



MR FOTHERGILL'S SITE.

GAZELEY ROAD, KENTFORD, NEWMARKET CB8 7QB

EXECUTIVE SUMMARY.

- A rare opportunity for investor/developers or commercial owner occupiers to acquire a substantial site including a mix of warehouse and storage space, purpose-built offices and workshop/engineering areas with development land, STP
- Currently home to Mr Fothergill Seeds Ltd who occupy the site with a lease expiry in January 2027 with a passing rent of £332,014 per annum exclusive
- Available as a whole or in up to 3 separate lots to be agreed
- Excellent transport links and within close proximity to the A14
- Re-development and repositioning opportunities available, subject to planning

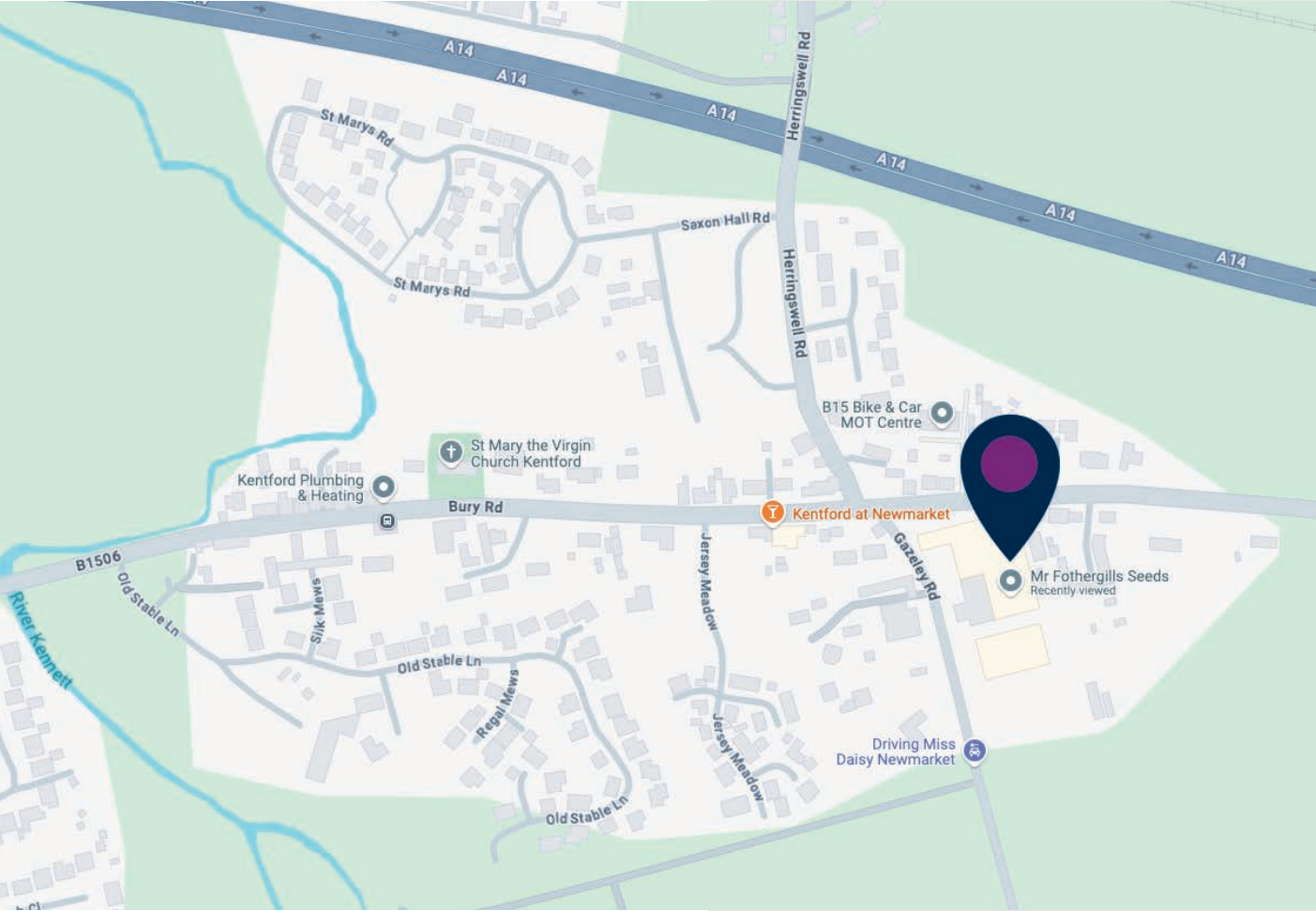


INTRODUCTION.

Mr Fothergills Seeds is situated on the Gazeley Road, just off the B1506 Bury Road in Kentford. Kentford is located to the east of Newmarket and to the west of Bury St Edmunds, within Suffolk. The site is within the local authority area of West Suffolk District Council, which combines the two former authorities of Forest Heath and St Edmundsbury.

The site consists of a well-established processing and packaging plant for seeds with purpose-built offices, seed-testing laboratory, packing and warehouse/ storage buildings – plus a seed trial ground and additional sites elsewhere for plant growing and distribution.

- Sat Nav: CB8 7QB
- What3Words: ///scripted.fidgeted.fattening
- Newmarket: 5 miles
- Bury St Edmunds: 10 miles
- Cambridge: 19 miles
- Huntingdon: 35 miles
- Felixstowe: 54 miles



PROPERTY DESCRIPTION.

The site extends to approximately 6.25 acres in total and includes a mix of warehouse and storage areas, offices, engineering and workshop space, external yard area, vehicle parking and open land.



Lot A

Building 1: Warehouse and storage space for distribution comprising a three-bay industrial building with extension. The buildings are of concrete portal frame construction with solid brick elevations under pitched roofs with asbestos sheet covering incorporating transitional translucent roof lights. The building has an eaves height of 4.3 m (14 ft) with concrete floors. Two storey offices have been constructed to part of one bay and a further modern extension added to provide staff W.C and staff canteen facilities.

29,380 Sq ft 2,729.40 sq m

Building 2: comprises a purpose built two-storey office and warehousing building erected in 1980 that adjoins Building 1. The building is of steel frame construction with brick and blockwork cavity elevations under a pitched roof of profile steel cladded sheeting. The two-storey offices are built to a modern standard with concrete floors, suspended ceilings and recessed lighting. The offices benefit from central heating, fitted carpets, demountable office partitioning and air-conditioning. The warehouse is built to 6.5 m (21 ft) eaves height with translucent roof lighting, power floated floor and roller shutter door. The tenant has installed a mezzanine floor, heating, lighting and an electrical hoist.

Warehouse 2,155 Sq ft 200.19 Sq m
Offices 7,940 sq ft 737.26 sq m

Lot A site area: 1.60 acres

Lot B

Comprises a purpose-built industrial building constructed in the late 1980s to provide two-storey offices, production and warehousing facilities. The building is of steel frame construction with a mixture of brick and blockwork cavity and profile steel cladded elevations, under a pitched roof with profile steel cladded covering incorporating translucent roof lights to parts. The two storey offices are built to a modern standard with concrete floors, suspended ceilings with recessed lighting and includes staff and wc facilities and laboratories. The production/warehouse area has the benefit of translucent roof lighting, power floated concrete floor and roller shutter doors. The tenant has installed heating, lighting and partial air-conditioning and climate control to the production areas.

23,725 sq ft 2,204.05 sq m

Lot B site area: 1.15 acres

Lot C

An area of land of approximately 3.5 acres used part for seed testing and horticultural purposes. Part of the site fronting onto Gazeley Road is within the current Housing Settlement with the remaining area of the sign designated at Countryside.

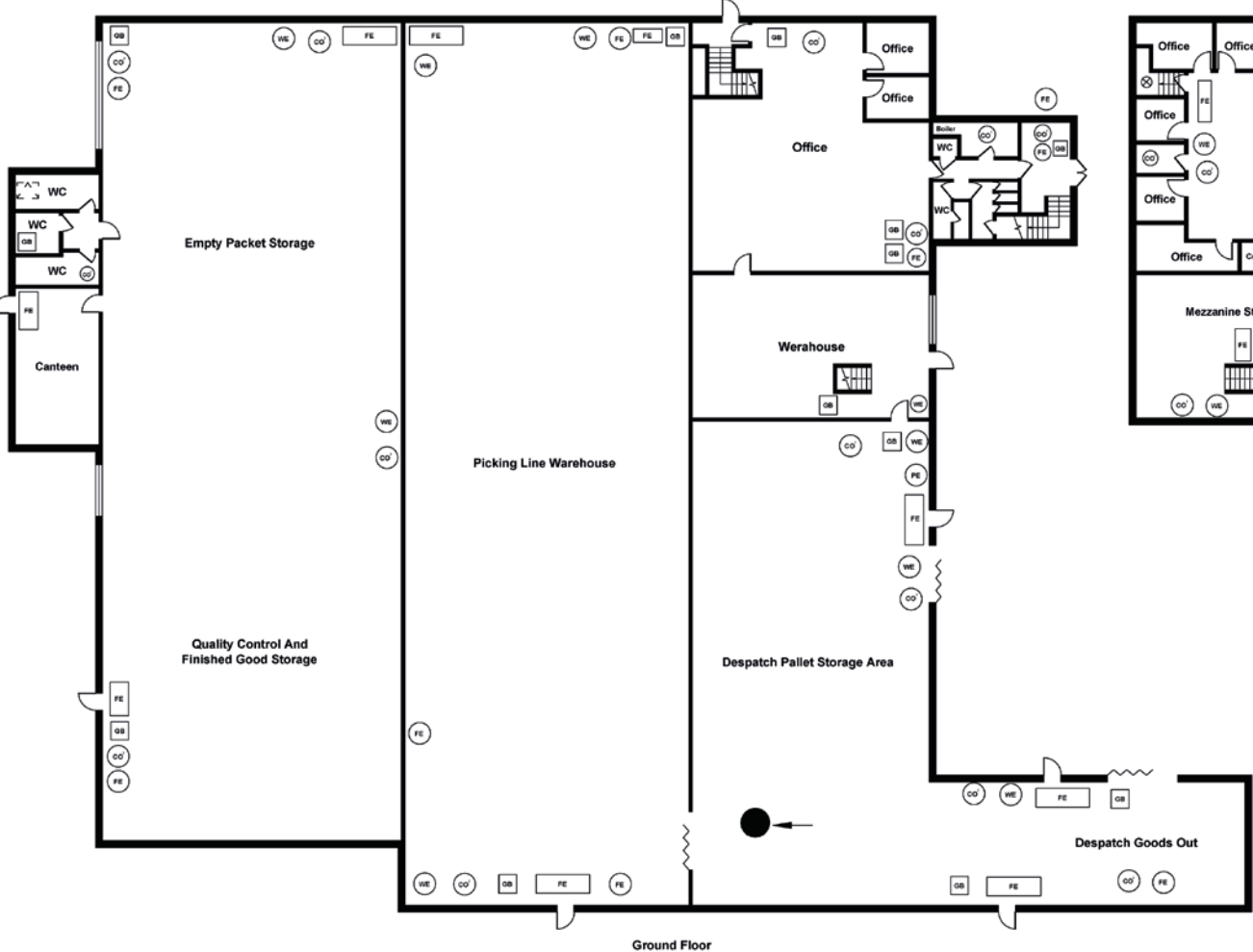
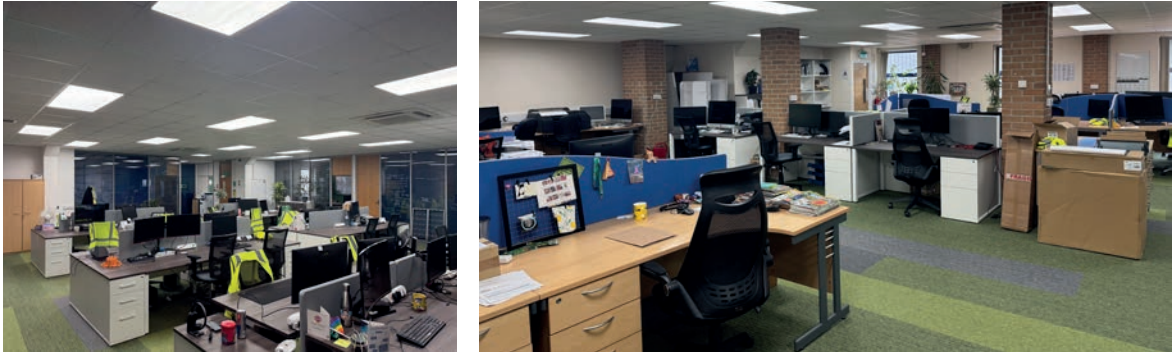
Lot C site area: 3.5 acres

PLANNING & DEVELOPMENT.

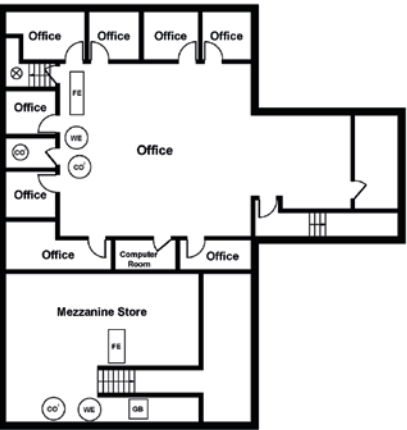
- The existing lawful use of the site is considered to be either B8 Storage and Distribution, or a Sui Generis mixed use comprising storage, distribution, industrial, office and R&D uses.
- Under the existing and emerging Local Plans there is potential to consider securing alternative "Employment" uses of the site through the submission and determination of a planning application for research and development, light industrial or general industrial uses.
- There is potential to explore commercial expansion/redevelopment of the site, including the area to the south within the "countryside". The emerging policy supports proposals for economic growth and expansion in the countryside where it is on previously developed land or is physically well connected to existing settlements and meets criteria associated with: the scale of development and landscape impacts; effects on the natural environment, highways and public rights of way; and the character of the settlement.
- The 'Village Hall' plot, fronting Bury Road to the northeast of the site is within the Housing Settlement Boundary where the principle of new and additional housing is supported. Outline planning permission was previously secured for two dwellings on this land, but has since lapsed. As such a new planning application would be required, but the principle is supported by the adopted and emerging Policy on this plot.



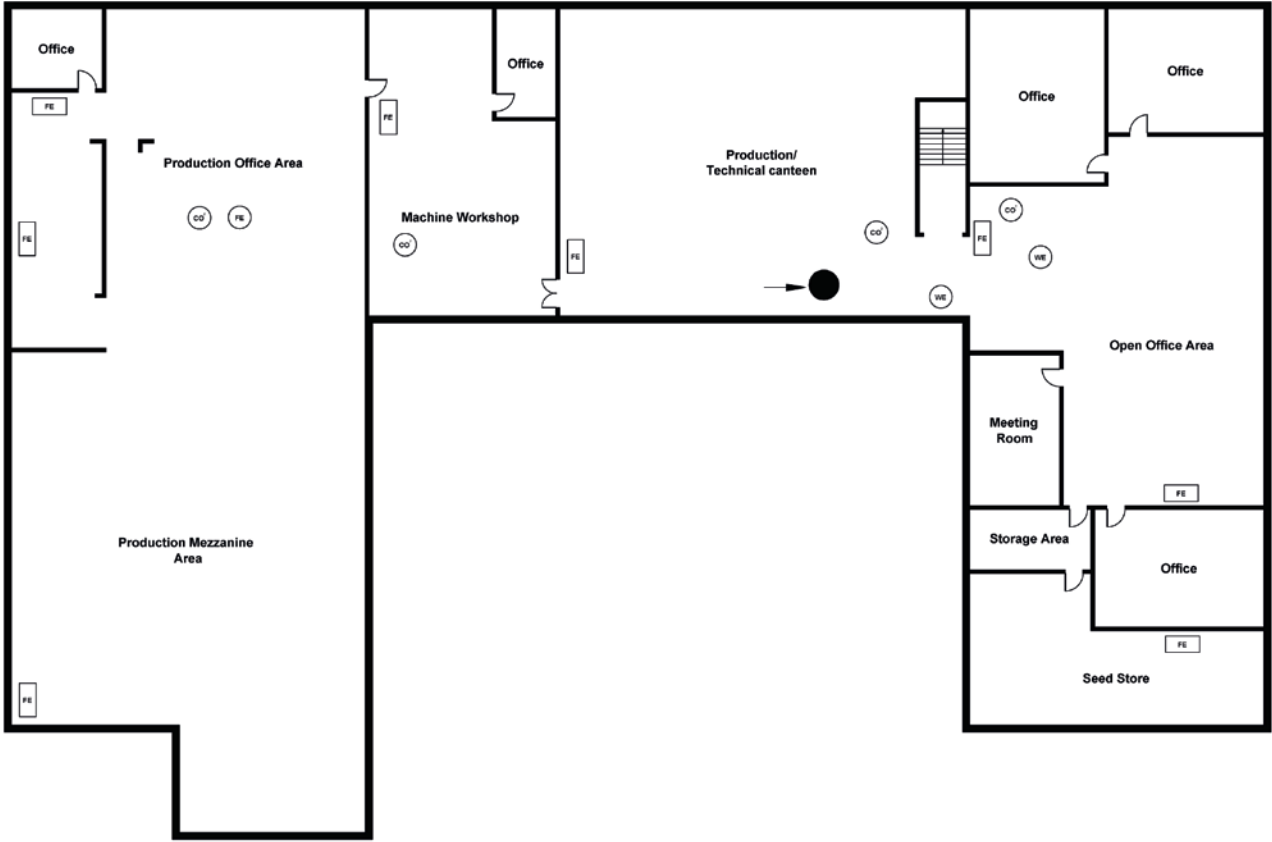
- In respects of alternative residential redevelopment of the designated Existing Employment Site, which includes the two principle commercial buildings, this is likely to be challenging to secure under current and emerging policy given the policy protection afforded to such sites. Residential use of this site would therefore likely need to be addressed through a change to the allocation as part of a future Local Plan review.
- In terms of the delivery of residential development of the areas of the site designated as 'countryside' to the south of the commercial buildings, the current policy seeks to protect and maintain the countryside and restrict residential development in these areas. Adopted and emerging planning policy does allow small scale residential development where it is related to and cohesive with existing residential dwellings, does not provide remote and isolated dwellings and provides an appropriate frontage and accessibility.
- To achieve more comprehensive residential development of the countryside area to the south of the site, a change to the planning policy designations is again likely to be required to bring this land into the Housing Settlement Boundary or provide a Residential Development Site allocation. This would need to be addressed as part of a future Local Plan review, with a case to justify additional housing development in this location based on local housing need and assessment of the impact on the countryside and settlement character.
- A designation for residential development could be promoted and sought through a future Local Plan review on the basis of all of the countryside land, or just part of it, and could include the joint promotion of both the countryside land and the employment designation for residential redevelopment.



Ground Floor



First Floor



First Floor

TENANCY INFORMATION.

The land and buildings are let to the Mr Fothergill Seeds Ltd on a 5-year full repairing and insuring lease (inside the Landlord & Tenant Act 1954) from 21st January 2022 at a current rent of £332,014 per annum and expiring on 20th January 2027.

Lease available upon request.

Title Information

All that property and buildings with the following title numbers:

SK132422
SK166252
SK380260
SK384883
SK385919

EPC

Main office building: C (71) Expired
Production Office Building: D (77) Expired

Method of Sale

The property is offered for sale by private treaty either as a whole or in parts.

Guide Price

£4,250,000 for the freehold subject to the existing tenancy.

VAT

We understand VAT will/will not be payable on this transaction.

Viewing Arrangements

Viewing and access to the site and property is strictly by appointment with Robinson Layer.

PROFESSIONAL TEAM.

Agents: Robinson layer LLP



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