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SPALDING HORTICULTURAL: 01775 766766 (Option 4) www.longstaff.com

On Behalf of Begbies Traynor acting
as the Administrators of Sarah Raven's
Kitchen and Garden Limited



Rookery Farm, Joy's Bank, Holbeach St Johns, Spalding Lincolnshire, PE12 8SG

- HORTICULTURAL FACILITY
- ACCOMMODATION: 2,971 sq m (31,983 sq.ft.)
- GLASSHOUSES: 17,098 sq m (184,041 sq.ft.)
- POLYTUNNELS: 3,841 sq m (41,344 sq.ft.)
- PRICE: £2.5 MILLION Subject to Contract



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SPALDING 01775 766766 BOURNE 01778 420406



PROPERTY

The property comprises a high quality fully functioning extensive horticultural complex providing a range of glasshouse and nursery structures (including individual computerised climate control and irrigation systems) with ancillary modern and very well appointed farmhouse, offices, packhouses, cold stores, workshops, former grainstores, staff accommodation and polytunnels.

The facility benefits from biomass boiler heating (underfloor in part), oil- fired back up (in part), PV panels (in part) and reservoirs (holding up to 20 million litres of self-saved water). The modern parts of the complex were erected on a phased basis from the early 2000's onwards.

A more detailed description/specification of the various facilities can be provided on request. There is deemed to be potential (and land available) to extend the growing areas and erect additional buildings and/or glasshouses on land at the eastern and western edges of the site and to replace polytunnels with glass, subject to necessary Planning Consent being obtained.

The site extends to about 7.42 hectares (18.33 acres) (Subject to Survey).

ENERGY PERFORMANCE CERTIFICATE

The packhouse at Rookery Farm has an EPC rating of F126. The house has an EPC rating of C75.

SERVICES:

We are advised that mains water and electricity supplies are available to the property. There is a private drainage system. Heating via biomass boilers with oil-fired back up (for the glasshouses). Glasshouse roof water is harvested and reservoir stored (to feed the irrigation systems). We understand that the boilers can take a range of fuels and are currently fuelled with waste wood currently brought to the site free of charge by a clearance contractor. PV panels are also installed (in part) with most of the electricity generated used on site. Any surplus is exported to the grid via EON. None of the utility services or mechanical and electrical installations have been tested and are not warranted to be in working order. Interested parties should make their own investigations to the relevant utility service providers

TOWN AND COUNTRY PLANNING:

We understand that the property has consent for the existing horticultural use with ancillary facilities, however, we have not had sight of all relevant documentation. Interested parties are advised to make their own investigations to the Local Planning Authority (South Holland District Council Planning Department).

RATES:

Charging Authority: South Holland District Council

Rateable Value: Hostel & Premises £5,200

Warehouse & Premises £19,500 (part exempt)

Please visit [Estimate your business rates - GOV.UK](https://www.gov.uk/guidance/estimate-your-business-rates) for an indication of the likely annual business rates payable.

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

In addition, Annual Drainage Rates are payable to the South Holland Internal Drainage Board.

AGENTS NOTE:

We are aware of a proposal by National Grid to construct 140 km of new overhead transmission line from Grimsby to Walpole. Based upon the consultation documents provided, the overhead line runs to the west of the property and the Draft Order Limits identifies a very small parcel of land that may be included. Our initial opinion is that the CPO should not affect the operational integrity of the site, however until the consultation process has finished and the Order finalised, the exact position of the overhead line will remain unknown. Further details are available upon request.

TENURE:

The property is available For Sale Freehold, subject to vacant possession.

PRICE:

£2.5M – Subject to Contract.

VAT:

VAT may be charged in addition to the price at the prevailing rate. (TBC).

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

ANTI MONEY LAUNDERING:

A prospective purchaser will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of Solicitors. Further information regarding these requirements will be provided in due course.

VIEWING:

Please contact the Agricultural Department on 01775 766766 (Option 4) or email Agricultural@longstaff.com.

ACCOMMODATION:

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following approximate floor areas:

Area	m ²	ft ²
Glasshouses	17,098	184,041
Polytunnels	3,841	41,344
Farmhouse	176	1,898
Offices/Packing/Coldstores	1,393	14,992
Store	461	4,960
Store/Coldstore	439	4,728
Open Sided Store	237	2,555
Portacabin Staff Hostel	265	2,850











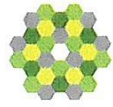




Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HM Land Registry
Current title plan

Title number **LL412317**
Ordnance Survey map reference **TF3618NW**
Scale **1:2500**
Administrative area **Lincolnshire : South
Holland**

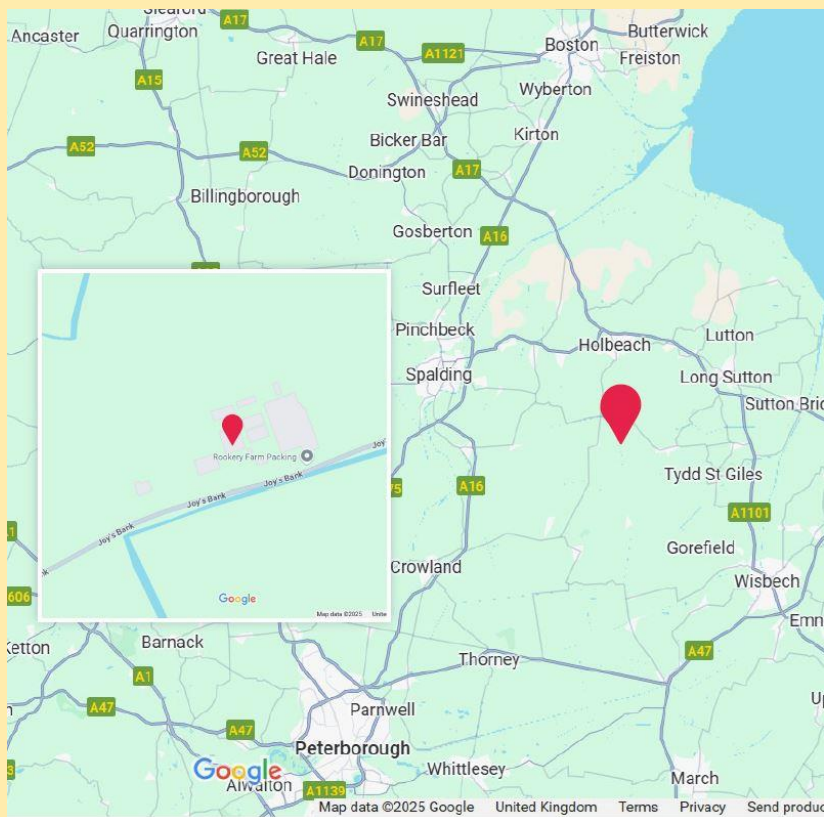


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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 25 July 2025 at 16:13:01. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.



Rookery Farm occupies a strategic position in an area which has had a long-established food and horticultural sector and readily available workforce. It is approximately 7 miles east of the A16 at Cowbit, 9 miles south of the A17 at Holbeach and 11 miles east of Spalding. Holbeach St John Village lies 2 miles to the west.



PARTICULARS CONTENT

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Ref: S11807

Viewings are to be arranged only by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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