

Durbridge Road Nursery

Durbridge Road, Redmarley D'Abitot, Gloucestershire, GL19 3LP

 **BRUTON
KNOWLES**



For Sale by Informal Tender

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Introduction

A well-equipped nursery most recently used for soft fruit production, now offering potential for continued or alternative residential and commercial opportunities (subject to planning).

The nursery is situated adjacent to Durbridge Road, just 0.6 miles south of Redmarley. The nursery is well-connected locally, being 2 miles south of the M50 motorway (Junction 2).

Redmarley D'Abitot is a small village and civil parish in Gloucestershire, in Southwest England.



Location

The nursery is located adjacent to Durbridge Road, just 0.6 miles south of Redmarley. The nursery is well-connected locally being 2 miles south of the M50 motorway (Junction 2). The market town of Ledbury (6 miles) and Malvern (13 miles) provide a wide range of amenities, while Gloucester and Cheltenham are both within easy reach.

Description

The site is accessed via an established gateway to the south of Durbridge Road. The access drive leads south towards two residential properties known as Lower Folly and Princehill. Both properties will retain a full right of access over the drive.

In total, the site extends to approximately **3.16 acres (1.28 ha)** and gently slopes from the north to the southeast. At present on site are several clusters of substantial glasshouses in three groups. The glasshouses have a total approximate Gross Internal Area of **67,220 sq.ft** and are all connected to an oil-fired boiler heating system, electronically controlled ventilation, and an integrated irrigation system. These have been occupied and used for growing until September 2025.

In addition to the glasshouses, there are two further buildings, a boiler house, housing both Danks of Netherton boilers together with Nu-Way burners (**1,530 sq.ft**), and a packing house of **954 sq.ft**. The packing house is of concrete block construction under a pitched roof and may offer conversion potential, subject to the necessary consents.

Overall, the site offers good scope for continued use as a nursery or a wide range of potential business diversification or operational opportunities, subject to obtaining the necessary planning consents.

Planning Use

The property is situated within the Local Authority of Forest of Dean District Council. We understand that the site benefits from continued agricultural/horticultural use. Potential purchasers are invited to make their own investigations with the Local Planning Authority, however, we understand that there have been no recent or outstanding planning applications on any part of the site.

Services

We understand that the site is connected to a mains 3-phase electricity supply, a mains and borehole water connection, and private drainage, but have not undertaken any tests in this regard. The required and appropriate splitting of these services must be agreed upon prior to the acceptance of any offer.

Tenure

Freehold with Vacant Possession. Please note that the access road is within the sale area but subject to a third party right of way to both the retained dwelling and a third party owned dwelling house.

VAT

The property is not elected for VAT.

Legal Costs

Each party is responsible for its own legal and professional fees.

Overage Clause

An overage clause may be sought for future development depending on the purchaser's intentions for the property as part of the sale. Terms are to be agreed.

Method of Sale

The property is for sale by way of Informal Tender. Offers should be submitted by 12 noon on Tuesday 16th December 2025 to the sole selling agents, in writing addressed to: Archie Stray, Bruton Knowles, Olympus House, Olympus Park, Quedgeley, GL2 3NF or by email to archie.stray@brutonknowles.co.uk

Rights of Way, Wayleaves and Easements

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not. A public footpath leads down the access drive from Durbridge Road before exiting south onto Newent Road.

Sale Plan and Boundaries

The boundaries are assumed to be correct and interested parties are deemed to have full knowledge of the boundaries. The sale plan, photographs, and ordnance survey extract have been provided for guidance only. Bruton Knowles are not under any obligation to define where boundaries are or verify their location in accordance with the title plan.

Viewing

Viewings will be strictly by appointment only with Bruton Knowles as sole selling agents. Set viewing slots will be provided. Interested parties should not enter the site without prior notice to the agents.

Health and Safety for Viewers - Given the potential hazards of livestock and farm hazards, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please contact Bruton Knowles using the details below to arrange a viewing. Viewing without permission or unaccompanied is at your own risk.

Subject to Contract September 2025

IMPORTANT NOTICE: These particulars have been prepared in good faith to provide a general outline of the subject property. Whilst every effort has been made to ensure the details are accurate should there be any points which are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase. These particulars do not constitute any part of an offer or Contract. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers should make their own enquiries to ensure any descriptions are likely to match any expectations held of the property. Any photograph(s) portray only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made regarding the parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are merely provided as a guide and are approximate. If such details are fundamental to a purchaser(s), prospective purchasers(s) must rely on their own enquiries. Details Prepared and Photographs taken September 2025. Fixtures and fittings shown may not represent the final specification and should not be relied upon as an exact indication of the property's contents.

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Guide Price £300,000 Freehold



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Contact:

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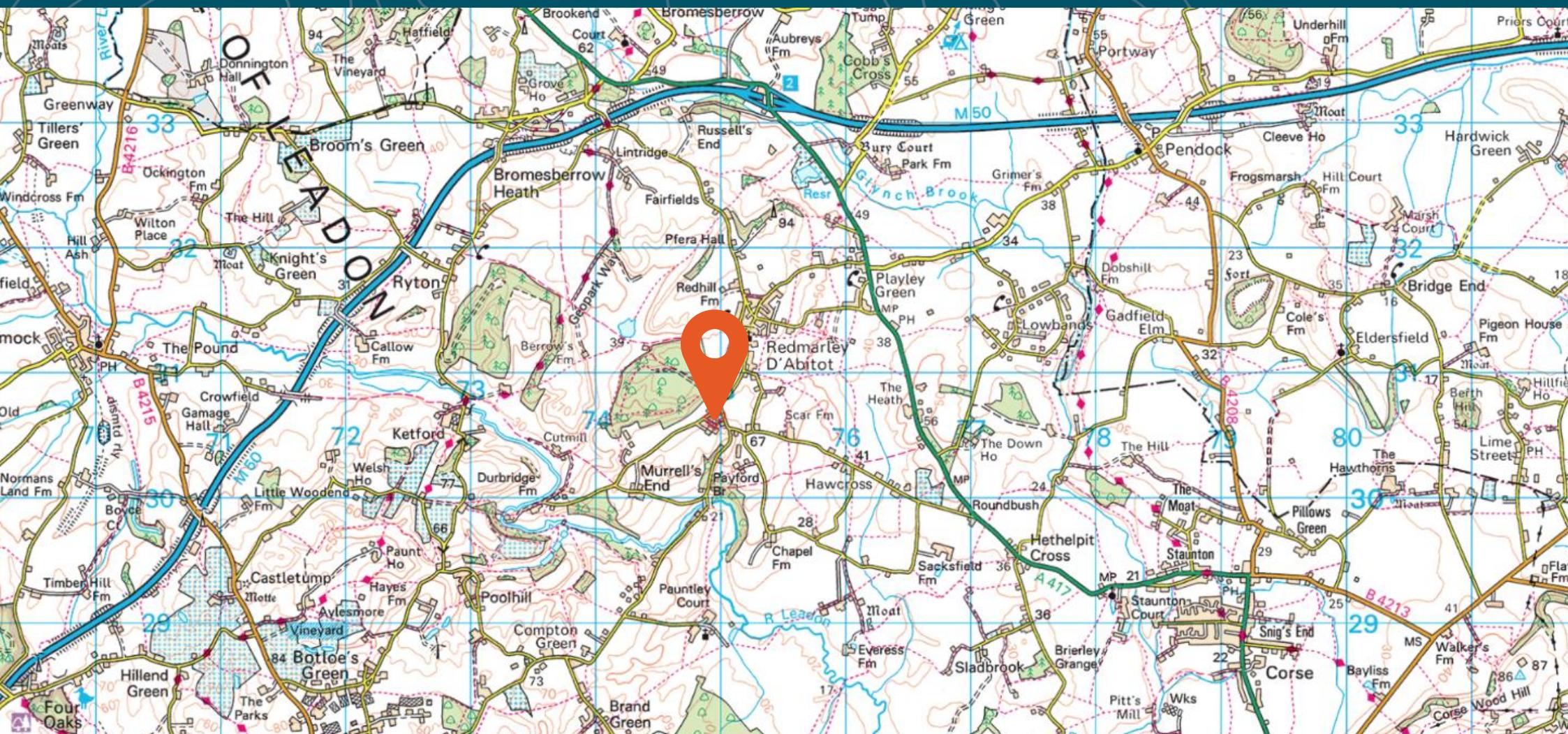
Gloucester office:

Olympus House, Olympus Park,

Quedgeley, Gloucester, GL2 4NF

T: 01452 880000





Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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