

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

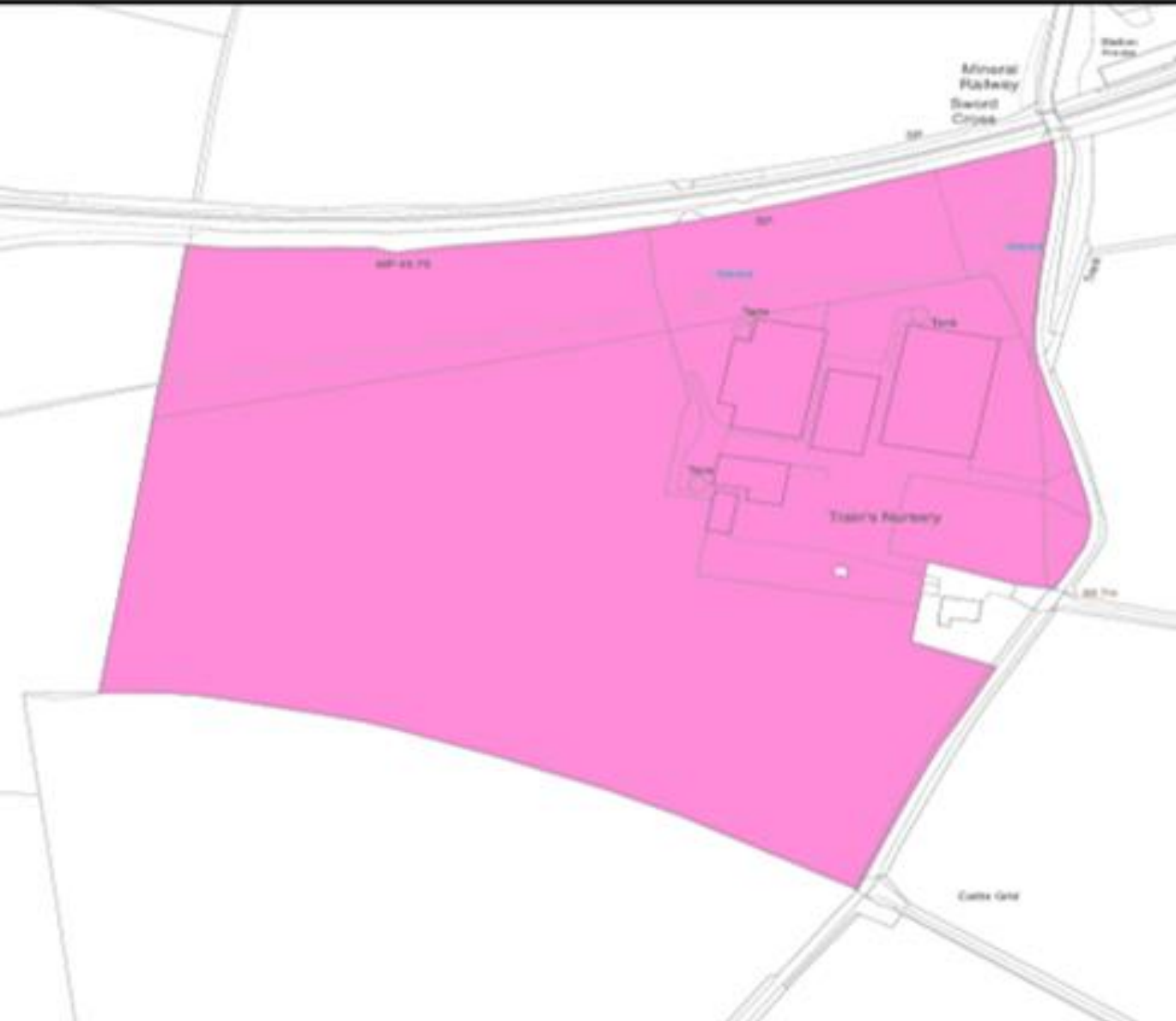
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Location

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





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.



Get in Touch

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



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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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