



**OAKTREE NURSERY
SUTTERTON DROVE
AMBER HILL, BOSTON
LINCOLNSHIRE PE20 3RF
FREEHOLD FOR SALE
WITH 4 BED DETACHED HOUSE**



This excellent well-located nursery site of circa 15 acres including a spacious well maintained 4/5 bed house, is conveniently situated off an A road with a separate access for large lorries and ample room for expansion.

Quality glass infrastructure and newly installed water storage tanks.

The site has a history of profitability previously growing perennials/bedding, and currently supplying mature trees to a leading online retailer.

Perfect for residing and operating a business on-site, with direct opportunities for selling from the farm gate.



**Bartholomew House, 38 London Road,
Newbury, Berkshire, RG14 1JX
Fax: (01635) 551440 e-mail: sales@quintons.co.uk
www.quintonedwards.co.uk**

LOCATION

Oaktree Nursery is located fronting the A1121 approximately 2.5 miles east of its junction with the A17 with Boston approximately 4 miles to the east and Sleaford 13 miles to the west.

King's Lynn, Spalding, Bourne, Grantham, Horncastle and Lincoln are all within easy driving distances.

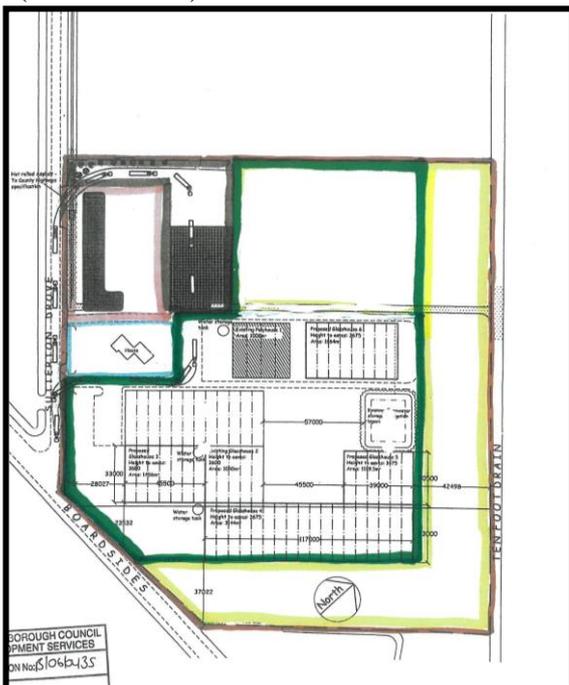
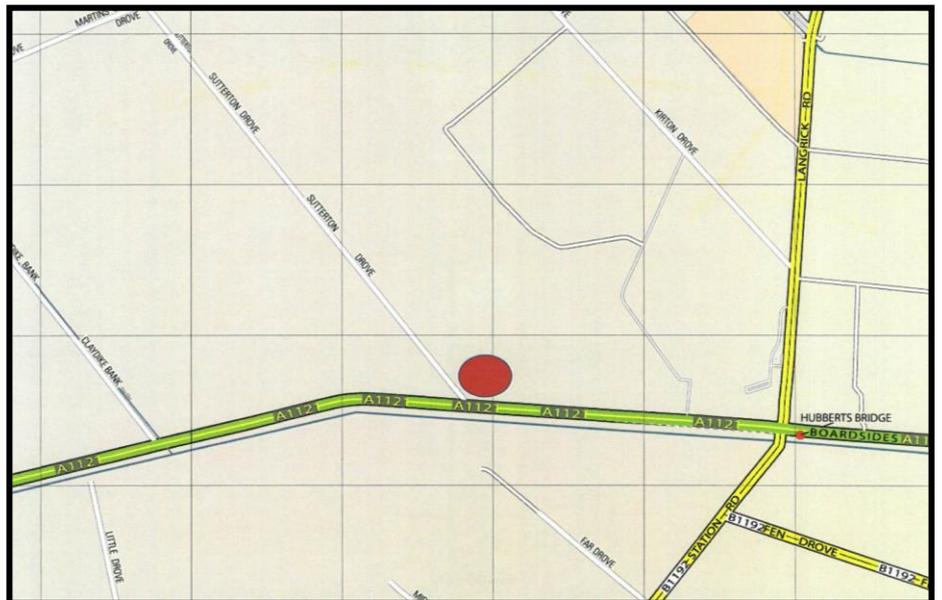
SITUATION

Oaktree Nursery is situated on the north side of the A1121 at its junction with Sutterton Drive, generally in open countryside but adjacent to a golf course and one or two other dwellings.

THE SITE

The site is flat and benefits from a 102 metre frontage to A1121 and a 187 metre frontage to Sutterton Drive.

A site plan is shown with the site boundaries edged red and we estimate that the site extends to approximately 6.047 hectares (14.942 acres).



Out of the rest of the site, 3.358 hectares (8.298 acres) edged green comprises the main used nursery area while the flat unused grass land edged yellow extends to 1.72 hectares (4.249 acres).

Within this area, the fenced irrigated plant standing out areas extend to 0.68 hectares (1.581 acres).

The yard edged brown extends to 0.359 hectares (0.887 acres).

The house and garden which is edged blue sits on 0.163 hectares (0.403 acres).

Adjacent is a paddock edged pink which extends to 0.447 hectares (1.105 acres).

DESCRIPTION

There are three accesses into the nursery off Sutterton Drive, the first being the trade entrance which is shared with Acorns, the dwelling, the second which is to the rear of the dwelling and runs through to the rear of the site is currently unused, and the third being further away from the A1121 is the main commercial access through double metal security gates on a drive, past a paddock on the right which runs up to the house into a large yard.

To the rear of the yard is a large new irrigated hardstanding plant standing out area which extends to approx. 1.50 acres.

Moving up the yard to the main nursery structures, on the right is a portacabin used as an office and formerly as a tills area for retail sales with one WC.

On the left is a second portacabin – two rooms used as a staff area with stainless steel sink and drainer and hot water heater plus two WC's.

Adjacent are four metal storage containers.

Adjacent is a large above ground metal water reservoir and to the rear is a block structure, half generator room, the other half within which is a bunded fuel tank for the forklift.

Moving further down the site is a four bay multi-span with central concrete walkway, mypex and overhead irrigation. There is then a small gap within which two metal storage containers and then a second multi-span extending to six bays of similar specification which in turn links to an animal fenced plant standing out area, to the rear of which are two large above ground metal reservoirs.

In front of all these structures is a roadway which benefits from the secondary access and from the roadway on the right on the other side from the multi-spans are a series of glasshouses, all of which are inter-linked and are Venlo having been constructed from 1994 onwards.

Glasshouse 1 (1994) is six double bays with part concrete work area, part mypex, with a small area partitioned for storage and the feeding rigs, with a gutter height of 3.4 metres plus two combat oil fired heaters.

This links to Glasshouse 2 (1994) which has a concrete floor extends to two double bays and is used as the production and dispatch area with fluorescent lighting and one Combat heater and this in turn links to Glasshouse 3 (1996) with central concrete walkway, mypex, extending to four double bays, 3.4 metres to the gutter with two Combat heaters.

To the rear of Glasshouse 3 and half of Glasshouse 2 is Glasshouse 4 (2003) which extends to five double bays, 3.4 metres to the gutter, with two Combat heaters and to the rear of Glasshouse 4 is Glasshouse 5 (2003) extending to five double bays, 4.2 metres to the gutter with two Benson hot air heaters.



To the side of Glasshouse 4, to the rear of Glasshouse 3, is Glasshouse 6 (2005) which extends to seven double bays, 3.4 metres to the gutter with two Benson hot air heaters.

To the rear of Glasshouse 5 is the irrigation holding tank and to the side of Glasshouses 3, 4 and 5, there is access to a substantial fenced irrigated plant standing out area.

At the end of the plant standing out area are two inground reservoirs and around the edge are unused areas of grass land.

The Acorns, the residential dwelling, is situated adjacent to the nursery with shared access with the secondary access to the nursery but with a paddock to the side.

The house is constructed of brick being two storey under a pitched tiled roof with a single storey extension to the side and an attached double garage with an up and over door, and attractive landscaped gardens.

Access is into the hall with stairs up and an adjacent cupboard, and left into a living room that extends front to back which benefits from patio doors to the garden and an imitation fire.

To the rear of the hall, there is access into a second living room with patio doors to a large patio and from here it is right into a large modern fully fitted kitchen and breakfast room and then through to the utility room, office, cloakroom and access to the double garage.

On the first floor is the master bedroom with built in cupboards and en-suite shower room with shower, wash-hand basin and WC. There are then three further double bedrooms all with built in cupboards plus a family bathroom with bath, shower, wash-hand basin and WC.



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:-

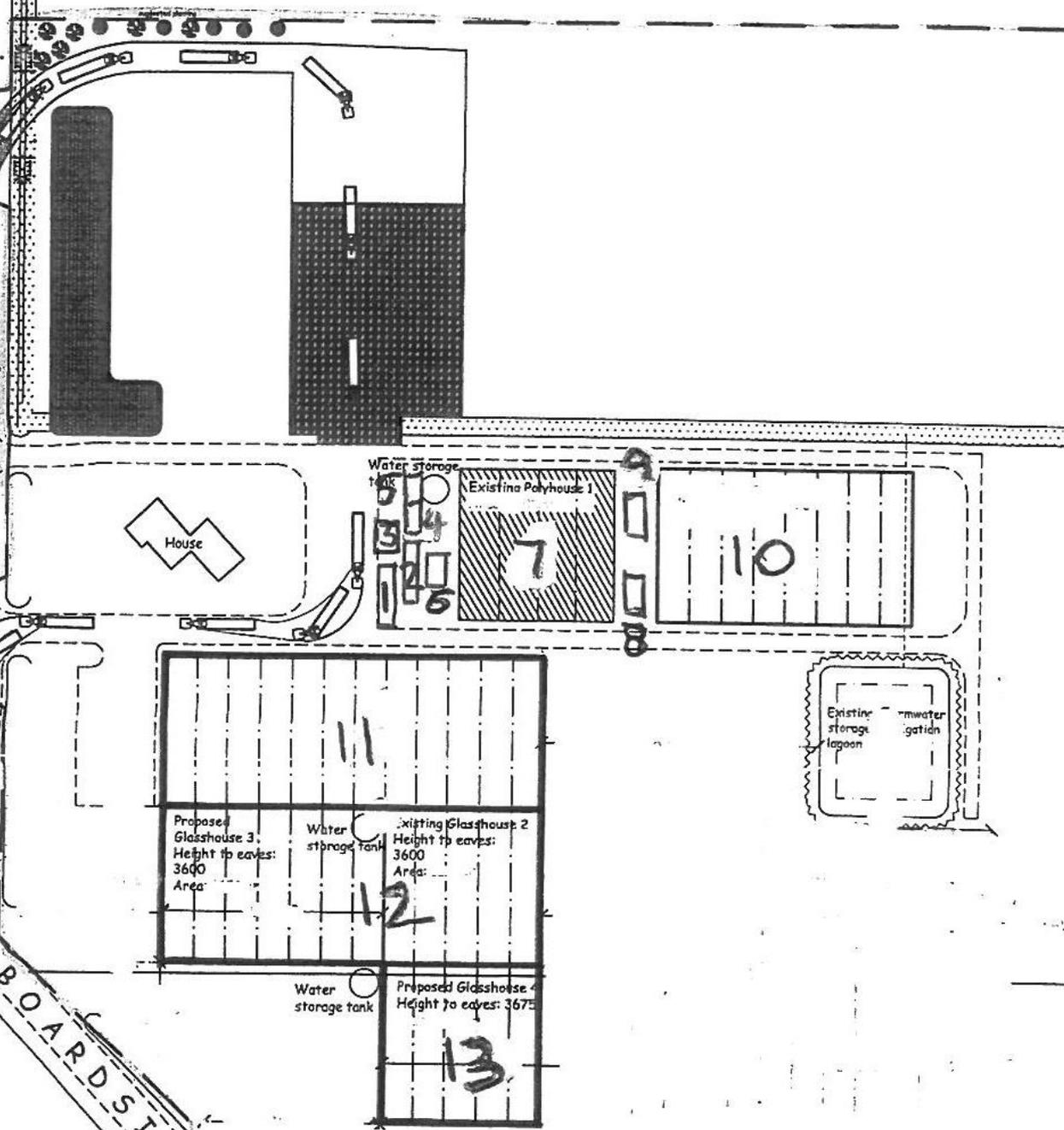
The structures are numbered on the line drawing attached.

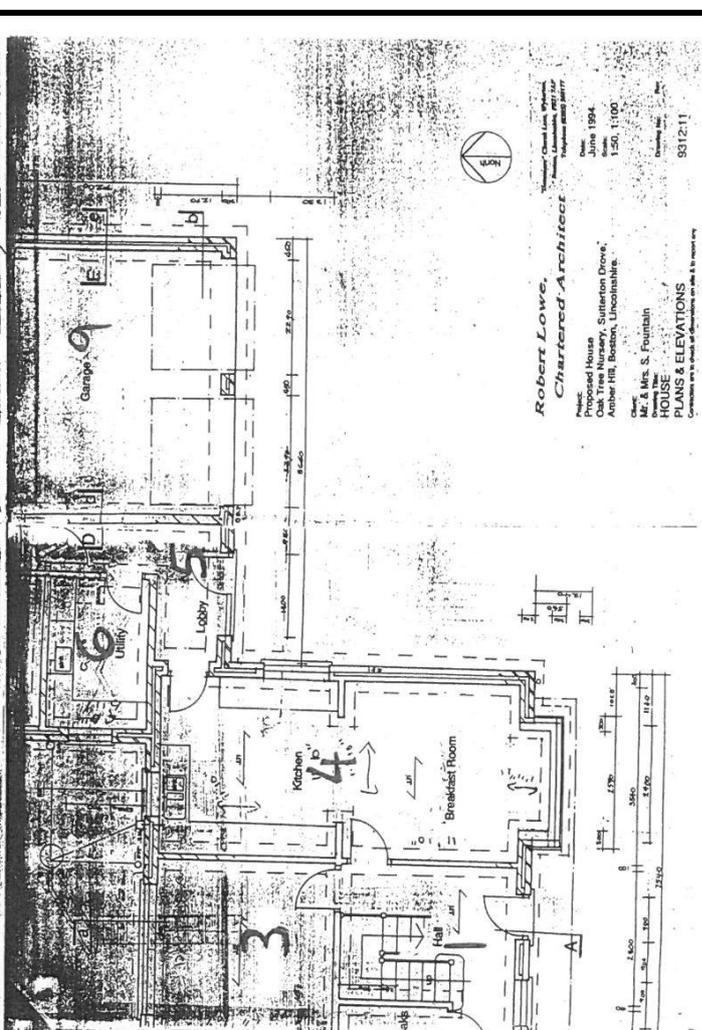
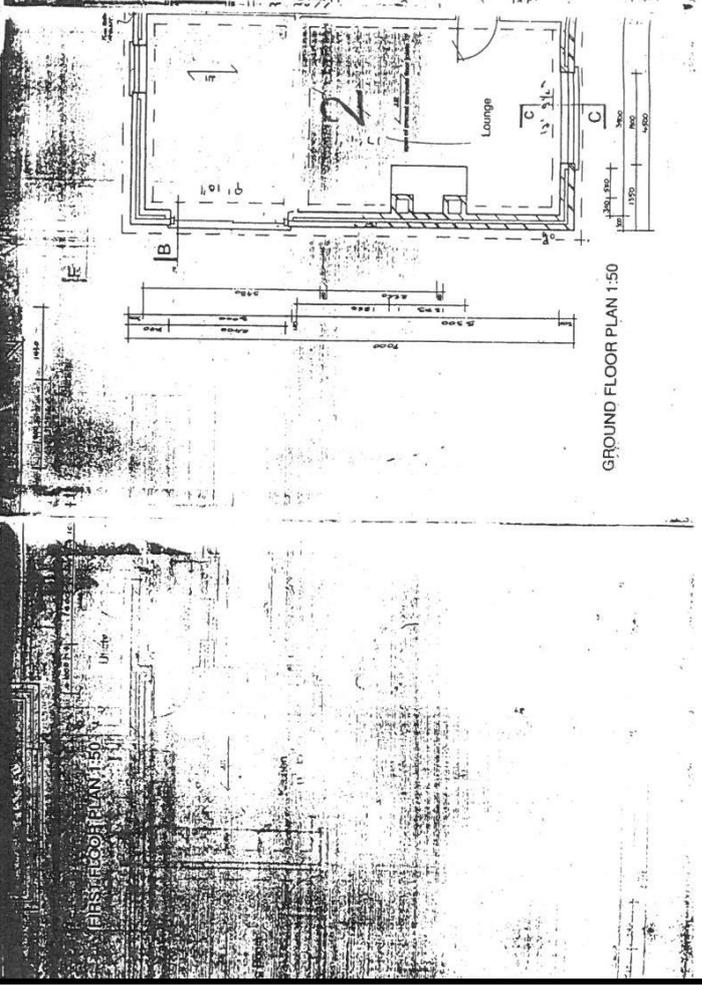
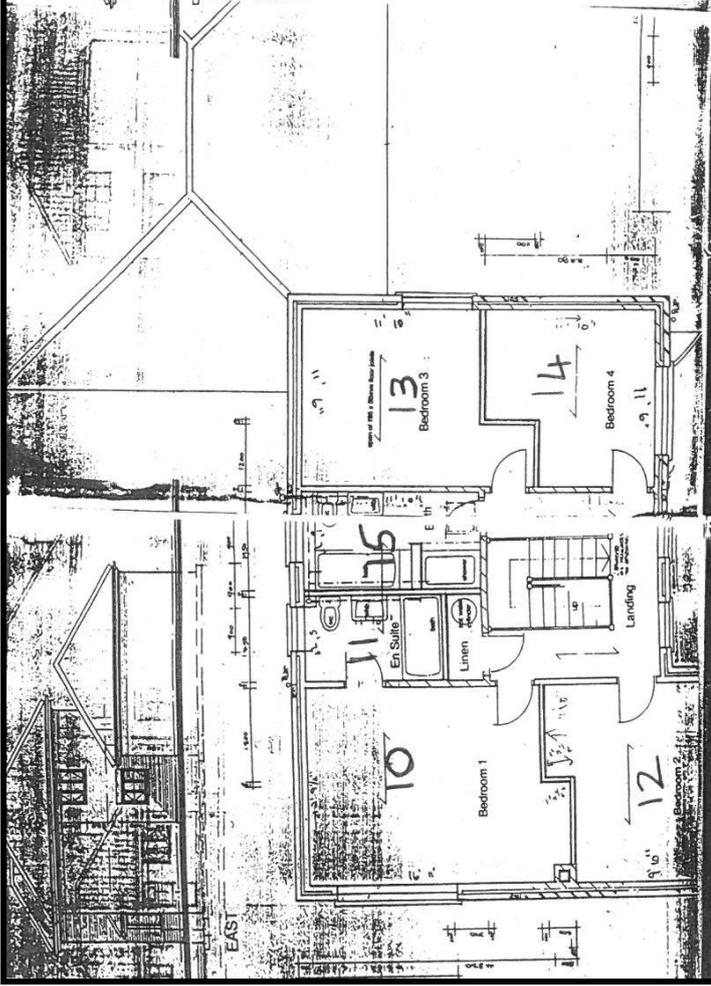
	<u>Nursery</u>		
1.	Portacabin	36.0 sq.m.	388 sq.ft.
2.	Portacabin	30.6 sq.m.	329 sq.ft.
3.	Metal Storage Container	13.2 sq.m.	142 sq.ft.
4.	Metal Storage Container	25.7 sq.m.	277 sq.ft.
5.	Metal Storage Container	25.7 sq.m.	277 sq.ft.
6.	Generator Building	6.4 sq.m.	69 sq.ft.
7.	Multi-Span	940.8 sq.m.	10,127 sq.ft.
8.	Metal Storage Container	13.2 sq.m.	142 sq.ft.
9.	Storage	18.7 sq.m.	201 sq.ft.
10.	Multi-Span	1,411.2 sq.m.	15,190 sq.ft.
11.	Glasshouses 1, 2 and 3	2,457.6 sq.m.	26,454 sq.ft.
12.	Glasshouses 4 and 6	2,457.6 sq.m.	26,454 sq.ft.
13.	Glasshouse 5	1,024.0 sq.m.	11,022 sq.ft.
	Total Glass	5,939.2 sq.m.	63,930 sq.ft. (1.468 acres)
	Total Multi-Spans	2,352.0 sq.m.	25317 sq.ft. (0.581 acres)
14.	<u>Dwelling – Ground Floor</u>		
1.	Access into Hall	3.6 x 3.8 m	13.7 sq.m.
2.	Left into Living Room	3.9 m x 8.4 m	32.8 sq.m.
3.	To the rear of the Hall/Living Room	3.8 m x 3.5 m	13.3 sq.m.
4.	To the right access into the kitchen/breakfast room	3.5 m x 7.1 m plus 0.6 m x 2.0 m	26.1 sq.m.
5.	To the right access into Hall	1.1 m x 6.1 m Plus 1.8 m x 0.5 m	8.2 sq.m.
6.	To the left – Utility Room	2.0 m x 3.0 m	6.0 sq.m.
7.	And Adjacent - Office	3.0 m x 3.0 m	9.0 sq.m.
8.	On the right – WC	1.7 m x 1.3 m	2.2 sq.m.
9.	And adjacent - Double Garage	6.6 m x 5.3 m	32.9 sq.m.
	<u>Dwelling – First Floor</u>		
10.	Master Bedroom	4.0 m x 4.75 m	18.0 sq.m.
11.	Ensuite	1.75 m x 2.75 m	4.8 sq.m.
12.	Bedroom 2	4.0 x 3.25 m	14.0 sq.m.
13.	Bedroom 3	3.6 m x 3.6 m	14.2 sq.m.
14.	Bedroom 4	3.6 m x 3.6 m	14.2 sq.m.
15.	Family Bathroom	3.5 x 1.9 m	6.8 sq.m.

Hot rolled Asphalt -
to County Highways
specification

SULLIVAN DRIVE

BOARDSIDES





**Robert Lowe,
Chartered Architect**

Project:
Proposed House
for Mr. & Mrs. S. Fountain,
Arboretum, Sutton-on-Avon,
Warwickshire

Date:
June 1994

Scale:
1:50

Drawn by:
M. & Mrs. S. Fountain

HOUSE
PLANS & ELEVATIONS

9312/11

SERVICES

We are informed that the nursery is connected to the mains electricity three phase and to the main water supplies.

There are two large inground reservoirs which take the water from the glasshouse and polythene roofs. From there the water goes into a holding tank to be used for irrigation.

All the glasshouses and the multi-spans benefit from overhead spray irrigation with the plant standing out areas also benefitting from spray irrigation.

The nursery benefits from feeding rigs plus sand filters and a chloride dioxide water treatment plant.

There are 4 above ground metal reservoirs which include 2 new ones with capacity of 808 m³ 178,000 gallons.



Recently, a considerable investment has been made in enlarging the water storage capacity on site and upgrading and enlarging the irrigation to include a large hard standing plant standing out area with extends to circa 1.5 acres.

Heating is via Combat and Benson oil fired hot air blowers with the house benefitting from oil fired central heating and there are two treatment plants for the WC's, one for the nursery and one for the house.

Glasshouses 2-6 benefit from thermal screens and the nursery is controlled by a Tomtec computer with six compartments offering full environmental control to include vents.

There is a generator on site providing 42.5 KV which can run the whole nursery.

RATING ASSESSMENT

We have been informed by the Rating Department of Boston Borough Council that the nursery is unassessed for rates as a horticultural holding.

Residential Dwelling – The Acorns

Band: D
Rates Payable: £ 2,179.35 2024/2025

TOWN PLANNING

We have had sight of a number of town planning consents, copies of which can be made available if required.

16th February 1994 - a town planning consent was granted for the erection of glasshouses and polyhouses for nursery forming new and improved access to highway, closing existing field access to highway, temporary siting of static caravan and excavation of irrigation lagoon.

9th August 1994 – planning consent for construction of agricultural dwelling and installation of a bio treatment plant.

The agricultural dwelling is tied to horticultural/agricultural occupancy.

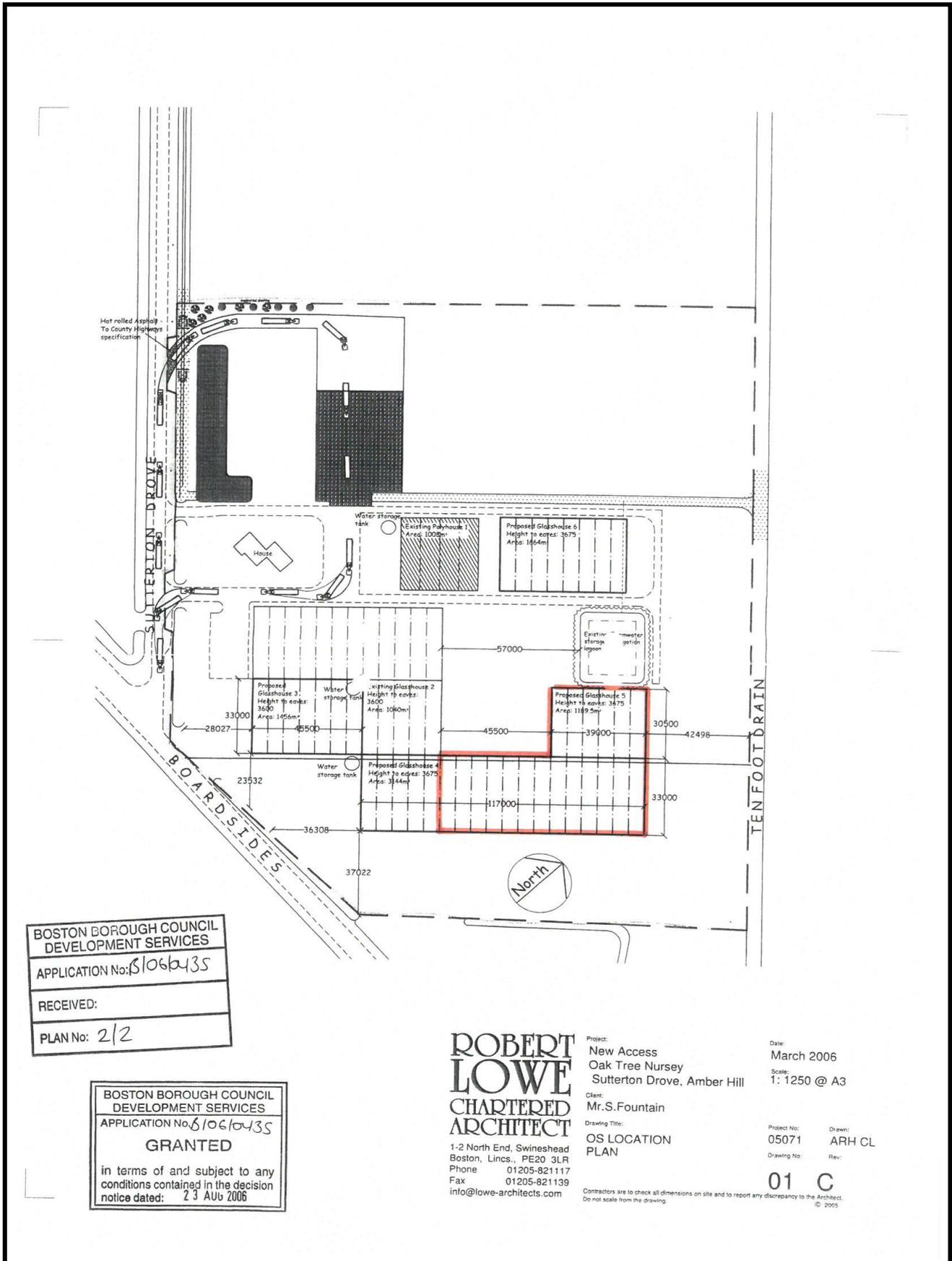
4th August 1995 - planning consent was granted for the construction of extension to existing glasshouse.

6th March 1996 – planning consent was granted for the construction of extension to the existing glasshouse.

September 2003 – planning consent was granted for the construction of glasshouses at Oaktree Nursery.

In August 2006 - planning consent was granted for the formation of new access at Oaktree Nursery.

Planning consent exists for the construction of an additional L-shaped glasshouse which extends to 3,978 sq.m. (42,819 sq.ft.) and which is shown edged red on the plan attached.



BOSTON BOROUGH COUNCIL
DEVELOPMENT SERVICES
APPLICATION No: B1062435
RECEIVED:
PLAN No: 2/2

BOSTON BOROUGH COUNCIL
DEVELOPMENT SERVICES
APPLICATION No: B1062435
GRANTED
in terms of and subject to any
conditions contained in the decision
notice dated: 23 AUG 2006

**ROBERT
LOWE**
CHARTERED
ARCHITECT
1-2 North End, Swineshead
Boston, Lincs., PE20 3LR
Phone 01205-821117
Fax 01205-821139
info@lowe-architects.com

Project:
New Access
Oak Tree Nursery
Sutterton Drive, Amber Hill
Client:
Mr.S.Fountain
Drawing Title:
OS LOCATION
PLAN

Date:
March 2006
Scale:
1: 1250 @ A3

Project No:
05071
Drawing No:
Rev:

Drawn:
ARH CL
Rev:
01 C

Contractors are to check all dimensions on site and to report any discrepancy to the Architect.
Do not scale from the drawing.
© 2005

THE BUSINESS

Up until 2020, the nursery was mainly growing annuals and perennials for the garden centre market, at at one stage there was a considerable amount of retail going on from the site via the farm gate.

Since 2020, the nursery has been used as a holding ground for a substantial number of mature plants for sale to the trade.

ADJACENT DEVELOPMENT

We attach a photograph which shows the nursery with the golf course to the rear.

Planning consent has been granted for four phases for 300 caravan units/wooden chalets which unusually can have 12 months of the year occupancy and the majority of which have now been constructed.

This means that if the retailing of plants recommences from the site, there are a considerable number of potential new customers adjacent.







GENERAL REMARKS/COMMENTS APPERTAINING TO VALUE

Boston is starting to benefit from over £36 million in investment that will bring far reaching improvements to the town and surrounding area.

Oaktree Nursery is an attractive and practical nursery with good quality buildings, additional land for expansion of either glass, polythene, or outside plant standing out areas with an attractive tied house fronting a busy main road.

There have been successful businesses trading from the site, and if wholesale growing is combined with retail via the farm gate there is an excellent opportunity to generate substantial turnover and profitability offering an excellent opportunity for a family to live and work on site.

PROPOSAL

Offers are sought in the region of £1,295,000 for the freehold interest of the land, infrastructure, buildings and residential dwelling.

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.*