



Hawthorn Nurseries, Elm Garden Drive,  
The Reddings, Cheltenham

**BK** | Bruton  
Knowles



# Hawthorn Nurseries

Elm Garden Drive,  
The Reddings,  
Cheltenham GL51 6TF

A nursery with two bedroom bungalow and two pasture fields located on the edge of Cheltenham.

Cheltenham 3 miles, Cheltenham station (London Paddington 2 hours) 2.3 miles, Gloucester 7 miles, Stroud 13 miles, Cirencester 17 miles, M5 J11 2 miles

In all about 5.05 acres ( 2.04 hectares).

Conservatory | Sitting Room | Kitchen | Pantry | Dining room | 2 bedrooms | Bathroom | Boot room | Garage | Machinery store | Office | Garaging | Outside W.C. | 3 commercial green houses | Poly tunnel | Pasture land

## The Property

The bungalow at Hawthorn Nurseries occupies a private position down Elm Garden Drive. The property comprises a single-storey, two-bedroom bungalow subject to an Agricultural Occupancy Condition. Inside, a light boot room provides access to the kitchen, pantry and the dining room. From the dining room, the inner hall gives access to the well sized sitting room, two bedrooms, a family bathroom and conservatory. Outside, the attached garage extends to some 14 sq m. The garden has been well maintained and is separated from the main nursery. Access into the house can also be taken via the conservatory through the original front door.



## Hawthorn Nurseries, Elm Gardens Drive, The Reddings, Gloucestershire

### Approximate IPMS2 Floor Area

House	99 sq metres / 1066 sq feet
Main Garage	14 sq metres / 150 sq feet
Garage 1	23 sq metres / 248 sq feet
Garage 2	17 sq metres / 183 sq feet
Garage 3	19 sq metres / 204 sq feet
Machinery Store / Store	113 sq metres / 1216 sq feet
Greenhouse 1	25 sq metres / 269 sq feet
Greenhouse 2	73 sq metres / 786 sq feet
Greenhouse 3	368 sq metres / 3961 sq feet
Greenhouse 4	269 sq metres / 2896 sq feet

Total 1020 sq metres / 10979 sq feet

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07890 327 241

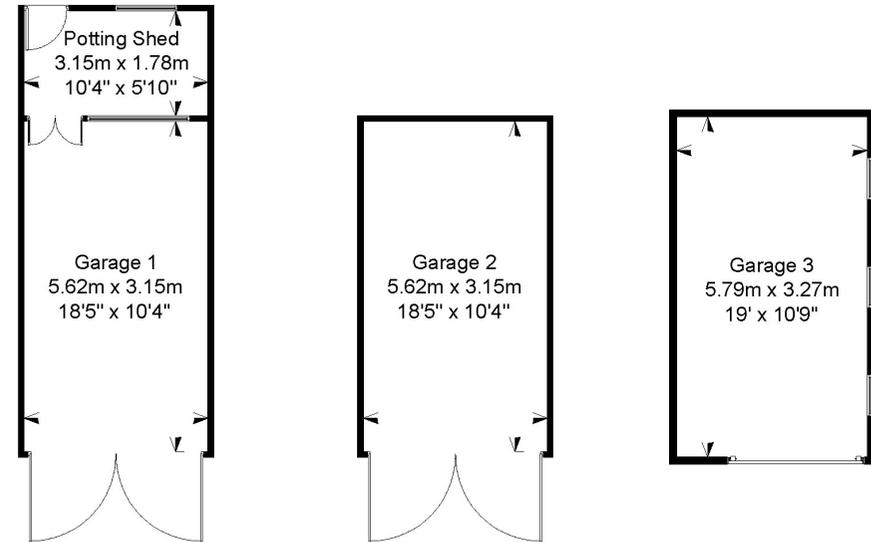
Job No SP3251

This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

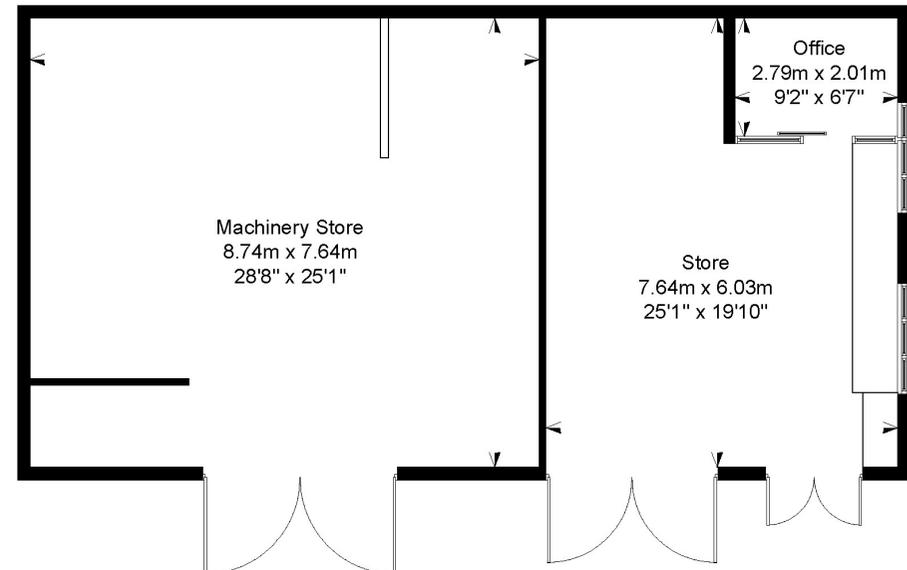
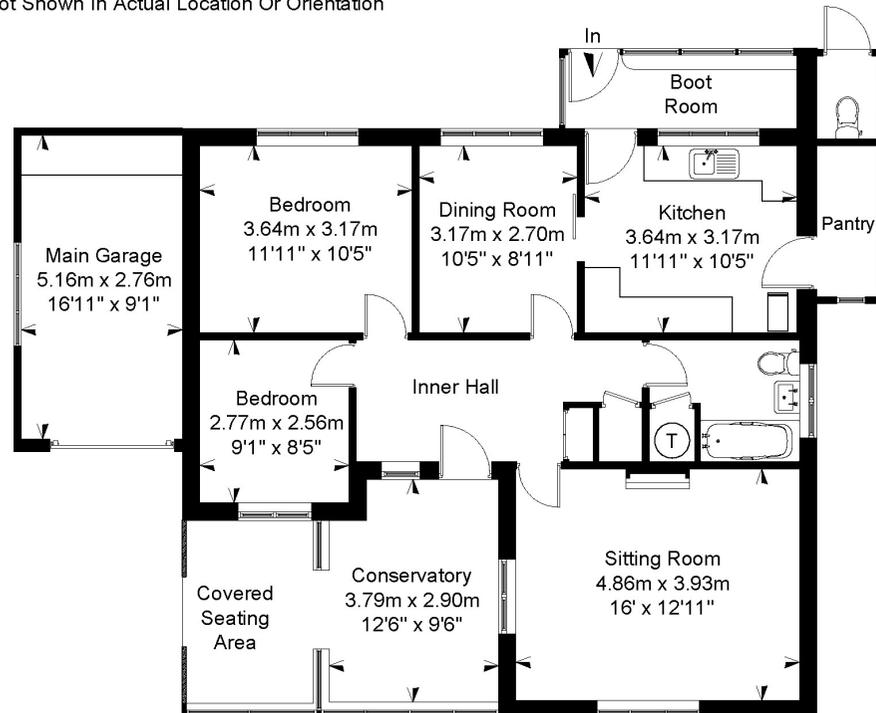
Not to scale unless specified.

IPMS = International Property Measurement Standard



### Outbuildings

Not Shown In Actual Location Or Orientation



## Location

Hawthorn Nurseries is located at the end of a no through road known as Elm Garden Drive which leads from Badgeworth Lane, which in turn is the main road linking Shurdington and Bamfurlong. Cheltenham town centre lies just 3 miles to the east while junction 11 of the M5 motorway is just 1.9 miles southwest. The nursery is ideally suited to serve the large number of garden centres that occupy the county with several notable horticultural outlets within a 10 mile radius.

Hawthorn Nurseries benefits from road frontage onto Elm Garden Drive as well as Bamfurlong Lane, with the pasture land creating an infill between two established sites.

## The Nursery

The facilities at Hawthorn Nurseries comprise a good array of traditional and 1970s and 1980s growing houses and machinery stores. Located to the west of the house is a block built machinery store and workshop with office as well as two garages of a similar construction .

The glasshouses at Hawthorn Nurseries provide approximately 735 sq m of growing space. Raised tables are in situ and heating is provided via either an oil-fired hot water system or elevated electric circulating fans . Two oil boilers are situated in their own standalone boiler houses behind the corresponding glasshouses.

Adjacent to the glasshouses is a clear span poly tunnel, an area of pasture previously used to house cold frames and the footings for an additional glasshouse.

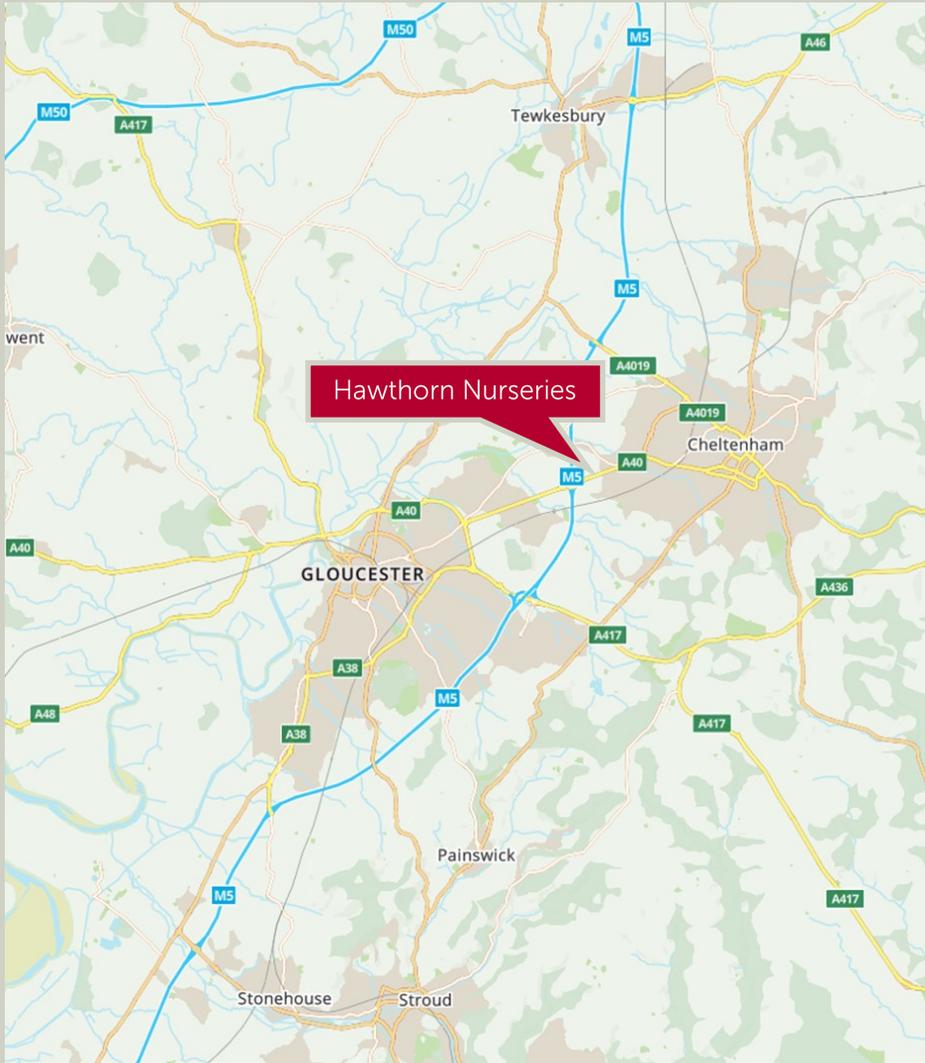


## The Land

The land at Hawthorn Nurseries extends to the west of the buildings and comprises level pasture land divided into two field enclosures extending to about 2.85 acres.

Access to the land can be taken via a field gate located off Elm Garden Drive or through a gated entrance way to the eastern boundary through the nursery. The land benefits from a portion of road frontage along Bamfurlong Lane. While there is no drop curb in place the land creates an approximately 56 meter stretch of infill between two established residential sites.





## Directions

From the A40 'Golden Valley' dual carriageway head east towards Cheltenham, take the first exit at Arle Court Roundabout onto the B4063. Turn left onto Badgeworth Road, after 0.5 miles turn right onto Elm Garden Drive and Hawthorn Nurseries will be on your right after just 300 meters.

## General

**Local Authority:** Tewkesbury Borough Council

**Services:** Mains water and electricity. A shared private drainage system, solid fuel heating system to the bungalow and oil-fired/electric heating to the greenhouses.

**Council Tax:** Band C

**EPC:** F

**Tenure:** Freehold

**Wayleaves, easements and rights of way:** The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. Maps show a public footpath crossing over part of the land. We have been informed that this was decommissioned in 1972 however no formal correspondence is currently available to support this.

**Guide Price:** £650,000

**Method of sale:** Hawthorn Nurseries is offered for sale as a whole by private treaty.

**Overage:** The property will be sold subject to an overage clause entitling the Vendors to benefit from 30% of any uplift beyond agricultural/horticultural value resulting from the granting of consent for any use other than agricultural, horticultural or equestrian for a period of 30 years.

**Viewing:** Strictly by prior appointment with the selling agent.

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