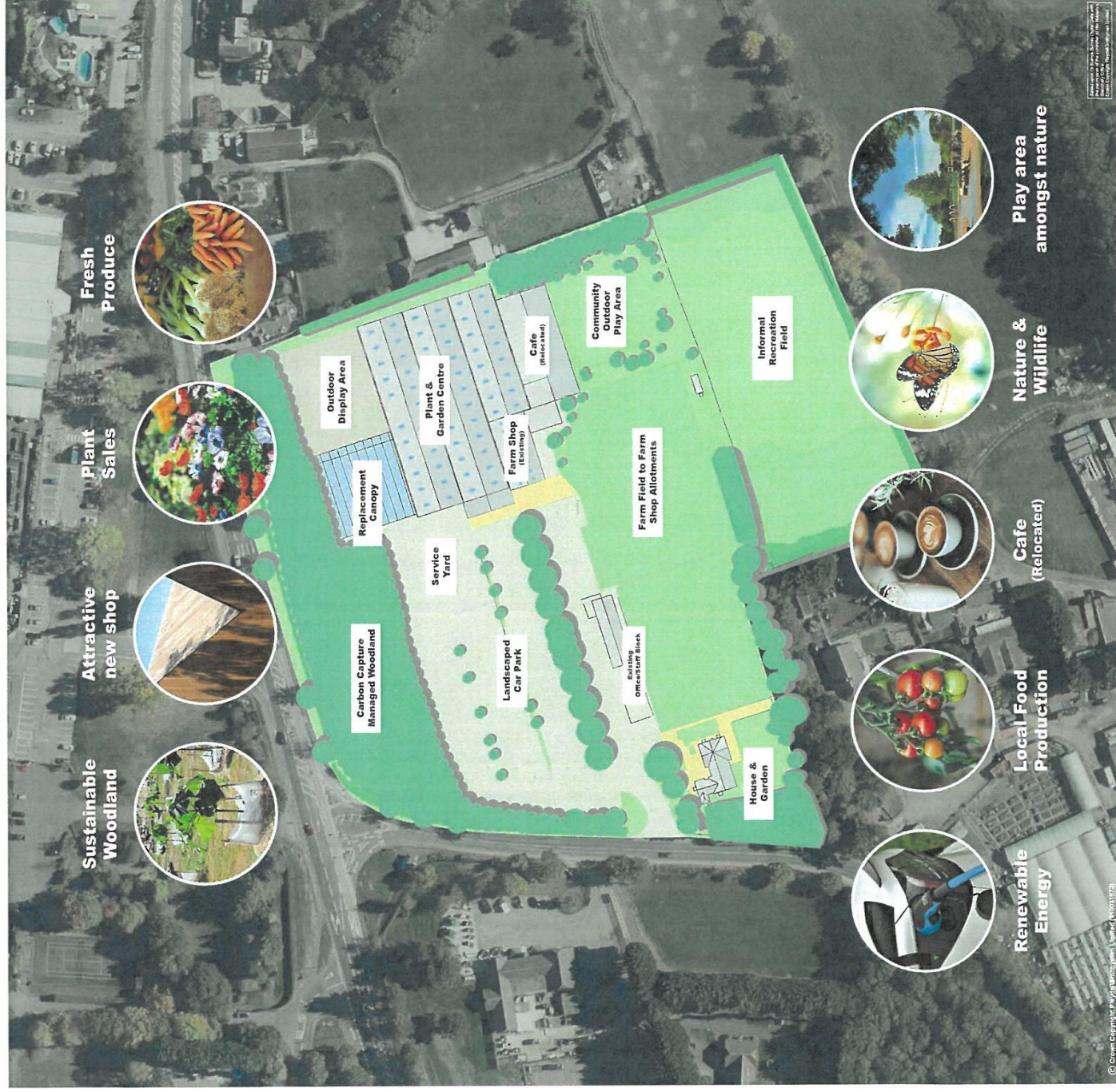
Wages have increased slightly to 20.0% with marketing at only 4.0%.

Garden Centre Future Plans Exhibition.

The benefits.
A place for everyone.

- Enhancing biodiversity
- Carbon capture woodland planting
- Charity opportunities
- Renewable energy & charging points
- Children's play gardens
- Plant focused garden centre
- Local food production & provenance
- Recreation opportunities
- A place for the local community
- Enhanced landscape & setting

We would like to know what you think.
Please complete a questionnaire or visit
our website: harehatchsheeplands.co.uk



CONCESSIONS

There are currently 3 concessions on site, the Antique Emporium, paying £3,000 per month plus service charge. The Landscape Centre, paying £3,000 per month plus service charge, and the coffee shop paying £2,500 per month plus service charge, which is a total of £102,000 per annum plus service charge.

There are also 2 separate unmanned concessions on site, Rathwoods Garden Furniture, where the garden centre takes 16% commission, and Klass Clothing, where the garden centre takes 32% commission. We understand that negotiations are in place for both these to extend their areas and perhaps become manned concessions.

GENERAL REMARKS/COMMENTS APPERTAINING TO VALUE

Hare Hatch Sheeplands occupies a prominent position fronting the A4 close to very affluent areas of population.

The new planning consent allows for a large state of the art garden centre, with associated leisure facilities.

We understand that it is possible to continue trading whilst the new garden centre is being developed.

The farm shop is existing and just needs to be smartened up. The new restaurant is away from the existing retail building so can be built separately, and the main building can be phased into construction.





PROPOSAL

We are seeking offers in the sum of £3,000,000 million plus stock and moveable plant and machinery at valuation for the freehold interest of the business to include the land, infrastructure, buildings, trading potential, concessionary income, taking into account the new planning consent.

STOCK/PLANT AND MACHINERY - A detailed list can be made available to seriously interested parties.

STAFF - A staff list can be made available to seriously interested parties.

FINANCE

In addition to our property services, we have extensive experience in raising money for individuals and businesses. We use a network of first-class lending agencies and we can arrange term loans and overdraft facilities.

We have no ties with any bank or other lender, and we always act for you, not the bank.

If you want an independent, no obligation, appraisal of your requirements please call Simon Quinton Smith on 01635 262520 or 07785 732460.

LEGAL COSTS - Each party to pay their own legal costs.

VIEWING - Strictly by appointment through agents:-

Quinton Edwards

Bartholomew House, 38 London Road,
NEWBURY, Berkshire. RG14 1JX

TEL: 01635 551441 FAX: 01635 551440



***Subject to Contract *All Figures Quoted are Exclusive of VAT *All Measurements Are Approximate**

26th April 2024

Misrepresentation Act *This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.*