

Lemken Nurseries, Guide Road, Hesketh Bank, Preston, PR4 6XS

Guide Price: £900,000



Lemken Nurseries, Guide Road, Hesketh Bank, Preston, PR4 6XS

Guide Price £900,000

- Horticultural Opportunity, with total plot extending to 4.06 acres (1.64 hectares) OTA
- Well presented, spacious detached 4 bedroom bungalow.
- Approximately 2.54 acres (10,278 sq.m) OTA of glasshouses.
- Further outbuildings to include packing area, general store, workshop, cold store, office space and welfare facilities.
- Fantastic private plot.
- Excellent opportunity for those looking to run a business from home.





An attractive and well-maintained nursery site extending to approximately 4.06 acres (1.64 hectares), comprising a substantial detached four-bedroom bungalow alongside 2.54 acres of productive commercial glasshouses and a comprehensive range of ancillary buildings. These include a general store, packing facility, workshop, cold store, office accommodation and staff welfare facilities, all arranged around a practical and accessible yard area. The site has a proven track record as an established horticultural enterprise, most recently utilised for the intensive growing of strawberries.

This is a rare opportunity to acquire a versatile property that will appeal to both horticultural operators and commercial purchasers seeking premises with potential for alternative uses, subject to the appropriate planning consents.

The property occupies a convenient yet rural position just off Guide Road, to the north of Hesketh Bank village, surrounded by open farmland near the Ribble Estuary. The coastal town of Southport lies approximately 10 miles to the south west, with the city of Preston around 12 miles to the north east, offering good regional connectivity.







The bungalow is situated to the western side of the site, enjoying a private setting with its own driveway and established front and rear gardens, providing separation from the operational areas when required. The accommodation is well laid out, with access via a spacious side porch incorporating plumbing for laundry appliances and leading to a cloakroom with WC and wash hand basin. The main hallway includes useful storage cupboards and an airing cupboard housing a hot water cylinder, and provides access to all principal rooms.

The dining kitchen is bright and functional, fitted with a range of base and wall units, integrated sink, electric cooker, hob and extractor. The kitchen leads through to a dining room, which in turn opens into a comfortable sitting room. Both spaces enjoy glazed patio doors opening onto the garden, creating light-filled living areas. A conservatory extends from the sitting room, offering an additional reception space. The property provides four bedrooms, allowing for flexible living arrangements, together with a family bathroom fitted with a corner bath, shower cubicle, WC and wash hand basin, plus a separate WC.

Externally, the bungalow benefits from a rear paved patio ideal for seating and entertaining, along with a landscaped front garden planted with established shrubs.





The commercial element of the site includes an extensive range of glasshouses extending to approximately 2.54 acres (10,278 sq m), predominantly of Cambridge frame construction. Previously used for strawberry production, these structures are equipped with irrigation, ventilation and heating systems, with a combination of concreted walkways and fully concreted floors, and offer significant potential for a range of alternative horticultural or commercial uses.

Further supporting infrastructure includes a steel portal framed general store, packing facility with integrated cold store, workshop, irrigation pond, office accommodation and welfare facilities. The buildings are set within concrete yard areas, ensuring efficient vehicular access and ease of operation.

Overall, the property represents a highly adaptable opportunity, suitable for established growers, business operators or investors seeking a site with scope for diversification or redevelopment, subject to obtaining the necessary planning permissions.





Building	Size	Comments
Glasshouse Block 1	80m x 39m	6-bay Cambridge glasshouse, twin apex roof, auto roof vents, sliding side doors, earthen floor with polythene, central concrete path with former auto watering, hot water heating, CO_2 piping
Glasshouse Block 2	80m x 39m	6-bay Cambridge glasshouse, twin apex roof, auto vents, sliding doors, with former auto watering, hot water heating, CO_2 piping, gas-fired boiler with controls
Glasshouse Block 3	56m x 41.5m	6½-bay glasshouse, twin apex roof, earthen floor with central path, former auto watering, heating pipes, CO_2 system, night break lighting
Glasshouse Block 4	64m x 22.5	3½-bay, 7 apex roof, concrete floor with underfloor heating, former auto watering, roof vents, CO_2 piping
Glasshouse Block 5	11.5m x 22.5m	4-bay, 8 apex roof, concrete floor, auto roof vents, roof screening, heating and CO_2 piping
Irrigation Pond		Plastic-lined lagoon with transfer pump to airing tanks
General Store &	12m x 10.8m	Steel frame, block walls, fibre cement cladding/ roof, automated watering & fertiliser system, water tanks, fertiliser store and loft storage
Packing Room	10.5m x 10.8m	Insulated steel frame building, packing line, fridge, chillers, concrete floor.
Workshop	9.35m x 5.5m	Steel frame, insulated roof, sliding and up-and-over doors
Canteen, Cloak-room / W.Cs & Office		Block construction, with Canteen including fitted units, sink, electric water heater. Cloakroom with sink and heater, separate ladies & gents W.Cs and Office including timber door and window to yard.

Glasshouses

Approximate Gross Internal Area : 10278.12 sq m / 110633 sq ft

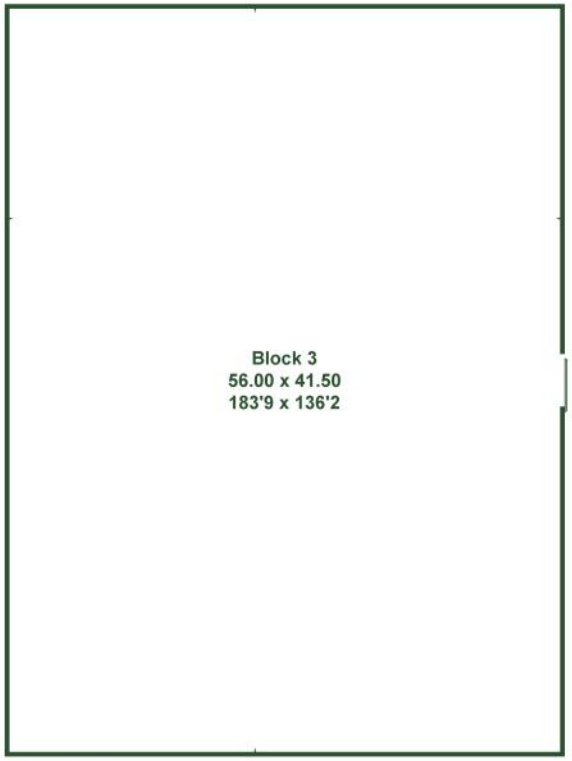
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



BLOCK 1 & 2



BLOCK 4 & 5



BLOCK 3

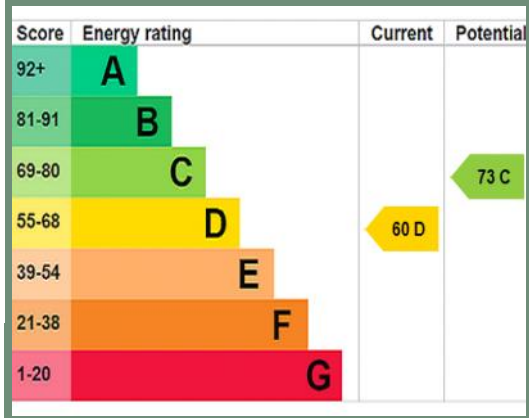
Approximate Gross Internal Area : 180.03 sq m / 1938 sq ft
Outbuildings : 272.58 sq m / 2934 sq ft
Storage : 51.42 sq m / 553 sq ft
Total : 504.03 sq m / 5425 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract





General Remarks

Services: Norosal Bungalow: benefits from mains water, mains sewerage and mains electricity. Heating for the bungalow is by way of an oil fired central heating system.

Lemken Nursery Site: benefits from both single and 3-phase electricity, alongside standby diesel generator. Connected to mains water, gas and drainage.

Parking allocated and number of spaces : Driveway parking for multiple vehicles.

Construction Type: Bungalow constructed of brick under slate.

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : N/A

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 3.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A - Information obtained from the Local Authority and British Geological Survey

Communications :
Broadband: Ultrafast broadband available in the area
Mobile signal: Good outdoor signal available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Date of photographs: April 2024

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: West Lancashire Borough Council **Council Tax:** Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Simon G Wells. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : prude.cookie.flasks

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!

Abarnett.co.uk