



**MANOR FARM NURSERIES  
HELLIDON ROAD  
CHARWELTON  
NORTHANTS, NN11 3YZ**



**FREEHOLD FOR SALE**



**Manor Farm Nurseries is centrally located with an attractive tied bungalow, and with a profitable business capable of substantial expansion.**

**There is a 3-bedroom bungalow that allows for a purchaser to live and work on site.**



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

## LOCATION

Manor Farm Nurseries is located just off the A361, south of Daventry and north of Banbury, with Northampton and the M1 to the east, and Warwick, Royal Leamington Spa and the M40 to the west.

## SITUATION

Manor Farm Nurseries is situated in open countryside north of the village of Charwelton, 0.8 miles from the junction with the A361 on the left hand side of the road.

## THE SITE

The site is generally flat

The site benefits from a 75m frontage to the road and extends to 2.57 hectares (6.35 acres).

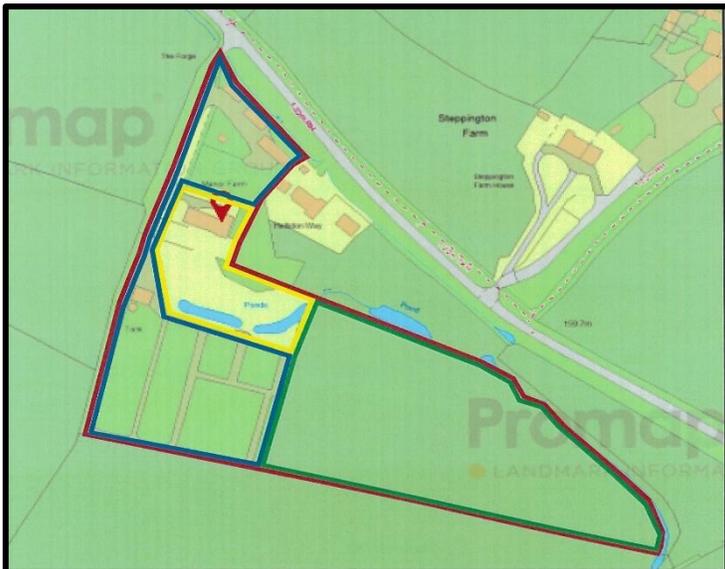
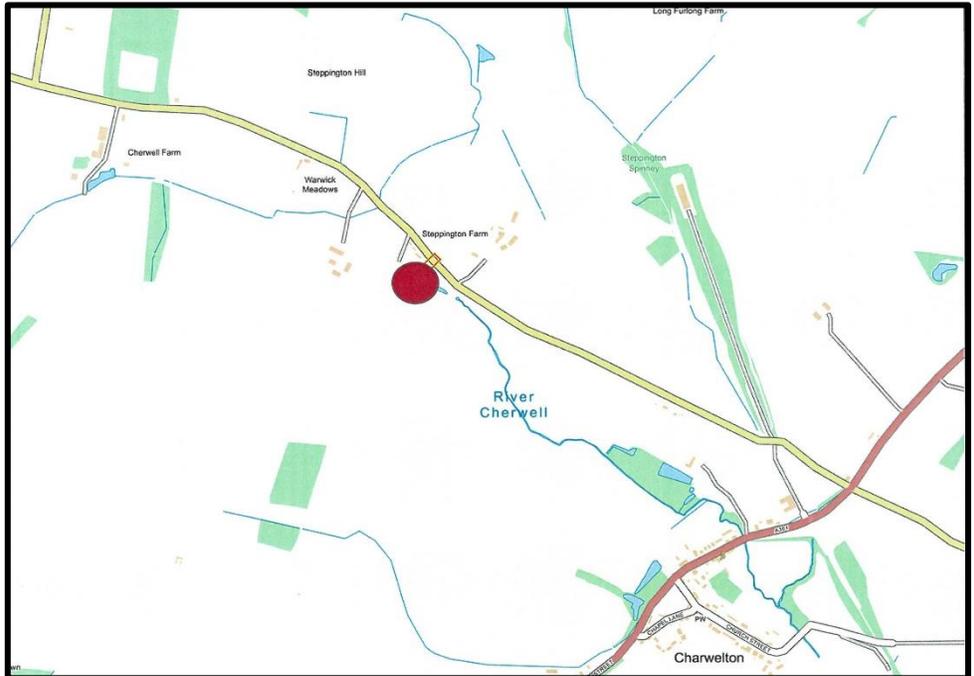
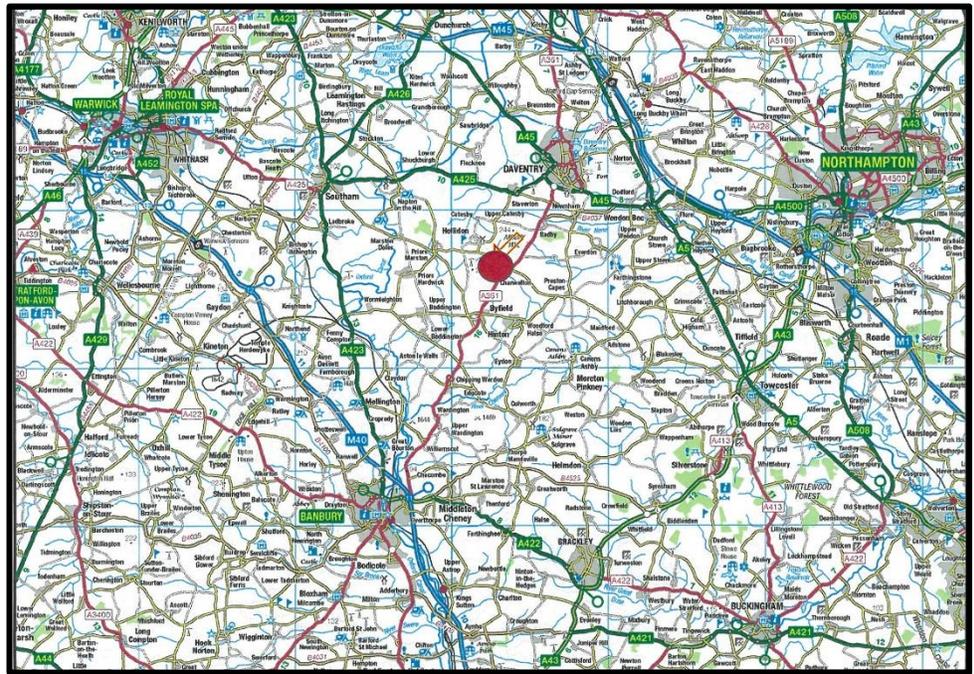
The nursery area is edged blue and extends to 0.929 hectares (2.296 acres).

The house and garden is edged yellow and extends to 0.36 hectares (0.89 acres).

The field is edged green and extends to 1.281 hectares (3.164 acres).

## DESCRIPTION

Access is off the road through metal gates onto a drive that runs up to the back of the site.



First on the left is a yard, to the left of which are two metal buildings with domed roofs used as workshops, and then there is an elderly block building under pitched corrugated metal roof, all these buildings are currently rented out.

On the other side of the yard are gravel and Mypex irrigated plant standing out beds with five irrigated cloches, plus three polytunnels, in the middle of this area is an elderly metal store.

Moving up the site and protected from the nursery area, is a bungalow with drive to the front and an attractive rear garden.

At the top of the drive there is a large yard within which is a metal frame and clad storage building with above ground metal reservoir adjacent.

To the side is a small plant standing out area, an unused grass area, plus two ponds which are used for irrigation,

To the rear is an extensive gravel and Mypex irrigated plant standing out area with five shade tunnels and three large wide bay polytunnels.

To the side is a large unused flat field.

The bungalow, being single storey is rendered and painted under pitched tiled roof with an integral double garage.

Access is into a utility room and then left onto a corridor, on the left is a WC and shower, and then access into a kitchen/breakfast room, to the rear is a large living room with patio doors to the garden, and to the right is a study.

Moving further into the house, there are three double bedrooms and a family bathroom.



## 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:-

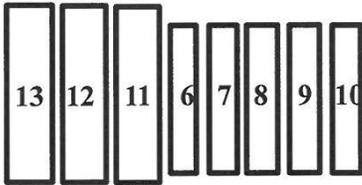
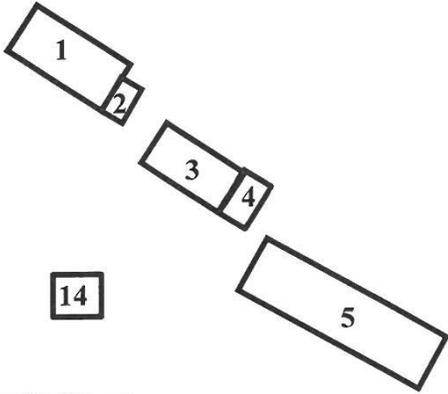
The structures are numbered on the reduced architect's drawing

1	Workshop	67.2 sq.m.	723 sq.ft.
2	Office	9.6 sq.m.	103 sq.ft.
3	Workshop	41.4 sq.m.	446 sq.ft.
4	WCs	11.7 sq.m.	126 sq.ft.
5	Workshop	120.0 sq.m.	1,292 sq.ft.
6	Cloche	23.7 sq.m.	255 sq.ft.
7	Cloche	23.7 sq.m.	255 sq.ft.
8	Cloche	23.7 sq.m.	255 sq.ft.
9	Cloche	23.7 sq.m.	255 sq.ft.
10	Cloche	23.7 sq.m.	255 sq.ft.
11	Polytunnel	77.4 sq.m.	833 sq.ft.
12	Polytunnel	77.4 sq.m.	833 sq.ft.
13	Polytunnel	77.4 sq.m.	833 sq.ft.
14	Store	8.7 sq.m.	94 sq.ft.
15	Bungalow		
a	Utility and bathroom	5.0 x 2.7 m	13.5 sq.m.
b	Kitchen / breakfast room	3.1 x 4.7 m	14.6 sq.m.
c	Living room	9.7 x 3.3 m	36.7 sq.m.
d	Study	3.0 x 3.7 m	11.1 sq.m.
e	Family shower room	3.1 x 2.2 m	4.6 sq.m.
f	Double bedroom	3.1 x 3.7 m	11.5 sq.m.
g	Double bedroom	3.5 x 3.1 m	10.5 sq.m.
h	Double bedroom	4.1 x 3.6 m	14.8 sq.m.
i	Double garage	4.6 x 6.5 m	30.2 sq.m.
16	Shed	63.0 sq.m.	678 sq.ft.
17	Shade Tunnel	55.7 sq.m.	600 sq.ft.
18	Shade Tunnel	55.7 sq.m.	600 sq.ft.
19	Shade Tunnel	84.4 sq.m.	908 sq.ft.
20	Shade Tunnel	84.4 sq.m.	908 sq.ft.
21	Shade Tunnel	84.4 sq.m.	908 sq.ft.
22	Polytunnel	334.8 sq.m.	3,604 sq.ft.
23	Polytunnel	334.8 sq.m.	3,604 sq.ft.
24	Polytunnel	334.8 sq.m.	3,604 sq.ft.
<b>Total</b>	<b>Polytunnels</b>	<b>1,236.6 sq.m.</b>	<b>13,311 sq.ft.</b>
<b>Total</b>	<b>Shade Tunnels</b>	<b>364.6 sq.m.</b>	<b>3,924 sq.ft.</b>
<b>Total</b>	<b>Cloches</b>	<b>118.5 sq.m.</b>	<b>1,275 sq.ft.</b>

## SERVICES

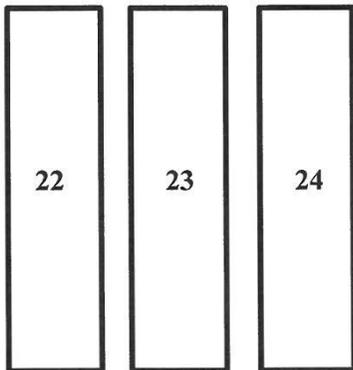
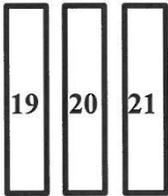
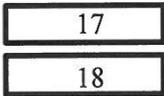
We are informed that the premises are connected to mains electricity 3-phase and to the mains water supplies with an above ground metal reservoir and two ponds from which water is extracted.

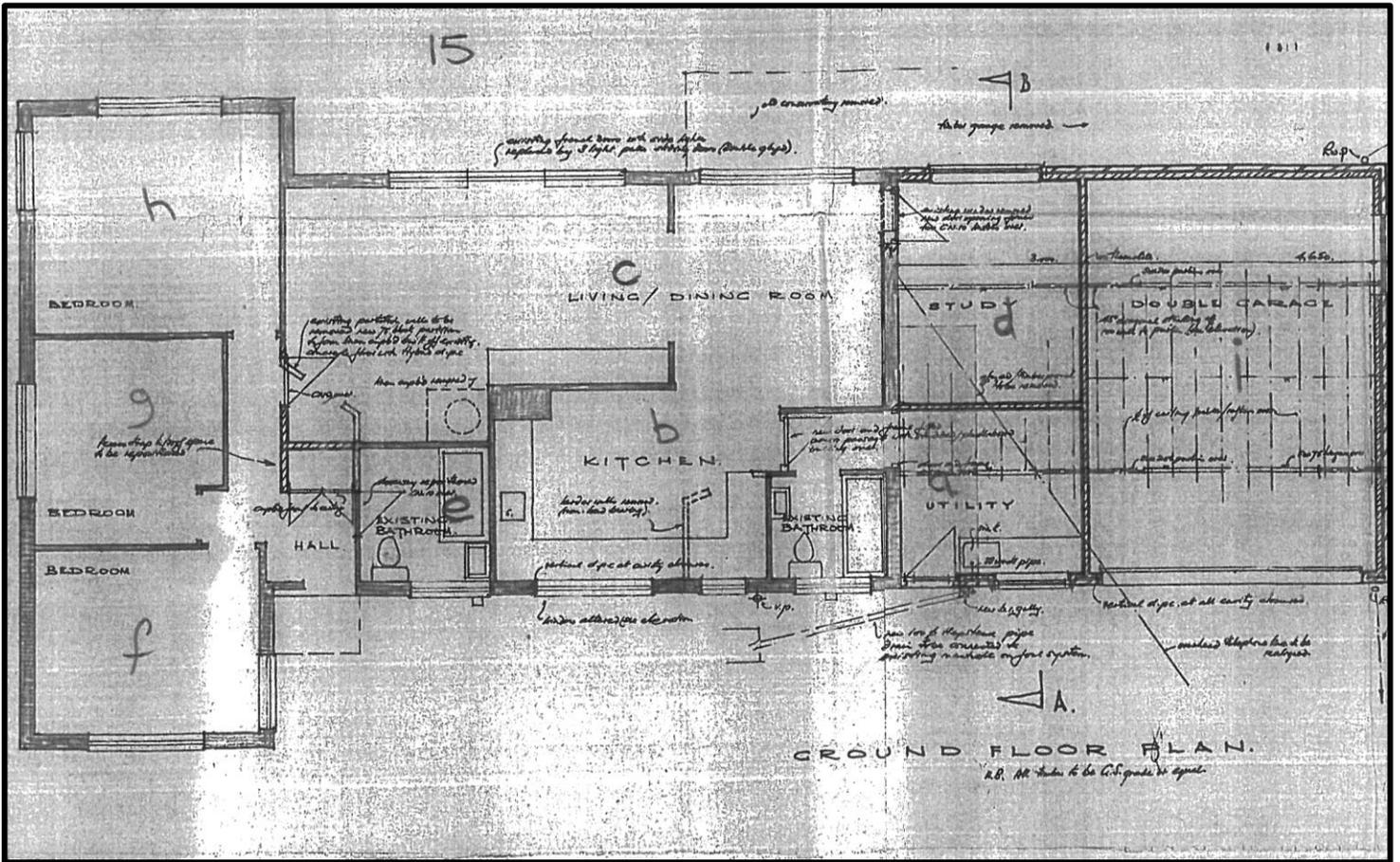
The WC accommodation is to a septic tank, and heating to the bungalow is liquid propane gas



15  
See plan

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**TOWN PLANNING**

We have not had sight of any town planning consents but understand that all the structures on the site are consented.

In regard to the dwelling, we are informed that it is tied but we are uncertain as to whether it is tied to the land or just to occupancy.

**RATING ASSESSMENT**

The premises are unassessed for rates as a horticultural holding.

Council tax, bungalow category E    £2,681.28 (2024/2025)

**THE BUSINESS**

The nursery grows containerised herbaceous ferns and grasses, having been on site for 32 years selling into the landscape design market.

70% of the plants sold are grown, they buy in plugs and liners and grow on, and 30% is pure trading.

We are informed that in the current year, 360 catalogues have been sent out, and if clients have not been in contact with you in four years, then they are removed from the list.

In 2022, 723 invoices were raised, and the largest customer amounted to 7% of turnover.

We have had sight of accounts for the end of October 2018-2022 and been provided with Actual and Estimated information for 2023 and the relevant information is set out below.

	2018	2019	2020	2021	2022	2023 Draft
<b>Turnover</b>	£261,561	£289,411	£303,088	£331,110	£334,735	£350,794
<b>% increase</b>	-	10.6%	4.7%	9.2%	1.1%	4.8%
<b>Gross Margin</b>	59.3%	59.3%	56.4%	61.6%	55.7%	65.1%
<b>Operating Profit*</b>	£51,930	£58,881	£66,132	£83,526	£68,152	£94,659
<b>Operating Profit %</b>	19.9%	20.3%	21.8%	25.2%	20.4%	27%
<b>Net Profit</b>	£43,890	£52,181	£60,473	£76,600	£29,558	£45,266
<b>Net Profit %</b>	16.8%	18.0%	20.0%	23.1%	8.8%	12.9%
<b>Wages</b>	21.6%	21.4%	21.3%	21.6%	21.1%	23.0%
<b>Marketing</b>	2.9%	3.0%	2.6%	3.3%	2.2%	1.8%
<b>Rent</b>	£5,400	£5,400	£5,400	£5,400	£5,400	£5,400

\* The definition of operating profit in this instance is trading profit before tax, director's costs, interest charges, depreciation and other extraordinary costs. This gives an indication of the revenue stream that a potential purchaser can hope to achieve prior to his own expenses and the finance required making the purchase.

\*\* The rent is considerably below market value.

Turnover has steadily increased from £261,000 in 2018 to £335,000 in 2022, estimated at circa £350,000 in the current year, as prices have slightly increased.

The gross margin being between 56%-59% other than in 2021 when it was 61.6%.

The operating profit has steadily increased until 2021 dropping to £68,152, 20.4% in 2022, draft figures for 2023 showing an increase to £94,659 27% in 2023.

Wages were averaging around 21.6% increasing slightly to 23% in 2023, and marketing has varied from 2.2% in 2022 to 3.3% in 2021.

### **GENERAL REMARKS/COMMENTS APPERTAINING TO VALUE**

Manor Farm Nurseries is centrally located with an attractive tied bungalow, and with a profitable business capable of substantial expansion and with some income from the workshops to the front.





## **PROPOSAL**

Offers are sought in the region of £850,000 plus stock and moveable plant and machinery at valuation for the freehold interest of the land, infrastructure, buildings and trading potential and tied bungalow.

## **PLANT AND MACHINERY**

A detailed list can be made available to seriously interested parties following a formal viewing.

## **STOCK**

Stock is available by separate negotiation.

## **STAFF**

A staff list can be made available to seriously interested parties following a formal viewing.

**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**

**26<sup>th</sup> 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*