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Part Ravensworth Nurseries (West), Waitlands Lane, Ravensworth DL11 7HA

**FOR SALE / TO LET Garden Centre in Need of Refurbishment**

Potential for Alternative Employment/Business Uses (subject to planning consent)



# Part Ravensworth Nurseries (West) Waitlands Lane, Ravensworth, Richmond DL11 7HA

Garden Centre - in need of  
refurbishment

Potential for alternative employment/  
business uses (subject to planning consent)

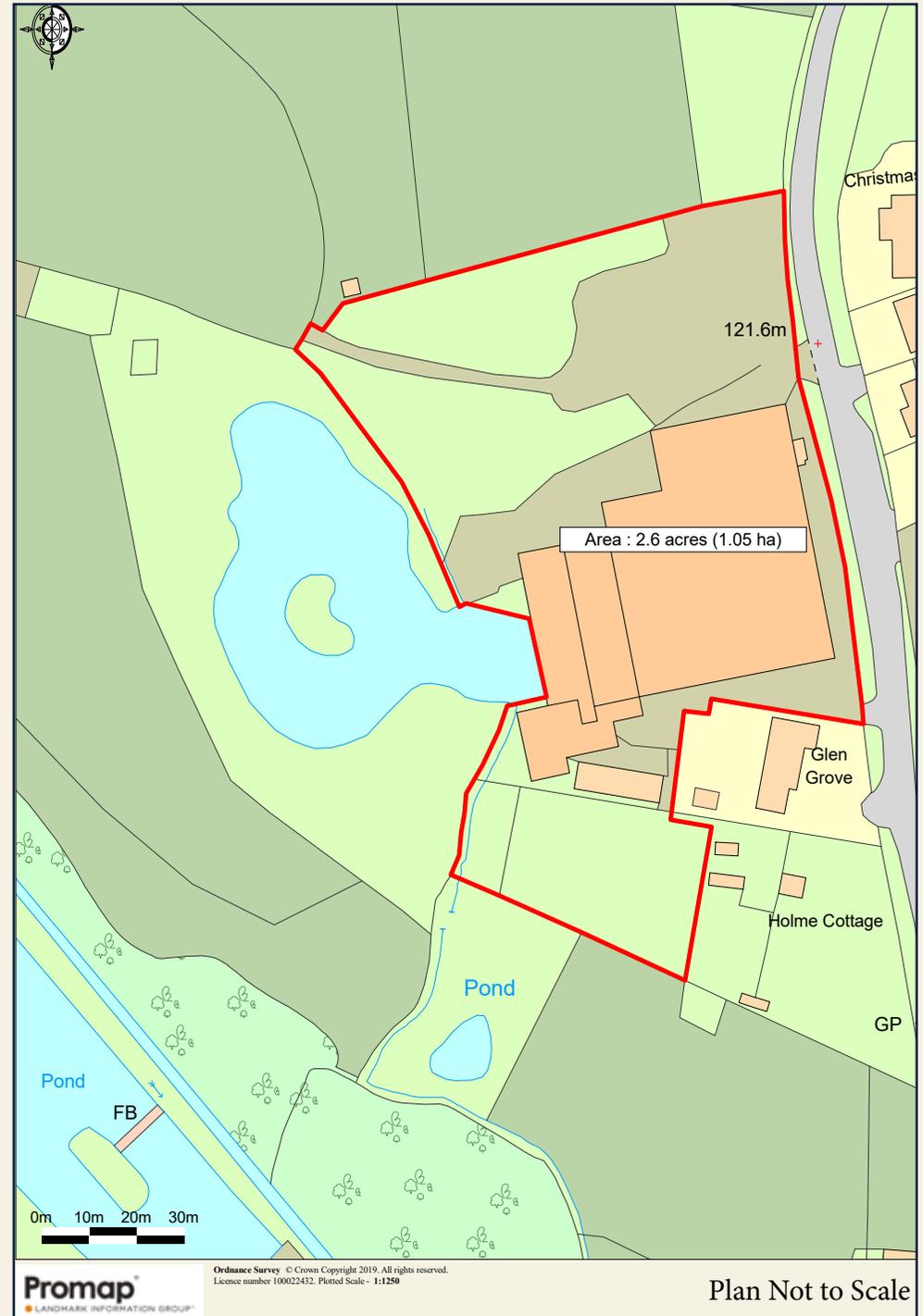
Available For Sale or To Let as a Whole

Total Site Area approx  
2.6 acres (1.05 Ha)

Previous Built Area  
(Glasshouses and Ancillary)  
Approx 32, 238 sqft (2,995 sqm)

*Agents Note:*

*The existing nursery business, Ravensworth Nurseries Ltd, is  
unaffected by this disposal*



## Location

A66 Transpennine approx. 1 mile/ Scotch Corner A1(M) approx. 6 miles/ Richmond approx. 4.5 miles/Darlington approx. 14 miles.

The property is located on the northern fringe of the rural village of Ravensworth, in the Richmondshire District of North Yorkshire.

Ravensworth is an ancient settlement which can trace its origins back to the Vikings. The village is better known for the remains of the 14th Century Grade 1 listed Ravensworth Castle, home to the FitzHugh family. Now predominantly a commuter village, with many attractive period stone properties and large open village green, it has become a sought after residential location.

Other than agriculture, Ravensworth Nurseries horticultural business is the only significant business and employer in the village. Positioned on the edge of the village, within 1 mile of the A66, the nurseries have grown to cover some 15 acres in total, of which there are some 6 acres of glasshouses and buildings.

## Description

The available property forms the western part of the Ravensworth Nurseries complex, which operated as the principal retail garden centre for the business until its closure last year. Due to restructuring, this part of the property is now surplus to the requirements of the business, and being separated from the principal site by Waitlands Road, is now offered for sale, or to let.

The site and buildings were used as a retail nursery for the sale of plants, shrubs and garden related goods and produce, with external plant sales & display, together with extensive glasshouse covered areas. The site also operated a café.

To the northern part of the property is a large gravel based car park, with some grassed areas which accommodated a children's play area, overflow car parking, and recreational facilities for customers.

A large proportion of the original glasshouses on site were damaged during storms approx. 2/3rd's of the buildings have since been dismantled, rendering these areas of the former buildings unusable at present. Some of the framework remains in situ, but we would expect these are unlikely to be suitable for re-use.

The garden centre was well known regionally, with good access from the A66, and only 6 miles from the A1(M).

The property would lend itself for refurbishment and re-use for garden centre uses, or alternatively redevelopment for alternative uses.

## Schedule of Accommodation

The overall site extends to approximately 2.6 acres (1.05 ha). This is roughly split as follows:

External Plant Sales / Open Air Sales	0.3 acres (0.12 ha) approx
Main Glasshouses/Garden Centre	1.25 acres (0.51 ha) approx
Car Park / Play Area	1.05 acres (0.42 ha) approx

The floor areas, based on Gross Internal Measurements are approximately:

Original Glasshouses/Ancillary	32,238 sqft (2,995 sqm)*
Currently in situ & remaining on site	10,000 sqft (929 sqm)

## Planning

We understand that the property has an established use as a Garden Centre with retailing of plants internally and externally. We understand that the large majority (approx. 75%) of the plants sold from this site when operated, were bought in, shrubs and perennials, the balance being grown on site, or in the adjoining glasshouses, as part of the nursery business.

Enquiries made to Richmondshire Council Planning officers when looking at total redevelopment for alternative uses, was met with a recommendation for retention of its existing use, or other 'employment'/business uses as a priority. Our clients therefore seek buyers or occupiers who are capable of meeting these planning requirements.

Proposals made conditional on securing planning consents for change of use will be considered on their merits.

Interested parties should make their own enquiries directly with Richmondshire District Council.  
Tel: 01748 829100 [www.richmondshire.gov.uk](http://www.richmondshire.gov.uk)

## Rateable Value

The existing Rateable Value for the premises, which are separately rated to the buildings to be retained, is as follows:

Address:	Ravensworth Nurseries (West)
Description	Garden Centre & Premises (part exempt)
Rateable Value	£7,800

## Services

We understand that the Property can be offered with access to mains electricity, water and foul drainage, although new connections will be required to separate from the principal Ravensworth Nurseries site to the East, so that this area can be 'self-sufficient'.

Prospective occupiers are advised to make their own enquiries with the relevant service providers to satisfy themselves that there are sufficient services available for their proposed use and that separate connections can be achieved.

## Tenure

The property is held freehold, and can be offered to the market for sale or to let.

As the buildings are in a poor condition, if let on an occupational lease, suitable flexible terms can be considered, possibly with some rent free/concessionary period, to compensate for making good, and reinvesting in the fabric of the property.

In the event of a sale, the property will be sold subject to the rights, reservations, obligations and title as otherwise referred to within the registered title.

## Quoting Terms

Offers are invited for the sale of the freehold interest.

Leasehold terms are negotiable, and will be based on the use, length of commitment, covenant strength and extent of works to be undertaken on the property.

## VAT

The property is not currently elected for VAT, and VAT will not be payable on the sale price or rental, in the event of a leasehold agreement, unless otherwise advised.



### Easements, Wayleaves and Right of Way

The property is offered subject to, and with the benefit of, all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

### Viewing

Viewings are strictly by appointment only, and access must not be taken without prior agreement.

Contact: Christopher Fordy BSc MRICS

Office: 01937 918088

Mobile: 07809 202300

Due to the condition of the property, prospective buyers/tenants are required to take extreme caution, due to uneven surfaces, broken glass and trip hazards. Use of protective clothing and footwear is recommended. Access is taken at the individuals own risk, and Fordy Marshall Ltd are unable to accept any liability for any damage or injury.

### Photographs

The aerial photo is taken from Google Earth and does not show exactly what is currently on site following partial removal of some of the Glasshouses. All other photographs were taken during October 2018.



If you require this publication in an alternative format, please contact Fordy Marshall on 01937 918 088.

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