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



Papworth Nursery, Washdyke Lane, Donington, Spalding, South Lincolnshire. PE11 4SL

Guide Price £700,000 Subject to Contract

- WELL MAINTAINED HORTICULTURAL FACILITY
- MODERN, WELL FITTED OFFICES 1,839 sq.ft. (171m²)
- WELL MAINTAINED GLASS 19,368 sq.ft. (1,800m²)
- MULTIPLE POLYTUNNELS 132,146 sq.ft. (12,285m²)
- GENERAL PURPOSE WAREHOUSE 3,150 sq.ft. (292.80m²)
- EXTENSIVE OUTSIDE GROWING AREAS 59,050 sq.ft. (5,488m²)
- FACILITIES INCLUDING PORTACABIN REST ROOM AND PORTALOOS
- CANTEEN / WORKSHOP 1,632 sq.ft. (151.7m²)
- IRRIGATION TANKS AND PUMP HOUSE

TOTAL SITE AREA: 8.85 ACRES (3.58 HECTARES)

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BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



GENERAL INFORMATION

Papworth Nursery has been established over a number of years and provides an opportunity for extensive outdoor and indoor growing and growing on environments, together with a range of additional modern facilities, all in good order. It is located to the south east of Donington (1.5 miles), and 1.5 miles north of Quadring. It is within easy reach of the market towns of Spalding and Boston.

The South Lincolnshire area generally is very well renowned as being at the forefront of horticultural production and trading in the eastern part of the UK. This is coupled with an extensive and integrated transport system which is easily available to this particular nursery and the area generally.

The nursery has been comprehensively cleared and now provides the opportunity for an incoming purchaser to establish full occupation at an early stage.

It is located in a secluded and well treed/protected location on the south side of Washdyke Lane, a short distance from the A152 road between Quadring and Donington and is well laid out and established for its required purpose together with extensive parking and manoeuvring areas.

TENURE

Freehold with vacant possession. Early vacant possession can be available at completion.

SERVICES

Mains electricity (single and three phase) together with mains water (metered). There is a significant self saved water system off the glass into two irrigation reservoirs. Drainage to a private system.

DRAINAGE RATES:

2025/2026 Rating Year – £1,022.99.

VAT:

There has been no 'opt to tax' for VAT purposes. VAT will not be charged in addition to the purchase price.

LEGAL COSTS:

Each party will be responsible for their own legal and professional costs incurred in the sale/purchase.

FUNDING/ANTI MONEY LAUNDERING REGULATION COMPLIANCE:

A prospective purchaser will be required to provide confirmation of their source of funding and pass the necessary Anti Money Laundering Compliance checks undertaken by the Vendor's Agents prior to instruction to Solicitors.

NURSERY EQUIPMENT AND OFFICE FITTINGS ETC.

It will be pointed out at the time of viewing as to which items are included in the sale. Some items are specifically excluded and will not be available.

SUMMARY OF ACCOMMODATION

		Sq. Ft.	m ²
a)	Offices	1,839.00	171.00
b)	Canteen / Workshop	1,632.00	151.70
c)	Open Fronted Store	653.00	60.78
d)	GP Warehouse	3,150.00	292.80
e)	Glasshouse	19,368.00	1,800.00
f)	Polytunnels	132,146.00	12,285.00
g)	Open Growing Areas	59,050.00	5,488.00
h)	Portoloos	N/A	N/A
i)	Portacabin	281.00	27.07
j)	Rest Room/former Container	285.00	26.55
	TOTAL:	218,404.00	20,302.90

BUILDINGS

Offices: -

There are Offices located within the structure of the Greenhouse. The external office, which is divided into sections, is of timber effect cladding construction. The offices, and the meeting rooms, have carpeted floors with the kitchen having vinyl flooring. The offices are decorated neutrally throughout. There are air conditioning units fixed to the walls of two of the offices.

Workshop: -

The Workshop is of steel portal frame construction with a mono-pitched roof and concrete floor. The Workshop benefits from a roller shutter door.

Within the Workshop building is the Canteen, along with W/Cs.

Open Fronted Store: -

Of steel portal frame construction with a mono-pitched roof and concrete floor.

GP Warehouse: -

Of steel portal frame construction with profile clad walling. The Warehouse benefits from two roller shutter doors, including a personnel door.









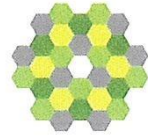




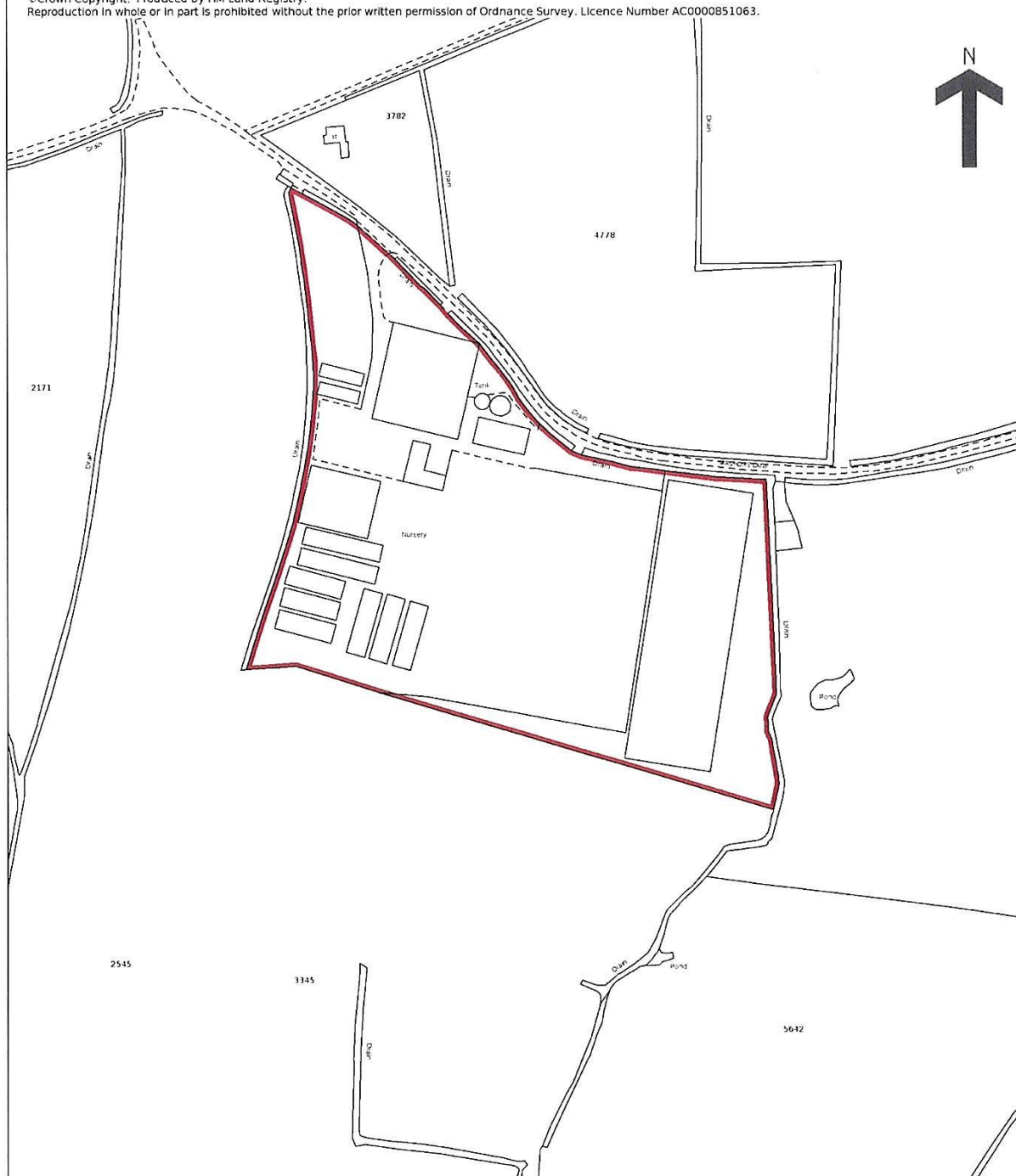


HM Land Registry Current title plan

Title number **LL293801**
Ordnance Survey map reference **TF2234NW**
Scale **1:2500**
Administrative area **Lincolnshire : South Holland**



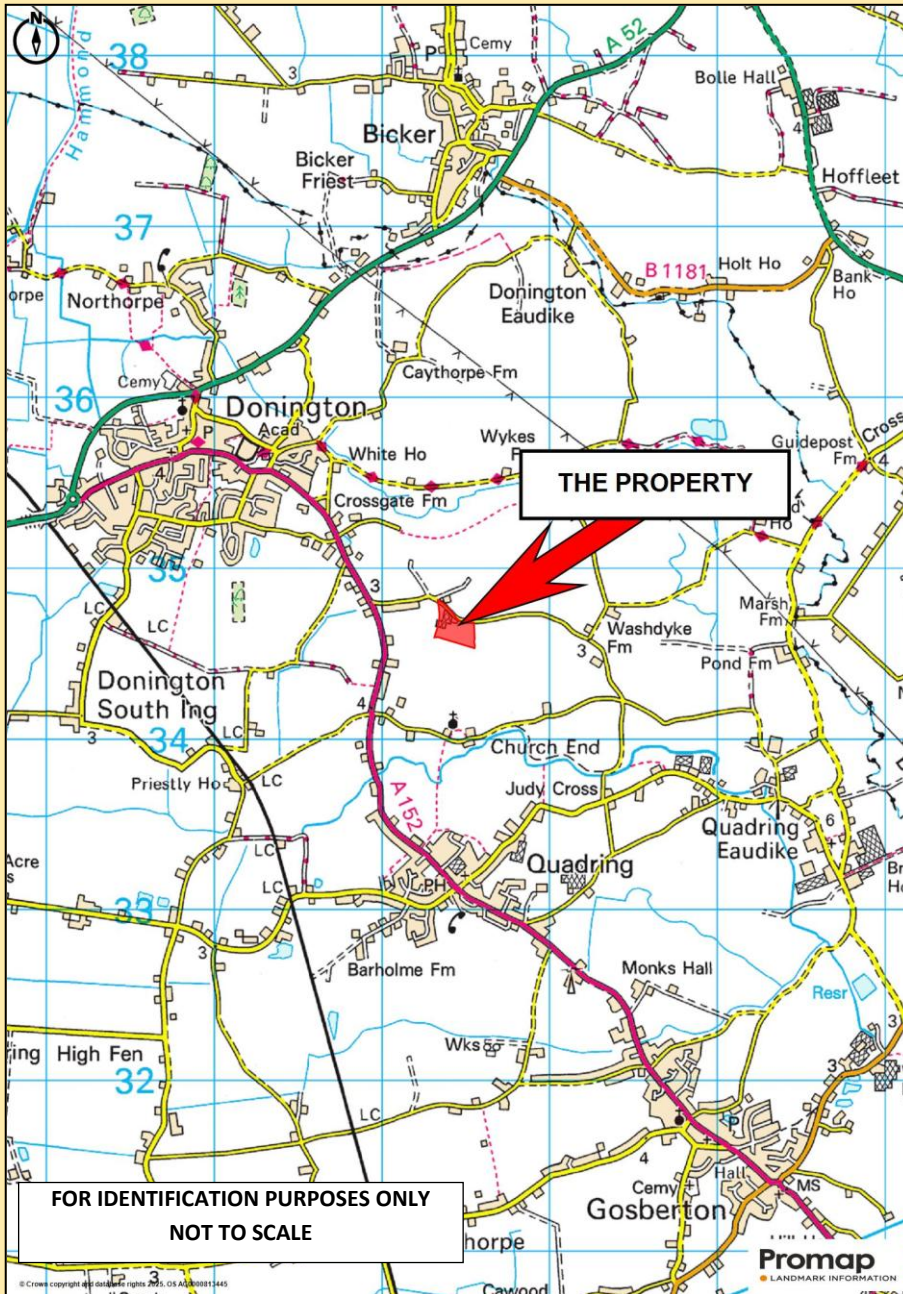
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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 15 September 2025 at 13:17:31. This title plan shows the general position, not the exact line, of the boundaries. It may be subject 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.

LOCATION PLAN



VIEWING

Strictly by appointment with the Selling Agents R Longstaff & Co LLP
Contact: 01776 766766 Option 4.

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged 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.

Ref: S11869

ADDRESS

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Lincolnshire PE11 1BS

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PARTICULARS AND PHOTOGRAPHS

These have been prepared and photographs taken in August and September 2025. Some of the photographs showing crops in production were taken at an earlier time. The nursery is now completely empty of growing stock.

LOCAL AUTHORITIES

District & Planning:

South Holland District Council
Priory Road, Spalding, Lincolnshire PE11 2XE.
TEL : 01775 761161

Water:

Anglian Water Customer Services
PO Box 10642, Harlow, Essex CM20 9HA.
TEL : 08457 919 155

County & Highways:

Lincolnshire County Council
County Offices, Newland, Lincoln LN1 1Y
TEL: 01522 552222

Internal Drainage Board:

Welland and Deepings Internal Drainage Board
Deeping House, Welland Terrace, Spalding,
Lincolnshire. PE11 2TD
TEL: 01775 725861