

FOR SALE

9.1 Acre Industrial Development Opportunity
Fretherne Nurseries, Fretherne, Saul Gloucester GL2 7JF



- Freehold site of 9.1 Acres
- Scope for Commercial Development (subject to planning)
- Current use B8
- Guide Price £5,000,000

For illustrative purposes.

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Location

Fretherne Nursery is located in a predominantly rural area approximately 9 miles south of Gloucester, 9.3 miles west of Stroud and 31 miles north of central Bristol in close proximity to Frampton on Severn and the River Severn at Saul. The site is under 2 miles from the A38 providing north and south bound routes and 4 miles from Junction 13 of the M5 motorway, providing connectivity to the wider Southwest, Midlands and national motorway network.

Avonmouth Docks are located 39 miles to the south (travel time estimated 43 minutes).

The site has direct access on to the B4071 Arlingham Road which is a busy and well-established transport route for HGVs.

The surrounding area is characterised by agricultural, horticultural and commercial uses making it well suited to a range of business operations.

Description

The site is in active use as an HGV storage and distribution facility and includes a range of industrial buildings, large-scale greenhouses and polytunnels, providing a mixture of hardstanding and developed areas.

The scale of the site and its existing commercial B8 use, indicates that there is good scope for industrial redevelopment, subject to obtaining the necessary planning consents. The site may be suitable for the construction of new-build industrial or logistics buildings, with potential for reconfiguration or comprehensive redevelopment to meet modern occupier requirements.

The site's size, good access and layout offers flexibility for a plethora of industrial uses including warehousing, storage, distribution or ancillary employment uses, subject to planning. Its established commercial character and current operational use further underpin its potential for future industrial-led development.



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A Rare Opportunity to Acquire an Established 9.1-Acre Industrial / B8 Site Offering Significant Redevelopment Potential (STP)

Accommodation (Approx.)

	Acre	Hectare
Total site area	9.1	3.68

Business Rates

The site has been operating as a horticultural unit for the last 50 years, which has been exempt from business rates.

Services

- The site benefits from 3 phase electricity
- Existing oil fuelled heating system for the glass houses.
- No gas.

Tenure & Occupation

The property is offered Freehold subject to the following occupational leases:

Tenant	Start Date	Term Date	Annual Rent	Break Options
The Fine Wooden Article Company Limited	14/4/25	31/12/27	£3,900	Break option 7/3/26.

Archway Green Limited	16/6/25	15/6/30	£10,000	
Genus Softworks Limited	1/10/24	30/11/26	£30,000	Rolling 3 month

Full copy of each lease can be found in the data pack.

Use Class

A planning application has been recently submitted to Stroud District Council under reference **S.25/2450/CPE** in relation to a 'Certificate of Lawfulness for use of existing land and buildings for storage or distribution use (Class B8) for a period in excess of 10 years.

Guide Price

Offers sought on an Unconditional basis with a guide price of £5,000,000 (Five Million Pounds).

The guide price equates to a low capital value of £550,000 an acre.

VAT

The property is not elected for VAT on the sale price.

Legal

Each party is to incur their own legal fees.

EPC

EPCs are to be commissioned where necessary.

Viewing

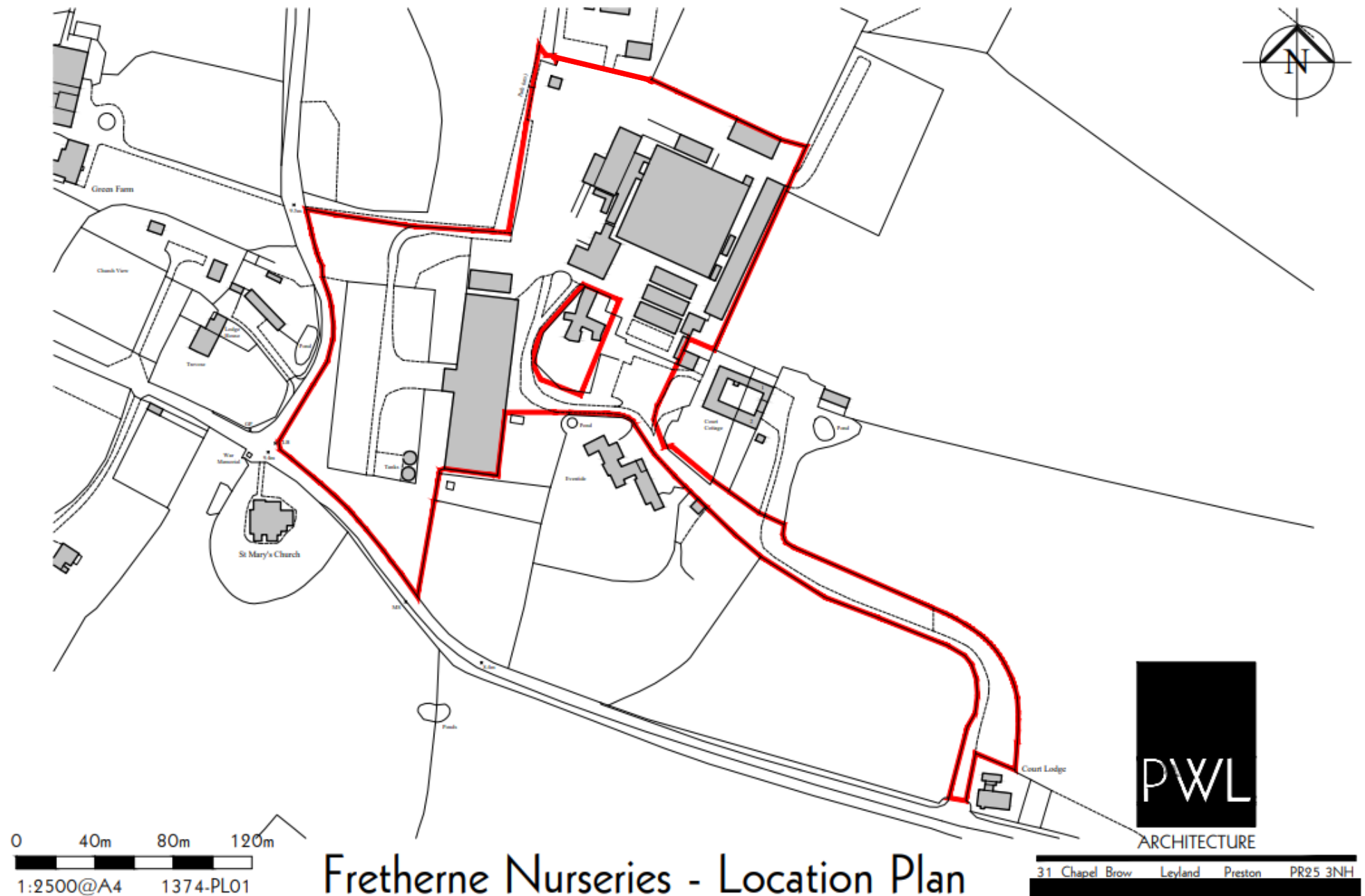
Viewing is by appointment only with the sole selling agents. An interactive ariel tour of the site is available via [Link](#)

Information Pack

An Information Pack containing a copy of the lease, title information, building information, certification and reports is available upon request. Please view before arranging an inspection.

Subject to Contract – September 2025

Indicative Boundary Plan



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