



FOR SALE

RETAIL/WHOLESALE NURSERY & AGRICULTURAL LAND

Attractive rural setting

Total land holding approx. 8.42
Ha (20.8 Ac)

Includes workshops,
glasshouses and polytunnels

Potential to convert agricultural
building to dwelling house

Available as trading business or
Vacant Possession

No rates payable subject to
status

Offers over £450,000



WHAT 3 WORDS

PRIVATE & CONFIDENTIAL

BENSTON NURSERY BY TARBOLTON, KA5 5NT

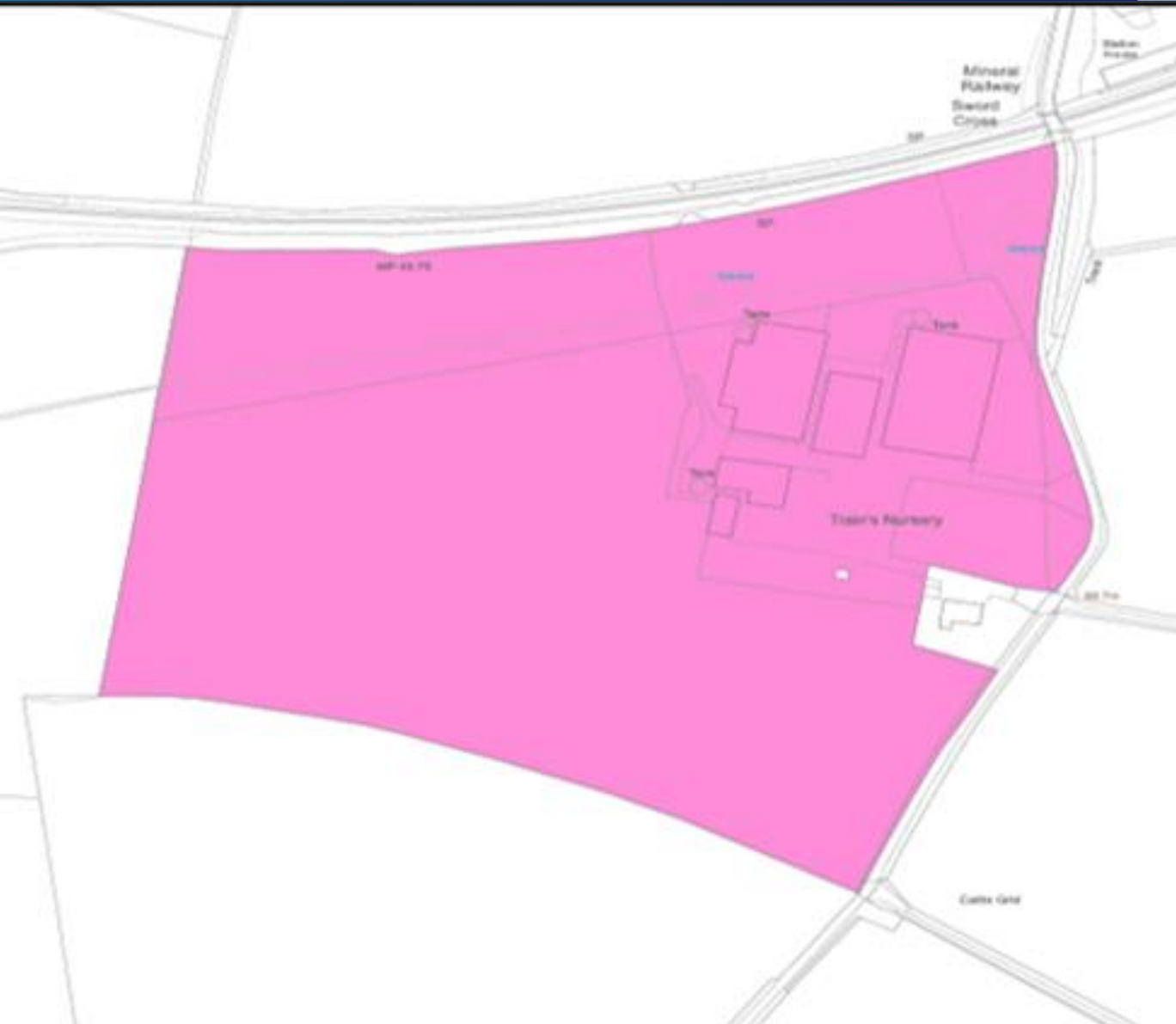
CONTACT: Kevin N Bell BSc MRICS kevin.bell@shepherd.co.uk | 07720 466050 |
shepherd.co.uk





Location

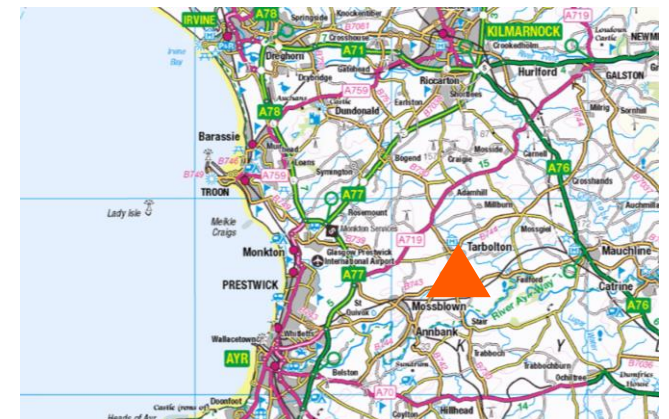
BENSTON NURSERY, BY TARBOLTON



The subjects are set in a rural location around 1 mile south of Tarbolton in the South Ayrshire Council area.

The nursery is located around 8 miles north east of Ayr and 14 miles south west of Kilmarnock and accessed from the B730 or B743 onto Tarbolton Station Road.

The wider area is predominantly agricultural in nature interspersed with residential use.



FIND ON GOOGLE MAPS



BENSTON NURSERY, BY TARBOLTON





Description

BENSTON NURSERY, BY TARBOLTON



The subjects comprise a retail/wholesale nursery business including a series of workshops and offices together with glasshouses and polytunnels.

The nursery area extends to around 1.6 ha (3.9 ac) and includes a large surfaced car park offering ready access to the main commercial premises on site.

The remainder of the client's ownership includes agricultural land primarily to the south and west of the nursery and extending to around 6.82 ha (16.9 ac), the indicative Plan included shows the site shaded pink.

Accommodation

	m ²	ft ²
Ground Floor Workshop	359.21	3,866
Basement Workshop	167.95	1,808
Office	63.05	679
Hay Shed	1575.14	1,691
Glasshouses	4,283.13	46,103
Polytunnels	815.77	8,780
TOTAL	5,846.25	62,927

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



The business

John Train & Son is a long established retail/wholesale nursery and our client is looking to retire, they would consider selling as a trading business or with vacant possession for alternative use.

Price

Offers Over **£450,000** are invited.

In the case of a business sale stock will be valued separately at the relevant date.

Planning

South Ayrshire Council have confirmed that the conversion of the hay shed to a dwelling house would be considered Permitted Development, this was confirmed on 4th March 2022 under planning reference 22/00085/PNF.

In addition there is a lapsed planning consent for the construction of a new greenhouse and tearoom on site, this was approved by South Ayrshire Council on 20th May 2011 under reference 11/00486/AW. Further information is available upon request.

Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £5,400

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

Energy Performance Certificate

A copy of the EPC will be available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE AUGUST 2024

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Kevin N Bell BSc MRICS
kevin.bell@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors
22 Miller Road, Ayr, KA7 2AY
t: 01292 267987



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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