



**Townend
Clegg & CO**

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**GATELANDS NURSERIES, BARMBY, DN14 7HQ
FORMER MARKET GARDEN PREMISES.
OFFERS IN REGION OF £750,000**





PROPERTY FEATURES



- * Former Market Garden Premises
- * In all approximately 13 Acres
- * Spacious 4 Bedroom Detached House
- * 1 Acre Greenhousing (Not used recently)
- * Further 1 Acre Greenhousing Frames
- * Over 14,000sq. ft Agricultural/Horticultural Buildings
- * House subject to Agricultural Occupancy Condition



SITUATION

Gatlands Nursery, Barmby on the Marsh, Goole, DN14 7HQ will be found just east of the village of Barmby with frontage to the Main Road. The rural village of Barmby is found by travelling West from Howden across Knedlington Crossroads and through Asselby into Barmby.

Barmby is 4 miles west of the Market town of Howden and 5 miles from access to the motorway network at Junction 37 of the M62.



DESCRIPTION

This unit comprises former market garden premises comprising spacious 4 bedroom detached house with gardens and adjoining grass paddock, useful range of buildings and storage area set in 4 acres together with a further 8.47 acres grass field including approximately 1 acre greenhousing (not used recently) and a further approximately 1 acre greenhousing frames just across the road.

This unit has excellent potential for a variety of uses, although it has not operated as a market garden for several years.

HOUSE ACCOMODATION

OPEN PORCH

HALL 6' 1" x 5' 8" (1.85m x 1.73m)

Having central heating radiator and carpeting.

LOUNGE 23' 1" x 14' 6" (7.04m x 4.42m)

Having ceiling coving, bespoke carved oak open fireplace with marble hearth, central heating radiator and carpeting and open arch to

DINING ROOM 11' 7" x 9' 8" (3.53m x 2.95m)

Having ceiling coving, central heating radiator and carpeting.

KITCHEN 14' 5" x 13' 0" (4.39m x 3.96m)

Having extensive range of units comprising 1 ½ sink unit set in laminated surface with cupboards, drawers and appliance space under, larder units, integrated AEG ceramic hob and Belling oven and grill and matching wall units. Further matching working surface with cupboards and drawers under, glazed cabinets over and breakfast bar. Central heating radiator and cushion floor covering.

CONSERVATORY 12' 0" x 10' 8" (3.66m x 3.25m)

Having doors giving access to rear patio areas and cushion floor covering.

CLOAKROOM 6' 4" x 5' 9" (1.93m x 1.75m)

Having washbasin & W.C.

REAR ENTRANCE/REST ROOM 20' 7" x 9' 0" (6.27m x 2.74m)

Having PVCu double glazed windows, central heating radiator and tiled floor.

STAIRCASE Staircase and landing having airing cupboard housing cylinder with immersion heater, central heating radiator and carpeting and leading to:-





FRONT BEDROOM 14' 6" x 11' 4" (4.42m x 3.45m)
Having "L" shaped range of fitted bedroom furniture mainly to 2 sides, central heating radiator and carpeting.

2ND FRONT BEDROOM 11' 8" x 11' 0" (3.56m x 3.35m)
to extremes
Having fitted wardrobes, central heating radiator and carpeting.

3RD REAR BEDROOM 14' 6" x 11' 4" (4.42m x 3.45m)
to extremes
Having central heating radiator and carpeting.

4TH REAR BEDROOM 11' 9" x 9' 8" (3.58m x 2.95m) to extremes
Having central heating radiator and carpeting.

BATHROOM 10' 1" x 5' 5" (3.07m x 1.65m)
Having panelled bath, shower cubicle with plumbed MIRA shower, pedestal washbasin and WC, central heating radiator and carpeting.

DOMESTIC GARDENS

This property is approached from the main road by an imposing brick set horseshoe drive which give access to the attached double garage 18' 11" x 18' having up and over door and containing the Worcester 30CDi conventional gas central heating boiler.

To the rear and side of the house are well laid out and spacious lawn gardens with pagoda feature, paved patio areas and rockery.

SERVICES

It is understood that Mains, Water, Electricity and Gas are installed to the house. Drainage is to a septic tank. Central heating from the boiler in the garage. Potential purchasers should note the Agents have not tested the services, appliances or specific fitting for the property or outbuildings and no warranty is given as to their working order.

OCCUPANCY CONDITION

The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in section 290(1) of the Town and Country Planning Act 1971 or a widow or widower of such a person.

RANGE OF OUTBUILDINGS AND LAND

There is a grass paddock fronting the main road and separate access from the main road to the outbuildings and yard which comprises

WORKSHOP BUILDING 44' 0" x 21' 0" (13.41m x 6.4m)
Timber frame construction with double doors, concrete floor and 3 phase electricity



FORMER VEGETABLE PREPERATION BUILDING 165' 0" x 60' 0" (50.29m x 18.29m)

This useful building is steel frame construction, mainly low breeze block, box profile and corrugated walls and roof and concrete floor, 2 roller shutter doors and front concrete apron. The building is internally divided in several sections, part of which is insulated and refrigerated and has 3 phase electricity.

GENERAL PURPOSE BUILDING 44' 0" x 17' 0" (13.41m x 5.18m) and 17' to eaves

Concrete frame construction with double doors, concrete floor and 3 phase electricity and gas supply.

SIDE STORE 44' 0" x 19' 0" (13.41m x 5.79m)

Having concrete floor.

FURTHER STORAGE BUILDINGS 28' x 13', 14' 5" x 5' 9" and 14' 6" x 8' 2" and Former Recreational and shower block 60' x 16'

Further hardcored and grass storage areas.

GRASS FIELD

Situated just across the road is the approximate 8 ½ acre field which currently has planning approved approximately 1 acre of former greenhousing (not used recently) and a further approximately 1 acre of erected greenhousing framing and the remainder of the field is grass. The field formerly had a borehole abstraction licence (Abstraction quota no longer available) and the infrastructure remains. The field also has a water supply served by a pipe under the road from the main yard. The field is drained (3 Phase electricity supply temporarily suspended).

PLANS

The property is shown on the attached plan edged in red and coloured yellow for identification purposes only.

VIEWINGS

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

FLOOR PLANS These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

ENERGY PERFORMANCE PLAN An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating Graph is shown.





Gatelands Nursery, Barmbyon the Marsh, Nr Howden

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		