

HORTICULTURAL FACILITY

FOR SALE

On Behalf of Begbies Traynor acting
as the Administrators of Sarah Raven's
Kitchen and Garden Limited



**Rookery Farm, Joys Bank, Holbeach St Johns, Spalding, Lincolnshire
PE12 8SG**

#1230818/2025G

Eddisons

ROOKERY FARM

JOYS BANK, HOLBEACH ST JOHNS, SPALDING, LINCOLNSHIRE, PE12 8SG



Agreement

For Sale



Detail

Horticultural Facility



Price

£2.5 million



Size

Accommodation:
2,971 sq m (31,983 sq ft)

Glasshouses:
17,098 sq m (184,041 sq ft)

Polytunnels
3,841 sq m (41,344 sq ft)



Location

Spalding, PE12 8SG



Property ID

#1230818/2025G

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL
BSc (Hons) MRICS
Director

will.wall@eddisons.com
07717 546269
01522 544515



HATTIE GULLAN-WHUR

Graduate Surveyor

hattie.gullan-whur@eddisons.com
07976 796231
01733 838465

JOINT AGENT

CHRISTOPHER LONGSTAFF
R LONGSTAFF & CO LLP

Partner

crml@longstaff.com
07711 019289



Property

The property comprises a high quality fully functioning extensive horticultural complex providing a range of glasshouse and nursery premises (including individual computerised climate control and irrigation systems) with ancillary modern farmhouse, offices, packhouses, cold stores, workshops, former grainstores, staff accommodation and polytunnels.

The facility benefits from biomass boiler heating (underfloor in part), oil-fired back up (in part), PV panels (in part) and reservoirs (holding up to 20 million litres of self-saved water). The modern parts of the complex were erected on a phased basis from the early 2000's onwards.

A more detailed description/specification of the various facilities can be provided on request.

There is deemed to be potential (and land available) to extend the growing areas and erect additional buildings and/or glasshouses on land at the eastern and western edges of the site and to replace polytunnels with glass, subject to necessary Planning Consent.

The site extends to about 742 hectares (18.33 acres).

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Glasshouses	17,098	184,041
Polytunnels	3,841	41,344
Farmhouse	176	1,898
Offices/Packing/Coldstores	1,393	14,992
Store	461	4,960
Store/Coldstore	439	4,728
Open Sided Store	237	2,555
Portacabin Staff Hostel	265	2,850

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Performance Certificate

The packhouse at Rookery Farm has an EPC rating of F126. The house has an EPC rating of C75.

Services

We understand that mains water and electricity supplies are available to the property. There is private drainage and heating via biomass boilers with oil-fired back up (for the glasshouses). Glasshouse roof water is harvested and reservoir stored (to feed the irrigation systems). We understand that the boilers can take a range of fuels and are currently fuelled with waste wood brought to the site free of charge by a clearance contractor. PV panels are also installed (in part) with most of the electricity generated used on site. Any surplus is exported to the grid via EON. None of the utility services or mechanical and electrical installations have been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for the existing horticultural use with ancillary facilities, however, we have not had sight of all relevant documentation. Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority:	South Holland District Council
Rateable Value:	Hostel & Premises £5,200
	Warehouse & Premises £19,500 (part exempt)

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Agents Note

We are aware of a proposal by National Grid to construct 140 km of new overhead transmission line from Grimsby to Walpole. Based upon the consultation documents provided, the overhead line runs to the west of the property and the Draft Order Limits identifies a very small parcel of land that may be included. Our initial opinion is that the CPO should not affect the operational integrity of the site, albeit until the consultation process has finished and the Order finalised, the exact position of the overhead line will remain unknown. Further details are available on request.

Tenure

The property is available **For Sale** Freehold, subject to vacant possession.

Price

£2.5 million

VAT

VAT may be charged in addition to the price at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

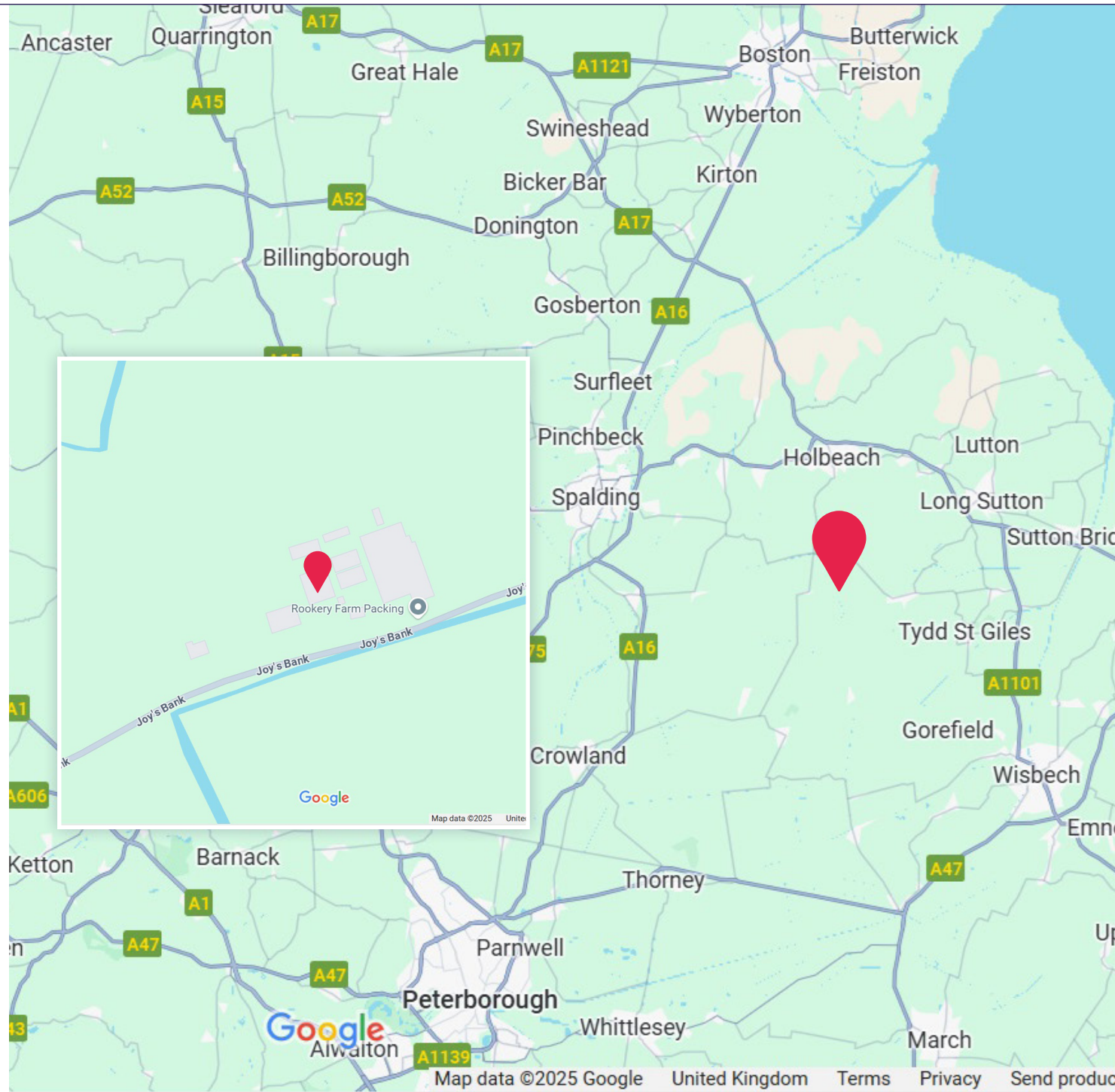
Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Rookery Farm occupies a strategic position in an area with a long-established food and horticultural sector and readily available cost-effective workforce.

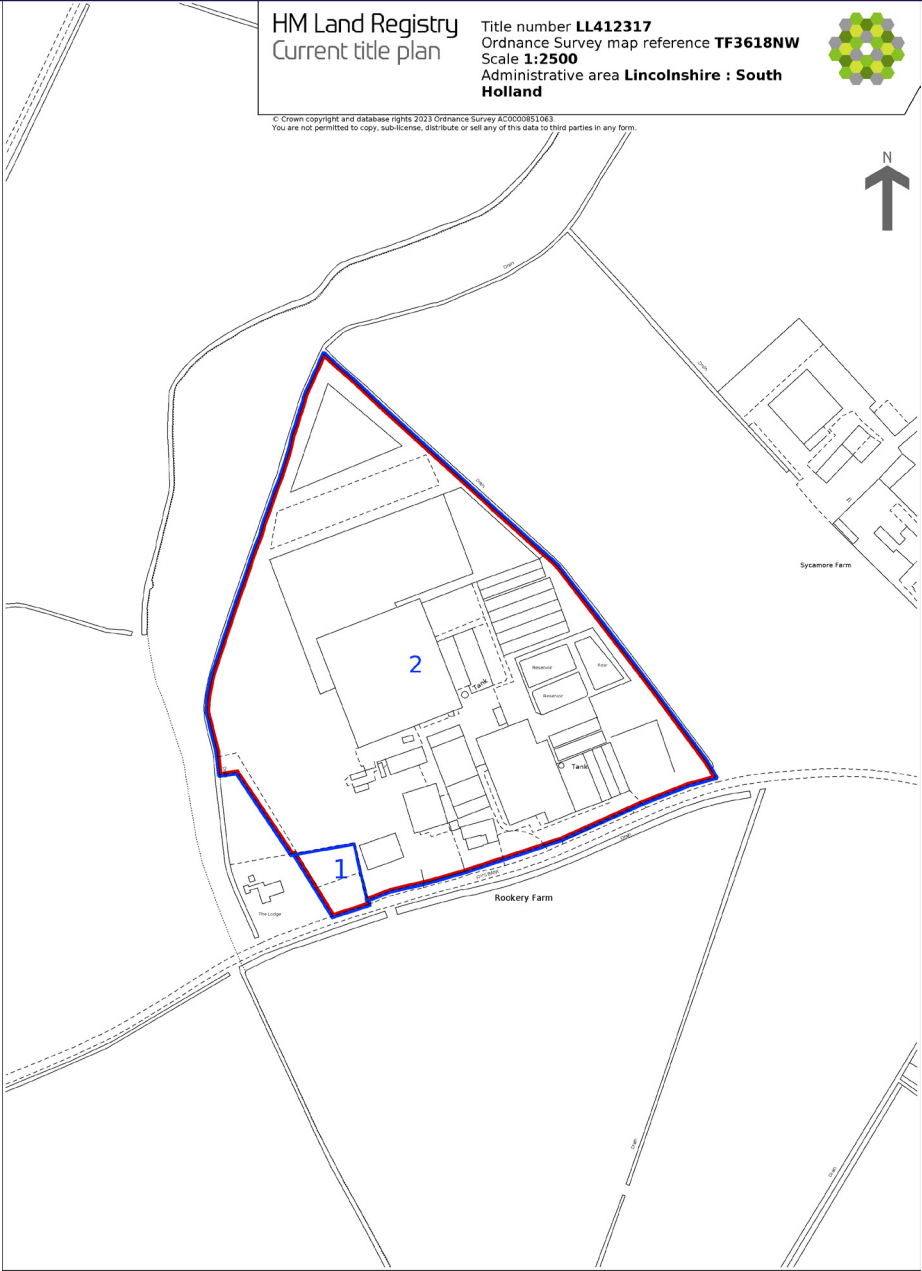
It is approximately 7 miles east of the A16 at Cowbit, 9 miles south of the A17 at Holbeach and 11 miles east of Spalding. Holbeach St John Village lies 2 miles to the west.











This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 25 July 2025 at 16:13:01. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.