

LITTLE FARM NURSERIES

NORTH TOWN MOOR

MAIDENHEAD

BERKSHIRE

SL6 7JR

RETAIL GARDEN CENTRE

NEW LEASE AVAILABLE

ALL ENQUIRIES WELCOME

AVAILABLE AS WHOLE OR AS INDIVIDUAL PLOTS

THE FOLLOWING USES WILL BE CONSIDERED

HORTICULTURAL / COMMERCIAL GROWING AND SALES

ALONG WITH ANCILLARY RETAIL AND DISPLAY AREAS

WHICH COULD INCLUDE

GARDEN FURNITURE, SWIMMING POOLS, HOT TUBS, PLANT AND MACHINERY,

GARDEN MACHINERY, SHEDS AND SUMMER HOUSES, PAVING,

ARCHITECTURAL RECLAMATION, TRAILERS, TENTS/GLAMPING, GARDEN SALVAGE.

IF TAKEN AS A WHOLE THE LANDLORD WILL ALLOW A TENANT TO SUBLET PARTS



LITTLE FARM NURSERIES

NORTH TOWN MOOR, MAIDENHEAD, BERKSHIRE, SL6 7JR

MAIDENHEAD TOWN CENTRE - 1.3 MILES

SLOUGH - 7.6 MILES

HIGH WYCOMBE - 9.8 MILES

CENTRAL LONDON - 31.3 MILES

M4 JUNCTION 8/9 - 3.7 MILES

M40 JUNCTION 3 - 7.7 MILES

**AN OPPORTUNITY TO RENT AN EXTENSIVE COMMERCIAL GARDEN CENTRE SITE WITH
CONSENT FOR RETAIL SALES.**

**THE PROPERTY WOULD ALSO SUIT A VARIETY OF OTHER USES (STPP) THEREFORE ALL
ENQUIRIES TO LEASE THE PROPERTY ARE WELCOME.**

AS A WHOLE COMPRISES

GARDEN CENTRE RETAIL SALES AREA EXTENDING TO 2.47 ACRES (1 HECTARE)

INCLUDING

STABLE BUILDING (76.4 SQ.M)

BARN (152 SQ.M)

BRICK SHED (10 SQ.M)

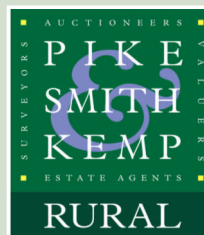
POLYTUNNELS EXTENDING TO 1034 SQ.M

GLASS HOUSES EXTENDING TO 584.5 SQ.M

IRRIGATION SYSTEM

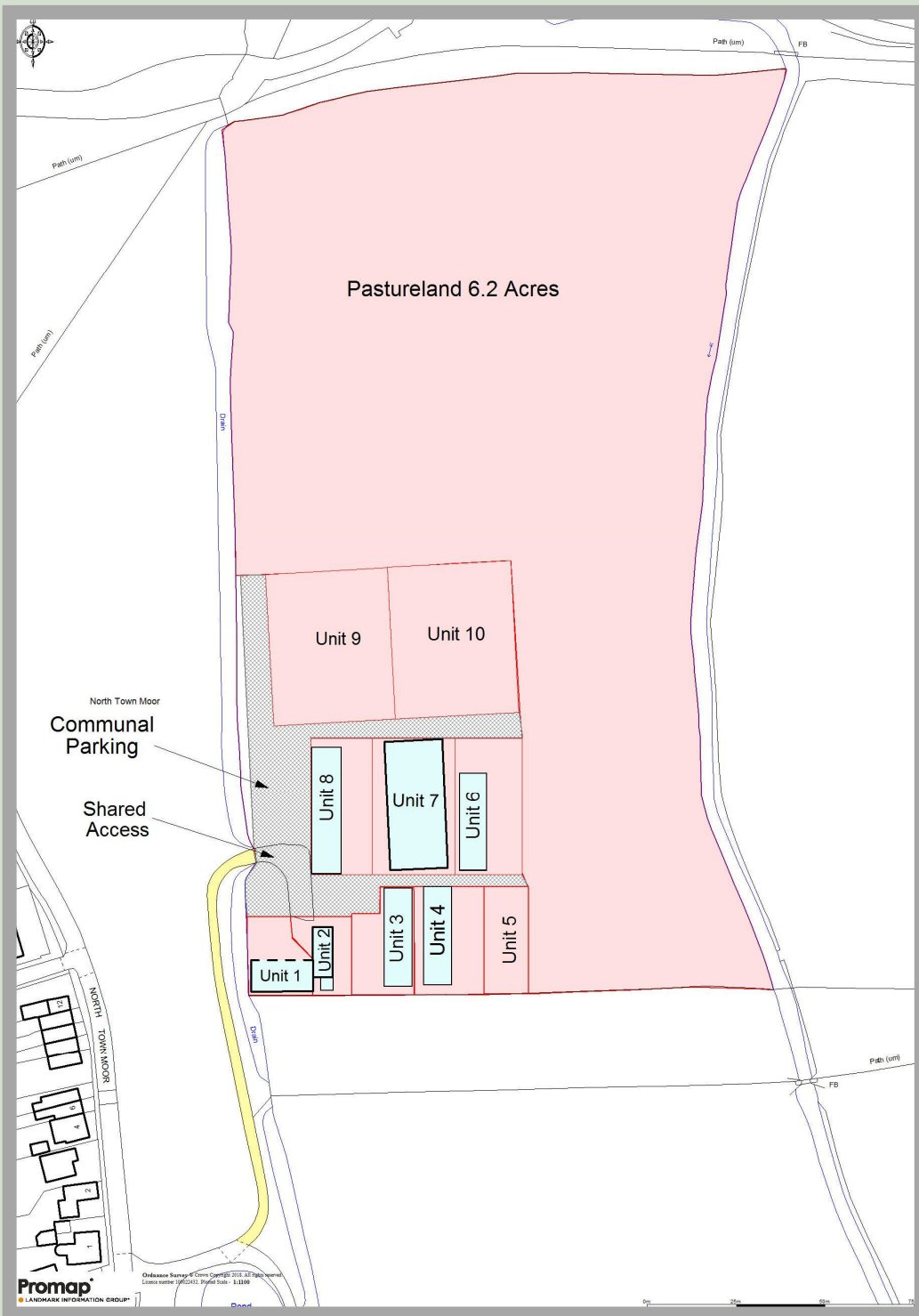
REMAINDER EXTENDING TO 6.2 ACRES (2.5 HECTARES)

IN TOTAL 7.72 ACRES (3.12 HECTARES)

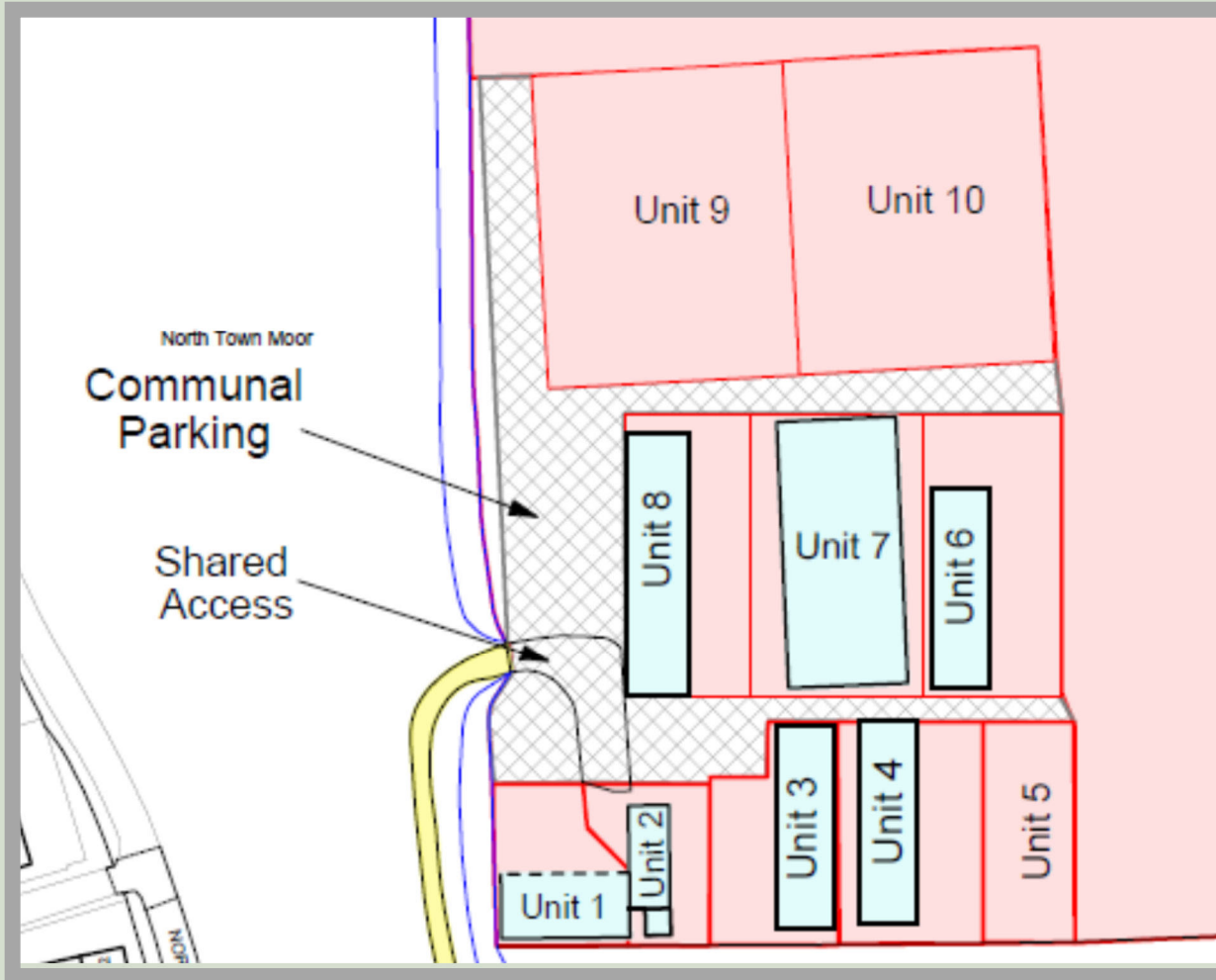




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COST TO LET PER CALENDER MONTH



Unit 1 - Barn & Yard

Building	1636 sqft
Yard	2077 sqft
Rent PCM	£445

Unit 2 - Stable & Yard

Building	822 sqft
Rent PCM	£275

Unit 3 - Polytunnel & Yard

Building	2340 sqft
Yard	2675 sqft
Rent PCM	£435

Unit 4 - Polytunnel & Yard

Building	2353 sqft
Yard	3945 sqft
Rent PCM	£460

Unit 5 - Yard

Yard	3961 sqft
Rent PCM	£90

Unit 6 - Polytunnel & Yard

Building	2295 sqft
Yard	5467 sqft
Rent PCM	£475

Unit 7 - Glass House (dilapidated)

Building	6292 sqft
Yard	3369 sqft
Rent PCM	£500

Unit 8 - Polytunnel & Yard

Building	3197 sqft
Yard	3965 sqft
Rent PCM	£650

Unit 9 - Yard

Yard	15555 sqft
Rent PCM	£650

Unit 10 - Yard

Yard	15800 sqft
Rent PCM	£600

Pastureland

Area	6.2 acres
Rent PCM	£300

AS A WHOLE

£2500 PCM



Robert Smith
c/o Christian Leigh
Leigh And Glennie Ltd
6 All Souls Road
Ascot
SL5 9EA



Town and Country Planning Act 1990 (as amended)

NOTICE OF GRANT OF CERTIFICATE OF LAWFUL EXISTING USE

Appn. Date: 21st July 2003 **Appn No:** 03/40590
Type: Certificate of Lawful Use

The Council of the Royal Borough of Windsor and Maidenhead hereby certify that on 21st July 2003 the use described in the First Schedule hereto in respect of that part of the land specified in the Second Schedule hereto and edged red on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason:

1. the use carried out in breach of condition 2 of planning consent 420883 dated 19 August 1988 (which prohibited the sale of any imported goods including produce or garden implements or furniture) **IS LAWFUL** because the time for enforcement action has expired.

FIRST SCHEDULE

In relation to the land edged red on the plan attached to this certificate the retail use for garden centre sales within Class A1 of the Town and Country Planning (Use Classes) Order 1987.

SECOND SCHEDULE

Little Farm Nurseries, North Town Moor, Maidenhead, Berkshire, SL6 7JR, shown edged green on the plan attached to this certificate.

Notes:

- 1 This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).
- 2 It certifies that the development specified in the description taking place on the land edged red on the plan attached to this certificate was lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.

- 3 This certificate applies only to the extent of the development described in the application and to the land shown edged red on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

Signed Dated: 19th May 2004

Gary Rhoades-Brown
Development Control Manager

Checked By

Officer	Manager

x ANK





SITUATION

Situated in a beautiful location to the north of Maidenhead bordered to the west by the National Trust owned North Town Moor and to the east by Strand Water.

From M4 Junction 8/9 - 3.7 miles.

From M40 Junction 3 - 7.7 miles.

DIRECTIONS

From Junction 8/9 of the M4

Take the A308(M) towards Maidenhead until the roundabout where the first exit needs to be taken towards Maidenhead along Brayswick Road. Go straight on at the first roundabout, past the station on the left until the next roundabout. At this roundabout take the third exit onto Bad Godesberg Way towards Hines Meadow Leisure Complex. At the next roundabout take the first exit to Cookham B4447. Follow the B4474 over three mini roundabouts and there will be a turning right onto Moor Lane. After turning onto Moor Lane stay on this road until it bears round to the left, North Town Moor. On the right is a parking area and hardcore track that leads round to the left taking you to the entrance of Little Farm Nurseries.



GENERAL REMARKS & STIPULATIONS

SERVICES

IT IS ASSUMED THAT MAINS WATER AND ELECTRICITY IS IN THE LOCALITY.

LEASE TERMS

FURTHER DETAILS AVAILABLE ON REQUEST

OUTGOINGS

RATEABLE VALUE OF £2200 PER ANNUM.

PLANNING/DEVELOPMENT

LITTLE FARM NURSERIES IS SET WITHIN THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

THE PROPERTY WILL BE LET SUBJECT TO AND WITH THE BENEFIT OF ALL EXISTING WAYLEAVES, EASEMENTS, COVENANTS AND RIGHTS OF WAY.

THE PROPERTY HAS A RIGHT OF ACCESS FROM THE PUBLIC HIGHWAY KNOWN AS NORTH TOWN MOOR OVER THE NATIONAL TRUST LAND TO THE PROPERTY.

FIXTURES & FITTINGS

ANY FIXTURES, FITTINGS OR EQUIPMENT SHOWN IN THE PHOTOGRAPHS ARE NOT NECESSARILY INCLUDED WITHIN THE LEASE.

VIEWING

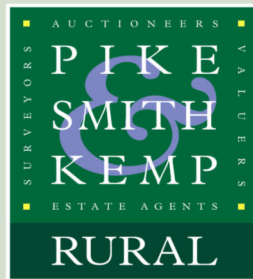
VIEWINGS OF THE PROPERTY WILL BE STRICTLY BY APPOINTMENT ONLY THROUGH THE LETTING AGENTS PIKE SMITH & KEMP RURAL.

CONTACT

TOM MCARDLE 01628 777666

PIKE SMITH & KEMP RURAL, THE GRANARY, HYDE FARM, MAIDENHEAD, SL6 6PQ





IMPORTANT NOTICE

Pike Smith & Kemp Rural give notice that:

1: 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 the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.; and

2:Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.