

# PERRY HOLT

PROPERTY CONSULTANTS

# FOR SALE

Open storage yard and business  
for sale

IPS Fencing and Land to the rear of Toms Lane, Kings  
Langley, WD4 8NH



## Yard Description

The yard measures to be circa 0.93 acres (40,510sqft), and is concreted throughout allowing for safe storage of materials and heavy vehicle use. The yard comprises of mainly open storage however there are three workshop buildings and a sales office/showroom in situ. According to the valuation office agency the building footprint on site measures to be circa 4,595sqft and a canopy area of 2,505sqft. The buildings benefit from 3 phase power and there is gas supply which is separately metered to the yard. Artic lorries do deliver to site and at present there is an entrance width of approximately 9.83m but if widened further it could approximately 16.66m, potentially allowing for two lane vehicle traffic. The yard is not an asset of IPS Fencing however it is owned by a relative of the company directors. Yard title number - HD487616.

## Location & Connectivity

Kings Langley is the popular historic village located in Hertfordshire about 21 miles northwest of central London. The main village High Street is located 0.9 miles from the site and offers an array of retail offerings such as Boots Chemist, Wenzels Bakery, Spar store to name a few. Kings Langley Train Station offers fast connectivity into Harrow & Wealdstone and London Euston in a maximum of 27 minutes. By road, Junction 20 of the M25 and the A41 are 1.5 miles from the site with the M1 being 4.4 miles.

## About IPS Fencing – Written by a Director of IPS Fencing

Three generations of a successful family business. Beginning with Jim Cornell Senior manufacturing wooden seed trays from a workshop in Watford. Established in 1963 by Jim Cornell Inland Pallet Supply (IPS Fencing) specialised in the manufacture of wooden pallets. The timber was machined on the site, and the trimmings were used to manufacture wooden fencing panels.

IPS Fencing specialise in the supply and installation of all types of garden fencing, decking, sheds, summerhouses, log cabins, timbers, aggregates, sheet materials and much more. We also provide a cutting service from our site, along with a bespoke service for many of our products, such as garden gates, fencing, trellis, etc. Some customers have been visiting the depot since the business began. The staff are welcoming, knowledgeable and helpful and will always go the extra mile to provide the high level of service for which our Company is renowned. The telephone is considered our 'life-line'.

At IPS Fencing we have a strong amount of regular Trade customers/Landscapers/Fencing installers/Builders, who return regularly for their materials. In addition to excellent customer service, IPS Fencing always offer advice on the products or methods of installation should they be asked. We endeavour to be a "one stop shop" and always search for feedback from these customers, so as to ensure we are stocking the related products they are searching for. The range of products continues to grow, year on year.

We are proud to have excellent working relationships with all of our suppliers, ensuring a high level of continuity of supply throughout the product range. This becomes even more evident during high demand periods, such as storms or covid, where IPS Fencing are able to maintain good stock levels and provide all of our customers with the product range they require. We are known locally, for offering good quality products at fair prices, and we will not compromise on quality over price. We endeavour to provide a smooth efficient service from point of order to the loading of materials. Our friendly yard operatives ensure the materials are picked and loaded as quickly as possible, in a safe and orderly manner. We also offer a delivery and or installation service, if required.

## Business Sale

The business is for sale whereby we are quoting £2,500,000. The business has consistently turned a profit with the latest set of accounts posted for the last trading year showing another consistent profit. We are working alongside Business Orchard LLP Accountants who are advising on the business sale and can provide further details to an interested party once we have authorised. IPS Fencing is the trading name for Cornells Limited, companies house number 06405498.



## PRICE

£2,500,000 for the freehold interest of the yard  
£2,500,000 for Cornells Limited trading as IPS Fencing

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VAT

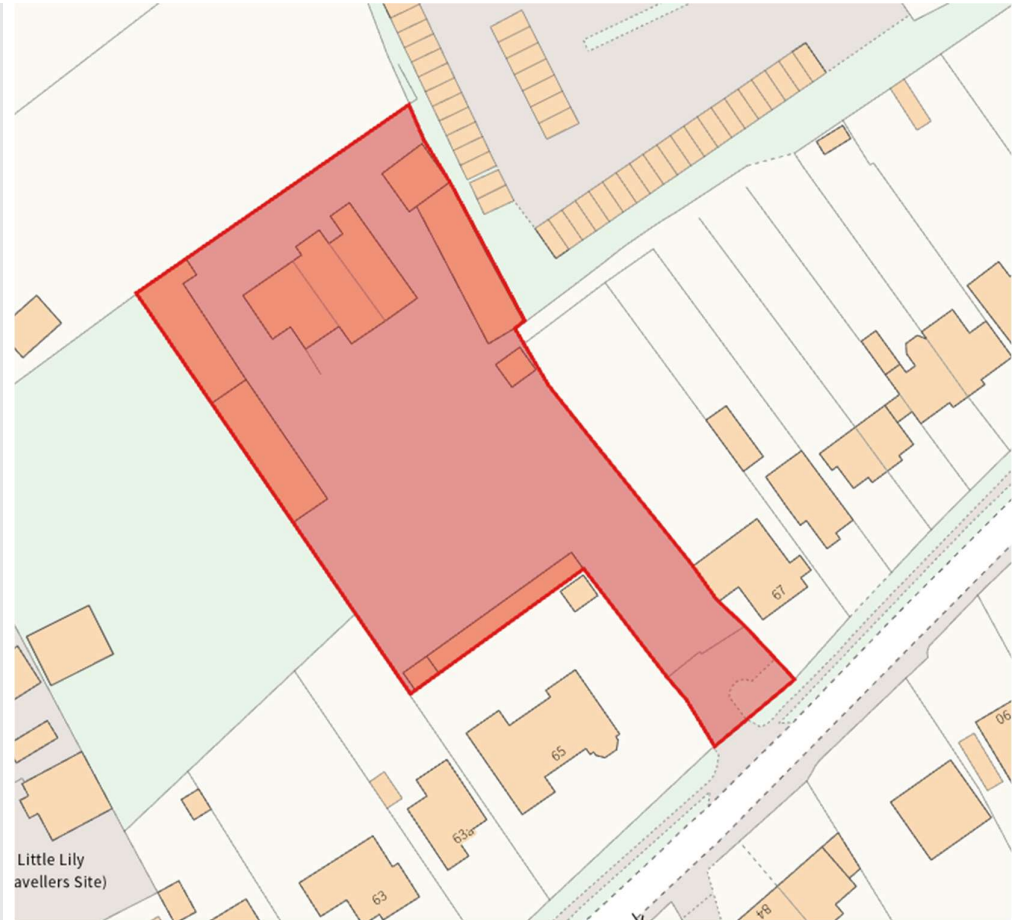
The freehold of the land is not subject to VAT

## BUSINESS RATES

Rateable value: £71,500. Rates payable 24/25: £39,039. Interested parties should verify the rates payable with Three Rivers District Council.

The Misrepresentation Act 1967.

Perry Holt & Co Ltd for themselves and for vendors or lessors of this property, whose agents they are, gives notice that: 1 The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2 No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3 The property is offered subject to contract and unless otherwise stated all values are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed a statement that the land and buildings are in good condition, or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. 6 While referencing to the business sale, we will not be dealing with this transaction but will work alongside with Business Orchard LLP. September 2024



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