

FOR SALE

**ORGANIC HORTICULTURAL BUSINESS on 6.5 acre site Southam,
Warwickshire**



Organic produce trading business including the freehold of a 6.5 acre site with a range of growing and ancillary structures situated in a rural location on the outskirts of Southam, Warwickshire.

Guide Price £160 000



The sale of Reality Bites Market Garden Business, including the freehold production site, offers purchasers the opportunity to buy an established wholesale farm nursery.

The existing business currently utilises the land as a production site with produce being marketed through established links into local farmers' markets and is currently running a box scheme supplying vegetables direct to local consumers, shops and wholesalers.

LOCATION AND DESCRIPTION

Reality Bites Market Garden is situated on the A426 between Southam and Rugby and comprises of a 6.5 acre site along with ancillary buildings to include glass houses totalling 370 m² and polytunnels totalling 650 m².

A total of 1/4 of an acre of protected cropping and plant raising facilities are on site.

The land is accessed via a farm track leading from the A426 and would be a suitable location to create a farm shop, subject to planning, from which produce could be sold to add to the existing turnover.

The land was certified as organic by the Soil Association in 1999 and is defined as Grade II by the Ministry of Agriculture Fisheries & Food Maps. The medium loam soil type and range of ancillary buildings make the ground suitable for a wide range of agricultural production including vegetables. The soil in the protected cropping areas has been improved over the past 10 years and is extremely fertile and is considered to be grade 1 top quality loam.

The land benefits from a mains supply of water and has an area of hard standing that amongst other things can be utilised as visitor parking. Crops in production currently include the following

Tomatoes	Peppers	Aubergines
Chillies	Cucumbers	French Beans
Butternut Squash	Courgettes	Broad Beans
Carrots	Beetroot	Mixed Lettuce
Red Mustard	Cavolo Nero Kale	Elephant Garlic
Garlic	Spinach	Chard
Calabrese	Brussels Sprouts	Sweetcorn
Bulb Fennel	Broccoli	Salad Potatoes
Spring Onions	Rocket Salad	Pak Choi



The range of irrigated glass houses and polytunnels help ensure that several crops can be grown each year and the number of months produce can be grown is extended.



THE BUSINESS

The trading business currently operates a box scheme supplying vegetables directly to its loyal end use customer base. In addition Reality Bites operates and sells fresh product at a number of established local farmer markets.

The business turnover is currently in the region of £40,000 per annum with profits in the region of £13,000 per annum. The Vendor believes the current market share could be expanded with additional local targeted marketing campaigns and by opening a farm shop selling from the gate.

In addition the business has been developing relationships with wholesale markets who have shown an interest in purchasing organic cherry tomatoes, butternut squash and french beans which will add to both turnover and profitability.

Reality Bites website can be found at www.realitybites.me.uk and offers further potential to expand the business to include online sales.

Further information regarding the sale of the business can be found at www.forsale.realitybites.me.uk

GUIDE PRICE

Offers are invited in the region of £160 000

VALUATION OF GROWING CROPS

The growing crops will be valued at the date of exchange and their value is excluded from the sale price.



SINGLE FARM PAYMENT

The land has not been registered on the Rural Land Register and further opportunities may exist for the purchaser to enter into the Entry Level and Higher Level Stewardship Schemes

TENURE

The freehold of the land is for sale and to the agent's best knowledge there are no lease agreements in place. The sporting and mineral rights are owned and are included within the freehold sale.

RIGHTS OF WAY AND EASEMENTS

The land is subject to all existing rights of way and easements. It should be noted that the following rights will be transferred with the freehold title;

- 1) The right at all times with or without vehicles to access to and egress from the property over and along the access way coloured pink on the attached plan.
- 2) The right for the historic owners of the ground to access to and egress from the property over and along the access ways coloured pink and blue on the attached plan.

TIMBER AND BOUNDARIES

All growing timber is included in the sale. The ownership of boundaries, where known, are delimited by an inward facing T mark on the accompanying plan. Any purchaser shall be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries or ownership thereof.

SERVICES

Mains Water. The adjacent landowners have retained a right to connect into the water supply.

PLANS, AREAS AND SCHEDULES

These are based on the ordnance survey and are for reference purposes only. They have been checked and computed by use of a planimeter the vendor's agents but the purchaser should be deemed to have satisfied themselves as to the description and the extent and acreage of the property.



VIEWING

Viewing is by arrangement with the sole Agents:-

Barlow Associates Limited
Packington Hall
Packington Park
Meriden
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CV7 7HF:-

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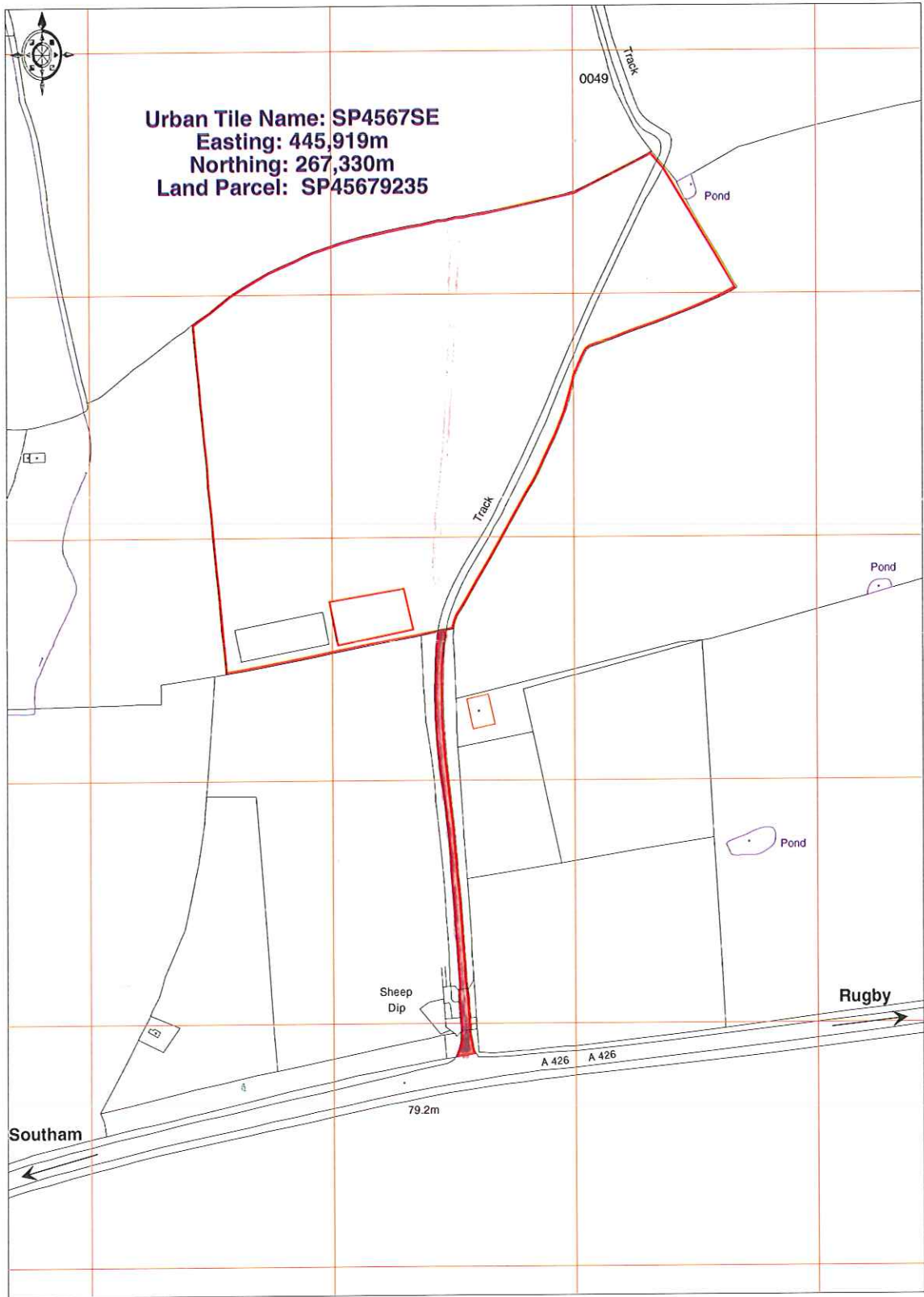
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IMPORTANT NOTICE

Barlow Associates Limited for themselves and for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Purchasers.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Purchasers should satisfy themselves as to the condition and details generally.
- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi) Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
- vii) No person in the employment of Barlow Associates has any authority to make or give any representations or warranty in relation to this property.

**REALITY BITES, INTENSIVE ORGANIC HORTICULTURE,
A426 LEAMINGTON HASTINGS, WARCS.**



**LOCATION PLAN SCALE 1:2500
(promap:crossways2500)**