

**TO LET**

**AN EXCELLENT AND RARE OPPORTUNITY TO RENT A NURSERY  
WITH PACKHOUSE**

**HILLHAMPTON FARM, HILLHAMPTON,  
GREAT WITLEY, WORCESTERSHIRE WR6 6JU**



Site Area of 11.25 acres comprising: -  
3.00 acres of temperature-controlled glass houses  
3.43 acres of permanent polytunnels  
2.10 acres of semi-permanent polytunnel

Asking Rent: £36,000 per annum  
Available from March 2023

Viewing Arrangements - By appointment through the sole letting agents

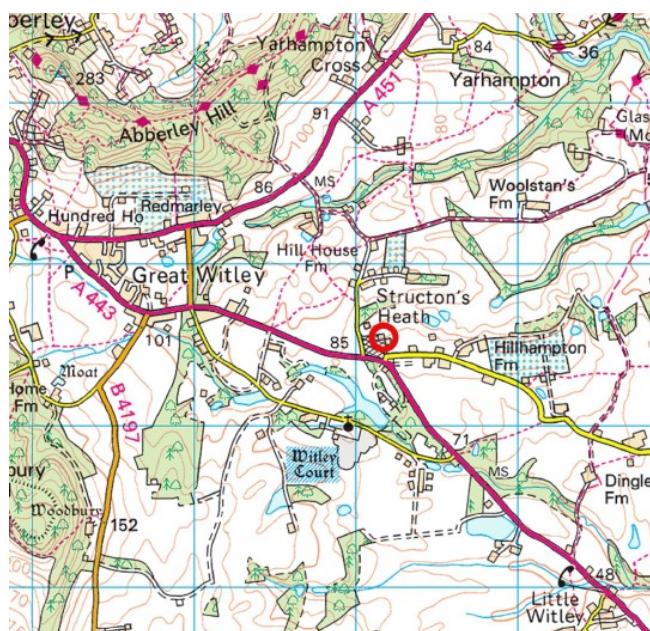
## HILLHAMPTON FARM, HILLHAMPTON, GREAT WITLEY, WORCESTERSHIRE WR6 6JU

Approximate Distance (in miles)  
Droitwich 10 \* Worcester 11 \* Birmingham 30

### LOCATION

The property is located approximately 1 mile east of Great Witley on the A443. When travelling out of Great Witley travel along the A443, heading towards Worcester, and the property is located on your lefthand side as you turn into the lane signposted to Shrawley. There is good M5 motorway access via junction 5 at Wychbold and 6 at Worcester North.

The location is within the red circle on the below map.



### DESCRIPTION

The site totals 11.25 acres (4.62 ha). Contained on the site are the following:

3 acres of temperature-controlled glass house, with a tunnel width of 8.2m. Within the growing area there are concrete walkways surrounded by Mypex covered flooring, this area also benefits from comprehensive overhead spray irrigation, partial underfloor irrigation. The glass house benefits from Priva computer-controlled environment technology.

3.43 acres of permanent polytunnels.

2.10 acres of semi-permanent polytunnel (Spanish polytunnels).

172m<sup>2</sup> Pack House.

The nursery would possibly suit a crop grower such as a tree seedling producer, fruit or salad grower or perhaps high value crops, such as camellias or magnolias.

### TENURE

The property is available on a new lease for a minimum initial term of three years. A longer term would also be of interest, subject to negotiation.

### VAT

All prices, premiums and rents are quoted exclusive of, VAT at the prevailing rate.

### LEGAL COSTS

Both parties to be responsible for their own legal costs in respect of this letting.

### SERVICES

Mains electric and water are connected to the site. There are LPG bulk tanks on site, which can be taken to by the incoming tenant.

### LOCAL AUTHORITY

Malvern Hill District Council: 01684 862413.



