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**Strawberry Garden Centre And Strawberry Farm
Bramshall, Uttoxeter, Staffordshire, ST14 5BE**



FOR SALE BY PRIVATE TREATY

(subject to contract)

Strawberry Garden Centre And Strawberry Farm Bramshall, Uttoxeter, Staffordshire, ST14 5BE

For Sale As A Whole Or Three Lots

Strawberry Farm offers an exciting opportunity to purchase a very versatile property with a diverse range of possibilities. The property has been run as a successful garden centre for a number of years but also offers the potential for numerous alternative commercial uses due to its scale and prominent location.

The property briefly comprises a large detached bungalow (formally in two parts), a brick and tiled building utilised as a café and over five acres of buildings and yards together with additional agricultural land, totalling 27.5 acres or thereabouts in all, available as a whole or in three lots.

The property is of interest to developers and speculative entrepreneurs, or those looking to re-locate or establish a business in an excellent location.

**Lot One – Strawberry Farm, Strawberry Garden Centre standing in 13.64 Acres or Thereabouts
Offers in the Region of £1,250,000**

**Lot Two – 7.78 Acres or Thereabouts of Grassland
Asking Price: £10,000 - £12,000 Per Acre**

**Lot Three – 6.15 Acres or Thereabouts of Land and Fishing Pools
Offers in the Region of £150,000**

DIRECTIONS

From our Leek office, take the A523 Ashbourne Road, and take the right hand turning (signposted for Peak Wildlife Park) along Ellastone Road. At the staggered crossroads, carry straight on, keeping on Ellastone Road. At the next crossroads, again carry straight on along Ribden Road, and then turn right onto the B5032. After a short while, take a slight left onto the B5030. Continue along this road and at the roundabout take the second exit onto the B5030 at the McDonald's roundabout carry straight on. After a few yards turn right onto Holly Road, then onto Byrds Lane, at the junction turn right onto Bramshall Road and the property will be located on the right hand side indicated by one of the Agents 'For Sale' signs.

SITUATION

Strawberry Farm and Garden centre is situated in Bramshall in a convenient location, along the B5027, within close proximity to many local amenities and providing excellent commute routes to the M6. A50 and M1. The property is located approximately 2 miles from Uttoxeter, 13 miles from Stafford, 17 miles from Stoke – on – Trent and approximately 22 miles from Derby.

LOT ONE

STRAWBERRY FARM, STRAWBERRY GARDEN CENTRE STANDING IN 13.64 ACRES OR THEREABOUTS OF LAND

Strawberry Farmhouse comprises a 2 bedroom, brick and tiled bungalow lying in landscaped gardens, together with Strawberry Garden Centre and 8.43 acres or thereabouts of mixed arable and grassland.

PLEASE NOTE – the bungalow is subject to an Agricultural Occupancy Condition which specifies that as of '3rd November 1986, consent was granted for a farm worker's dwelling with the occupation being limited for a person solely or mainly employed or last employed in agriculture'.

The property briefly comprises the following accommodation:

uPVC from door into Porch

Porch

Kitchen – 4.15m x 3.98m

With tiled floor, part tiled walls, base and wall units and uPVC window to front and rear aspects

Living Room – 5.80m x 4.20m

With carpet floor, radiators, fire in surround and windows to 3 front, rear, and side elevations.

Spacious hallway giving access to: -

Bathroom

With WC, wash hand basin, bathtub and Upvc frosted window to side and airing cupboard.



Bedroom One – 3.00m x 4.16m

With carpet floor, radiators, built in over bed cupboards and Upvc window to rear elevation.

Bedroom Two – 3.05m x 2.87m

With carpet floors, radiator and window to rear elevation.

Conservatory – 3.13m x 3.39m

With tiled floor, large windows to two aspects and double doors to garden.

Dining Room – 3.06m x 4.10m

With carpet floors, radiator and window to front elevation.

Office / Bedroom – 4.09m x 2.44m

With carpet floor, radiator and Upvc window to side elevation.

Bathroom

WC, wash hand basin, bathtub, carpeted floor and window to rear elevation

Back Kitchen – 3.21m x 2.50m

With tile floor, part tiled walls, base and wall units, door to garden, built in airing cupboard and Upvc window to front. Utility off.

Utility Room – 0.79m x 2.40m

With uPVC door

Reception Room – 4.24m x 4.45m

With carpet floor, radiators, fire in stone surround and windows to front and side elevations.

OUTSIDE

To the front of the property there is a large, landscaped garden, feature pond and spacious bricked driveway allowing parking for multiple vehicles.



Floorplan for Strawberry Farm Bungalow



Ground Floor
Approx. 159.6 sq. metres (1717.6 sq. feet)

Total area: approx. 159.6 sq. metres (1717.6 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.

Energy Performance Certificate (EPC) for Strawberry Farm Bubgalow

Energy performance certificate (EPC)			Score	Energy rating	Current	Potential
<div>The Bungalow, Strawberry Garden Centre Bramshall Road UTTOXETER ST14 5BE</div> <div>Energy rating E</div> <div>Valid until: 30 August 2032 Certificate number: 0380-2179-9080-2472-1485</div> <div>Property type Detached bungalow</div> <div>Total floor area 143 square metres</div>			92+	A		
			81-91	B		
			69-80	C		80 C
			55-68	D		
			39-54	E	44 E	
			21-38	F		
			1-20	G		

STRAWBERRY GARDEN CENTRE

Strawberry Garden Centre offers a well-established business, with potential for a variety of others uses. The Garden Centre offers a wide range of outbuildings consisting of poly tunnels, brick and tile buildings, together with a more modern portal frame construction.

Please note – Numbers of Buildings as shown on the Building Plan are for reference purposes only.

Strawberry Garden Centre briefly comprises the following accommodation: -

1 - Retail Area Divided into Four Areas, including WC:

Retail Area One – 8.10m x 9.41m

Retail Area Two – 8.35m x 20.17m

Retail Area Three – 16.22m x 10.62m

Retail Area Four – 24.62m x 8.46m

Men's WC

Women's WC

Accessible WC

Staff Room – 4.29m x 5.34m

Chiller

Office – 2.59m x 7.02m

Store – 8.87m x 3.42m

Closed Pergola – 4.33m x 5.48m



2 - Tea Rooms – 7.05m x 13.54m

With large seating area and windows to all aspects.

Kitchen – 2.99m x 7.11m

Including pot wash area.

3 - Two Bay Glasshouse – 12.80m x 15.40m

Heated by oil

4 - Retail Area

Hard standing outside retail area

5 - Retail Polytunnel – 20m x 7.31m

NURSERY

6 - Portal frame and sheeted building comprising the following:

Entrance room – 4.78m x 3.28m

Store – 4.75m x 1.76m

Prep Room – 4.72m x 3.77m (housing the boiler that serves the bungalow)

Storage Area – 37.02m x 29.10m



7 - Adjoining brick and tile barn comprising the following: -

Room One – 3.66m x 5.39m

With loft above.

Room Two – 5.25m x 5.29m

With loft above.

Room Three – 5.32m x 4.28m

With loft above.

Room Four – 7.16m x 5.06m

With loft above.

8 - Block and sheeted lean to – 11.46m x 3.86m

9 - Poly Tunnel – 20m x 7m

10 - Three Bay Multi Span Poly Tunnel - Approximately 18m x 18m

11 - Stable Block – 8.01m x 18.05m



BUILDING PLAN

NOT TO SCALE – FOR IDENTIFICATION USE ONLY



LAND

The land extends to 13.64 acres or thereabouts and is in a ring fence.
The land is in very good heart, being capable of growing good crops of grass and arable crops. The land is suitable for mowing and grazing purposes.

The land can be further described in the following schedule: -

<u>Field No</u>	<u>Description</u>	<u>Area (Ha)</u>
5562	Arable	2.21
4768	Woodland	0.17
6967	Grassland	0.30
7167	Grassland	0.05
7568	Grassland	0.20
8061	Grassland	0.48
-	Yard	0.41
-	Nursery	0.56
-	Buildings & Car Park	0.91
-	Homestead	0.23
		5.52 Hectares
		Or 13.64 Acres
		Or Thereabouts

Please Note:

Planning permission has been granted for a new access to the road for the bungalow
(as detailed in the 'Planning Consents' section of these particulars.



LOT TWO

7.78 ACRES OR THEREABOUTS OF GRASSLAND

Lot Two offers grassland extending to 7.78 acres or thereabouts, being in good heart. The land is in a ring fence and is capable of growing good crops of grass, being suitable for mowing or grazing purposes. The land is subject to a public right of way. Lot Two can be shown edged in blue on the attached plan.

The land can be further described in the following schedule: -

<u>Field No</u>	<u>Description</u>	<u>Area (Ha)</u>
6275	Grassland	3.15
		3.15 Hectares
		Or 7.78 Acres
		Or Thereabout

SERVICES

We understand that the land is not connected to a water supply.

Note – Lot Two is not accessible from a public highway and is therefore only of interest to adjoining landowners or buyers of Lots One and Three.



LOT THREE

6.15 ACRES OR THEREABOUTS OF LAND AND FISHING POOLS

Lot Three offers 6.15 acres or thereabout of land, being level in nature and in reasonably good heart. The grassland is suitable for mowing and grazing purposes. Within the land, to the Eastern boundary, are multiple fishing pools.

The land is accessed from Bramshall Road via a track providing vehicle access.

The pools are in use by an angling club.

The land can be further described in the following schedule: -

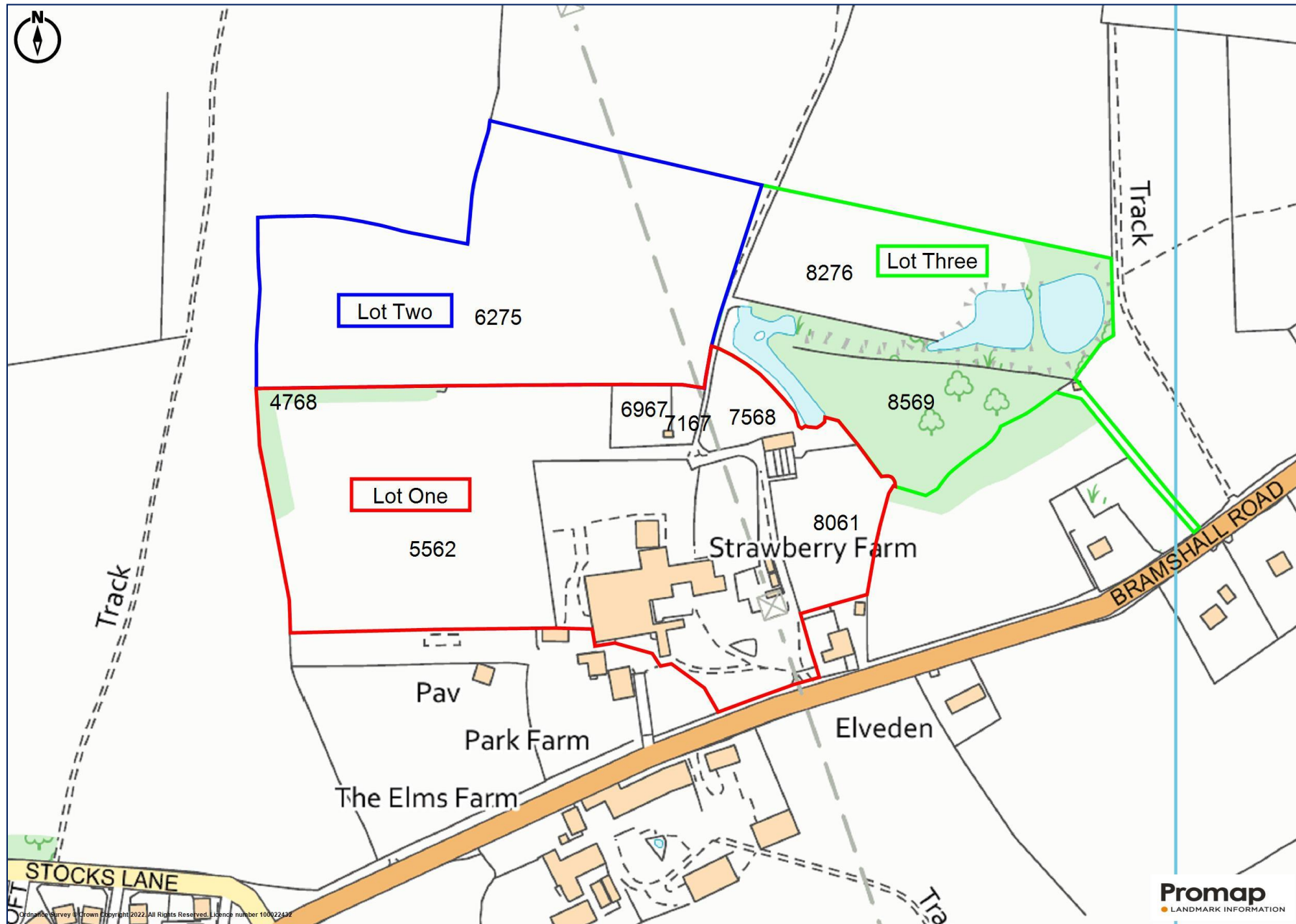
<u>Field No</u>	<u>Description</u>	<u>Area (Ha)</u>
8276	Grassland	0.94
8569	Woodland	1.55
		2.49 Hectares
		Or 6.15 Acres
		Or Thereabouts

Lot Three can be shown edged in green on the attached plan.



FOR IDENTIFICATION ONLY – NOT TO SCALE

This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract. Reproduced from the Ordnance Survey Map by Permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



SERVICES

We understand that the garden centre is connected to mains water and mains three phase electricity, heating is provided by liquid propane gas and the drainage is by septic tank. The bungalow is heated by oil and has a separate septic tank. Heating to the tea room is provided by storage heater.

PLANNING CONSENTS

We understand from the vendor the property has planning permission for the storage of 20 caravans on site.

Planning has been approved for the construction of a new private access from the roadside to the bungalow. Further details of this can be found through East Staffordshire Borough Council under the application number: P/2021/00089

LOCAL AUTHORITY

The local authorities are Staffordshire County Council and East Staffordshire Borough Council, to whom any enquiries of a planning notice or other appropriate matter should be addressed.

COUNCIL TAX BAND

The property is in council tax band F.

RATEABLE VALUE

We believe the rateable value is £34,250.00

VIEWINGS

By prior arrangement through Graham Watkins & Co.

MEASUREMENTS

All measurements given are approximate and are 'maximum' measurements.

TENURE AND POSSESSION

The property is held freehold and vacant possession will be given upon completion.

MAPPING

The plans provided in these particulars are indicative and for identification purposes only and interested parties should inspect the plans provided with the conditions of sale with regards to precise boundaries of the land.

WAYLEAVES AND EASEMENTS

The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

PLEASE NOTE

The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their Solicitor or Surveyor.

THINKING OF MOVING?

If you have a property you are thinking of selling or renting then please contact us for a free market appraisal and advice on the best way forward. Contact our office on 01538 373308 or email enquiries@grahamwatkins.co.uk.

WEBSITES

www.grahamwatkins.co.uk

www.rightmove.co.uk

Messrs. Graham Watkins & Co. for themselves and for the vendor or lessor of this property whose agents they are, give notice that:

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